



INGLESTON FARMHOUSE

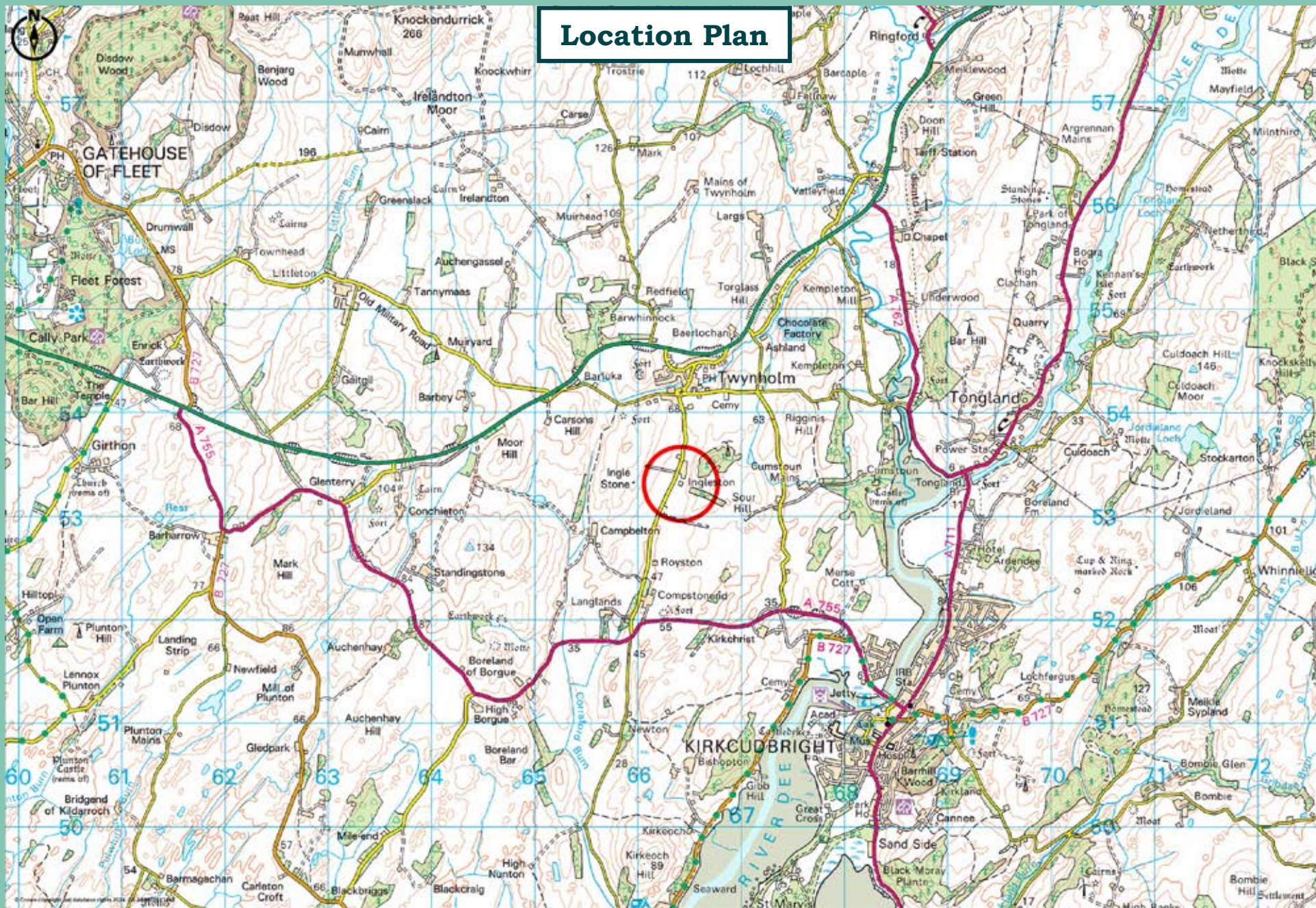
Twynholm, Kirkcudbright, DG6 4SE



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



INGLESTON FARMHOUSE

Twynholm, Kirkcudbright, DG6 4SE

Kirkcudbright 5 miles, Castle Douglas 9 miles, Dumfries 27 miles, Carlisle 60 miles, Glasgow 102 miles

A BEAUTIFUL TRADITIONAL FARMHOUSE INCORPORATING MATURE GARDEN GROUNDS AND A GRAZING Paddock SITUATED IN A RURAL POSITION NOT FAR FROM THE GALLOWAY VILLAGE OF TWYNHOLM

- BRIGHT AND SPACIOUS SIX BEDROOM FAMILY HOME RETAINING MANY ORIGINAL FEATURES
- MATURE GARDEN GROUNDS INCORPORATING A TENNIS COURT
- PRIVATE DRIVEWAY WITH AMPLE PARKING FOR SEVERAL VEHICLES
- GRAZING Paddock & AGRICULTURAL BUILDING OF BLOCK CONSTRUCTION
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- IN ALL ABOUT 6.295 ACRES
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Mr Grierson Dunlop
Turcan Connell
Princes Exchange
1 Earl Grey St, Edinburgh
EH3 9EE
Tel: 0131 228 8111



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk

INTRODUCTION

Ingleston Farmhouse is a fine example of a traditional stone-built dwelling set in a wonderful rural position with views across the surrounding farmland. The property occupies a site within its own generous, mature garden grounds incorporating a tennis court, and is approached by its own private gated driveway.

