



## FYNTALLOCH

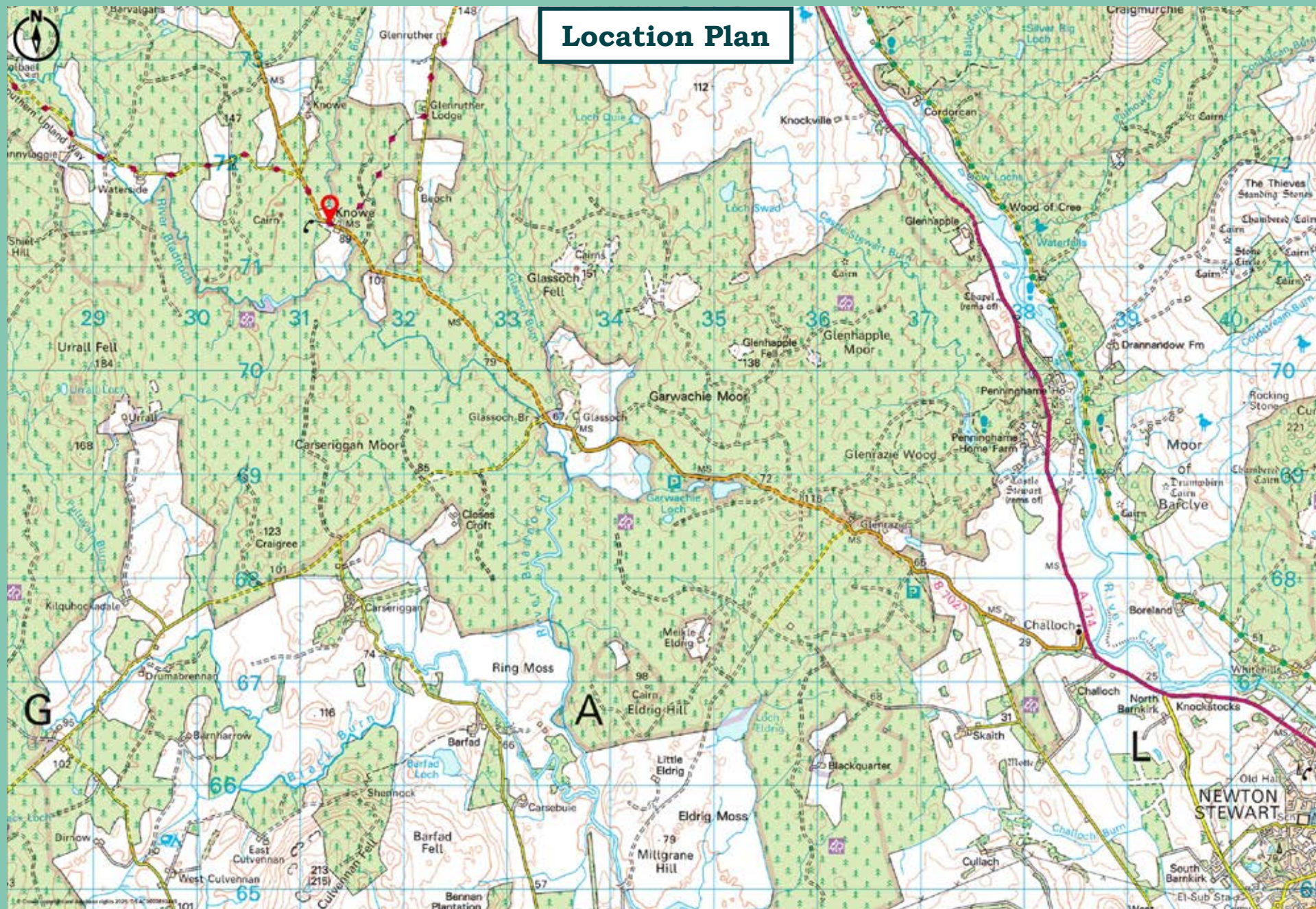
Knowe Village, Newton Stewart, DG8 6RU



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS







# FYNTALLOCH

## Knowe Village, Newton Stewart, DG8 6RU

Newton Stewart 7.5 miles, Stranraer 23 miles, Ayr 42 miles, Dumfries 56 miles, Glasgow 79 miles

### A FOUR BEDROOM FAMILY HOME OCCUPYING A VERY GENEROUS PLOT IN A BEAUTIFUL RURAL BUT ACCESSIBLE LOCATION NOT FAR FROM THE MARKET TOWN OF NEWTON STEWART

- FOUR BEDROOM FAMILY HOME REQUIRING MODERNISATION BUT PROVIDING THE PERFECT BLANK CANVAS FOR POTENTIAL BUYERS
- TRADITIONAL CONSTRUCTION WITH A LATER FIRST FLOOR EXTENSION
- GARDEN GROUNDS WITH VIEWS OVER THE SURROUNDING COUNTRYSIDE AND HILLS BEYOND
- DETACHED GARAGE WITH DEVELOPMENT POTENTIAL
- WITHIN A SHORT DISTANCE TO LOCAL BAYS, BEACHES AND THE RUGGED COASTLINE
- COUNTRYSIDE PURSUITS AVAILABLE STRAIGHT FROM THE DOORSTEP
- WITHIN DRIVING DISTANCE OF MAJOR ROAD NETWORKS
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING

#### VENDORS SOLICITORS

Henderson Mackay Solicitors  
35 High Street  
LOCKERBIE  
DG11 2JP  
Tel 01576 202137



#### SOLE SELLING AGENTS

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY  
Tel: 01556 453 453

Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)  
Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

Fyntalloch is set in an idyllic rural position within a small rural hamlet in the heart of Wigtownshire. Fyntalloch has been in the same family ownership for many years and at one time was a traditional single floor stone built cottage which the current owners developed into a two-storey property.

The cottage occupies a sizeable plot set within generous garden grounds with wonderful uninterrupted views across the surrounding countryside and hills beyond. The accommodation comprises of a lounge, sitting room (former kitchen), back kitchen, shower/utility room, bedroom one and there are a further three bedrooms on the first floor along with a family bathroom. Further details of the accommodation along with a floor plan can be found within these sales particulars. Given the location of the cottage a bounty of native wildlife can be seen on a daily basis and countryside pursuits are available straight from the doorstep. Fyntalloch is a diverse property which could lend itself to various configurations and at present provides a superb blank canvas for any buyers.

**A feature of Fyntalloch is the large stone-built garage, originally the village smithy**, which is currently utilised as a garage / workshop / storage space benefitting from electricity laid in. This building could have huge potential for change of use to residential to create a granny annex, holiday let, etc. Any party wishing to pursue this would need to make their own enquiries with the regional council. The garden grounds are mainly laid to neat lawns with some mature trees and shrubs and bound to the rear by a tributary of the River Bladmoch .

Newton Stewart, just over 7 miles from Fyntalloch, offers the nearest local services including shops, cafés supermarkets, doctors' surgery, primary and secondary schooling, etc. The town is a popular location for hill walkers and mountain bikers as it is near Galloway Forest Park which has internationally recognised gravel and mountain biking trails set amidst some of the most dramatic scenery in Southern Scotland. The Galloway Forest Park is also one of the best places in the UK to enjoy the night sky with breath-taking and rare stargazing conditions. There are many great places to visit within close proximity to Fyntalloch including beaches, historic sites, castles, interesting museums and a whole lot more.

Communications to the area are much improved with the A75 trunk road providing quick access from the South via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan which is a 40-minute drive away, the International Airport of Glasgow being within a 2-hour drive from the property. There is a mainline railway station at Stranraer(25miles) and Barrhill (9miles) offering services to Ayr, Troon, Kilmarnock, Prestwick Airport & Glasgow.



## METHOD OF SALE

The property is offered for sale by Private Treaty.

## DIRECTIONS

As indicated on the location plan which forms part of these particulars.  
*What3Words: dolls.teaspoons.daily*

## GUIDE PRICE

Offers for Fyntalloch are sought **in excess of: £195,000**

## VIEWING

By appointment with the sole selling agents:

**Threave Rural**  
**No' 3 Ring**  
**New Market Street**  
**Castle Douglas**  
**DG7 1HY**

**Tel: 01556 453 453**

**Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE

This spacious four-bedroom semi-detached cottage is mainly of traditional stone-built construction with a later first floor extension. The accommodation within very briefly comprises:

### GROUND FLOOR

- **Front Entrance Porch**  
With a UPVC double glazing to three sides and part glazed timber door through to the main living accommodation.
- **Bedroom 1**  
With a window to the front and a glazed UPVC door to the rear opening into the garden grounds.
- **Sitting Room / Dining Room**  
This room was formerly the kitchen and still has a small range of floor and wall units. A window is set to the front and an opening to the rear accesses the back kitchen with generous walk-in pantry.



- **Back Kitchen**  
With relatively new base units and worktops with a stainless steel sink set in. A window is set to the rear and a part glazed UPVC door opens up to outside.
- **Shower Room**  
With a shower cubicle, WC, WHB & plumbed for white goods.
- **Lounge**  
With a window to the front and a gas fire (bottled gas) set into a fireplace. A window to the rear looks into a lean-to potting shed / garden store.

### FIRST FLOOR

- **Upper Landing**  
With two windows to the rear and built-in storage cupboards. (one contains the water tank, and the other contains the boiler)
- **Double Bedroom 2**  
Spacious double room with a built-in wardrobes and windows to the front and rear.



- **Double Bedroom 3**  
With a window to the front and two built-in storage cupboards.
- **Double Bedroom 4**  
With a window to the front and a built-in wardrobes.
- **Bathroom**  
With a bath, WC & WHB, a window is set to the rear.

#### SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Private	Private	Private	LPG Gas	D	F (36)

#### OUTSIDE

The very generous garden grounds of just under an acre are mainly laid to lawns with some mature trees and shrubs with the rear boundary meeting a tributary of the River Bladnoch. There is potential to develop the garden to support a self-sufficient lifestyle.

As mentioned earlier, there is a detached stone-built garage which is currently utilised as a garage / workshop and storage area but could have potential for change of use to residential. Again, any interested party wishing to pursue this would need to make their own enquiries with the regional council.

#### HOME REPORT

The Home Report can download the direct from our website: [www.threaverural.co.uk](http://www.threaverural.co.uk)

#### 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 **Henderson Mackay** for a definitive list of burdens subject to which the property is sold.

#### APPORTIONMENT

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

#### INGOING

There are no ingoing claims affecting the property.

#### WARRANTY CLAUSE

Whilst the central 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.

#### 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 September 2025***