The farmhouse is generously proportioned offering bright and spacious family accommodation over three floors featuring a lovely farmhouse kitchen, sitting room, lounge, dining room, two family bathrooms, six bedrooms, etc. A floor plan is included within these particulars depicting the layout and dimensions of the accommodation.

In addition, there is a grazing paddock of about 5 ½ acres which would be a perfect pony paddock or indeed any other small farm animals. The land also offers the opportunity for an element of self-sufficient living. A feature of Ingleston Farmhouse is the block built agricultural building with one room being a games room and the other a workshop, the building benefits from electricity laid in. Given the location of the farmhouse, a plethora of native wildlife can be enjoyed on a daily basis.

All essential services are found in the busy harbour town of Kirkcudbright, which is situated on the banks of the River Dee. Kirkcudbright is extremely popular with tourists as well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Both primary and secondary schooling are available within Kirkcudbright, with both being highly regarded. The town attracts a wide range of artists and makers and is commonly known as the 'Artist's Town'. As well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Primary schooling and secondary schooling is available within Kirkcudbright. A further range of services can be found in Castle Douglas (The Food Town), with the high street being renowned for its niche retailing with a wide range of traditional shops and craft outlets.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75. The international airports of Glasgow & Edinburgh are within an easy drive of the farm. There are mainline railway stations at both Dumfries and Lockerbie.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine courses.

DIRECTIONS

As indicated on the location plan, which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Ingleston Farm are sought **in excess of: £550,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



PARTICULARS OF SALE

Ingleston Farmhouse occupies a very generous site and is enclosed within its own garden grounds. The accommodation is arranged over three floors, very briefly comprising:

GROUND FLOOR

- **Front Door Vestibule**
Glazed to three sides doubling up as a small sunroom, a peaceful place to sit and enjoy the surrounds.
- **Central Hallway**
The central hallway is of typical of a building of this age, bright, spacious and with the original staircase off leading to the upper floors.
- **Dining Room**
With a window to the front and large double sided multi-fuel stove also serving the snug.
- **Snug**
A lovely bright room with a picture window to the front overlooking the garden grounds.
- **Lounge**
Another lovely bright living space with a window to the front and patio doors to the garden grounds. A wood burning stove is set in a feature fireplace. The lounge opens up into the kitchen.
- **Kitchen**
A spacious farmhouse style kitchen with a generous range of floor and wall units, plumbed for white goods and a window to the side. There is ample room to accommodate family dining.
- **Utility Room**
Sink set in a base unit, plumbed for white goods, window to the rear.
- **Rear Hallway**
With two storerooms off.

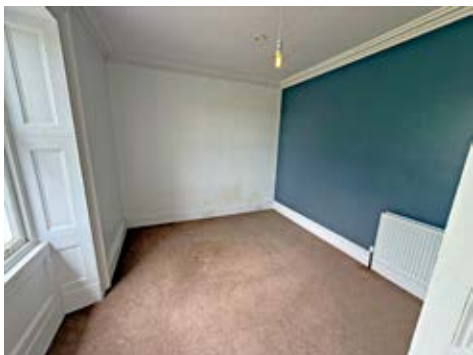
FIRST FLOOR

- **Mid-Landing**
Servicing access to the family bathroom.



- **Family Bathroom 1**
A spacious family bathroom with a WC, WHB and bidet all set within a vanity unit, bath, shower cubicle, heated towel rail, Velux window and another window to the side.
- **Upper-Landing**
With a window to the front.
- **Double Bedroom 1**
A spacious double with a window to the side.
- **Double Bedroom 2**
Another generous living space with a window to the front affording far reaching views across the surrounding countryside.
- **Double Bedroom 3**
The largest of the bedrooms with double aspect windows enhancing the natural light within and affording wonderful views.





- **Family Bathroom 2**
Bath with a shower over, WC & WHB set in a vanity unit, heated towel rails and a dressing room off which has built-in storage.
- **Double Bedroom 4**
With a window to the rear.

SECOND FLOOR

The second floor has two attic rooms which have in the past been utilised as bedrooms and office space.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil	F	E (42)

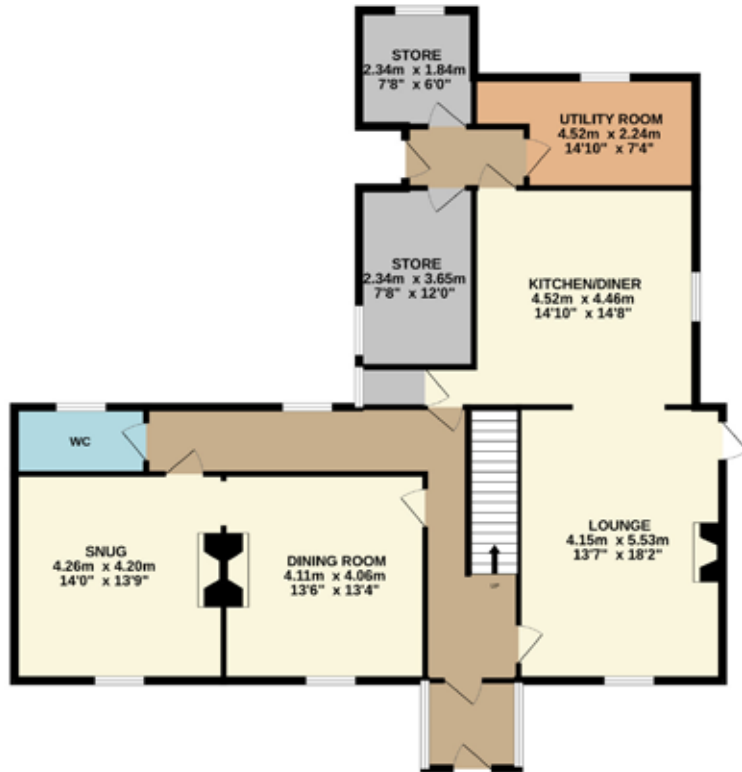
OUTSIDE

The farmhouse benefits from its own generous mature garden grounds which are mainly laid to lawns and mature shrubs along with a fabulous tennis court. There is a patio which is perfect for the summer months for alfresco dining and family or social entertaining. The farmhouse is accessed via its own private driveway where there is ample parking for several vehicles.

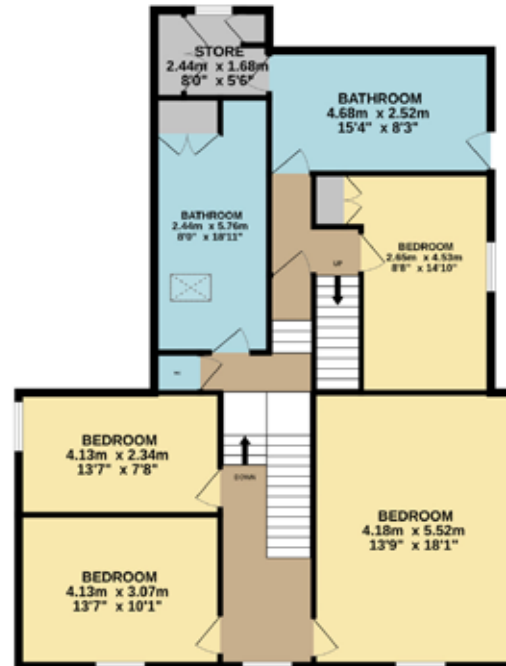


Floor Plan

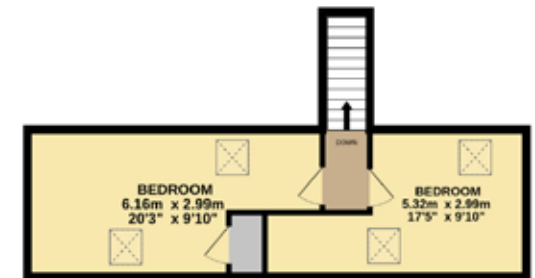
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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As mentioned earlier, a feature of Ingleston Farmhouse is the block built agricultural building with one room being a games room and the other a workshop, the building benefits from electricity laid in. In addition, a grazing paddock of about 5½ acres which would be perfect for a pony paddock or housing small farm animals.



MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Mr Grierson Dunlop, Turcan Connell** for a definitive list of burdens subject to which the property is sold.

WARRANTY CLAUSE

Whilst the heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.



APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

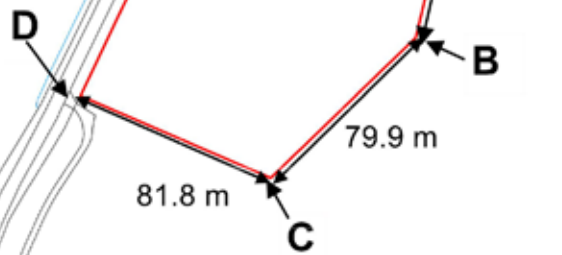
Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared June 2025

Sale Plan

Area: 2.548 ha (6.295 acres)



Stone



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