



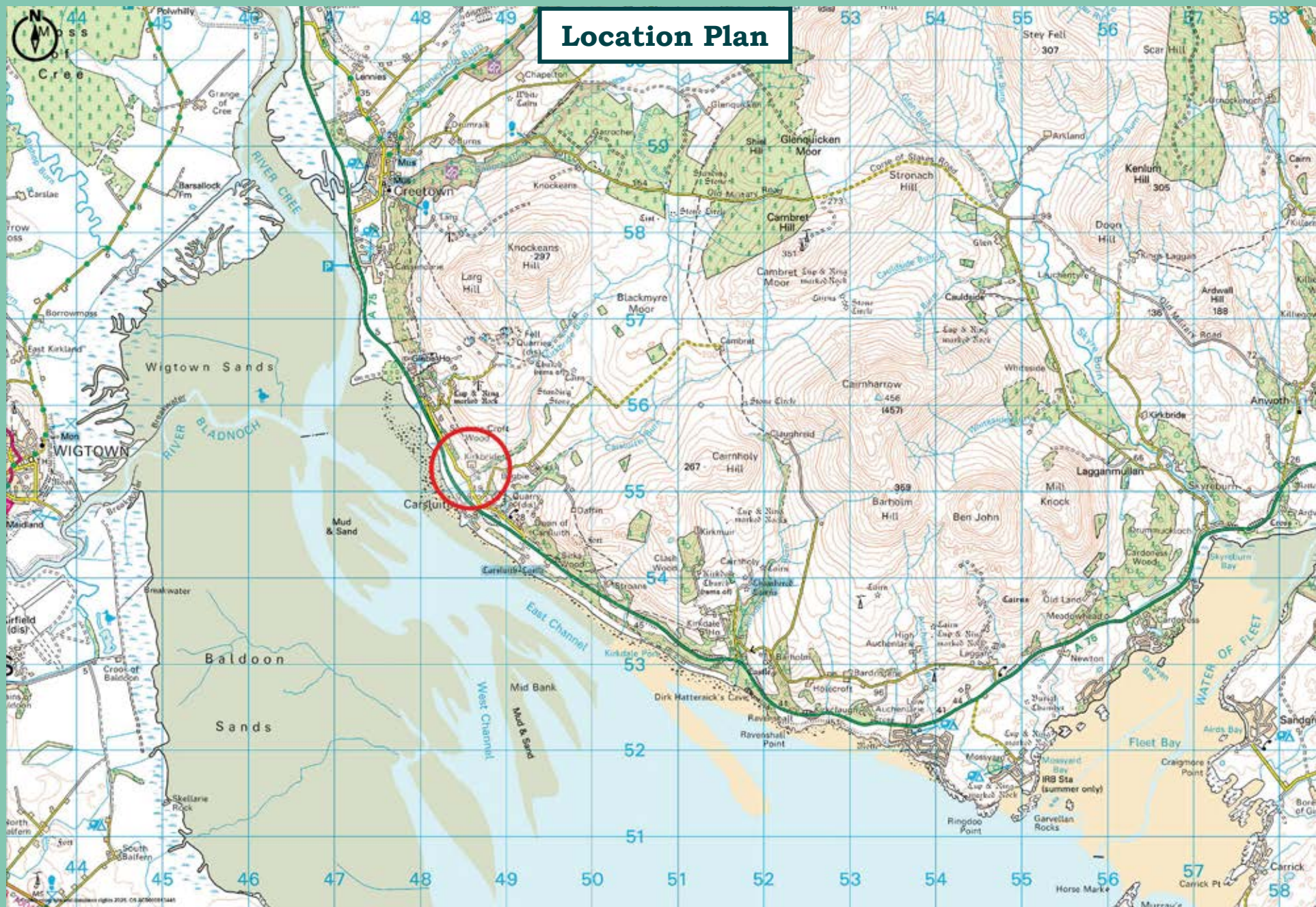
KIRKBRIDE FARMHOUSE & THE ROUND HOUSE

Creetown, Newton Stewart, DG8 7DN



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

KIRKBRIDE FARMHOUSE & THE ROUND HOUSE

Creetown, Newton Stewart, DG8 7DN

Creetown 2 miles, Newton Stewart 8 miles, Stranraer 32 miles, Dumfries 40 miles, Glasgow 88 miles

A BEAUTIFULLY PRESENTED TWO STOREY FARMHOUSE INCORPORATING AN ECO ROUNDHOUSE, STEADING AND GRAZING LAND ALL SET ON AN ENVIABLE ELEVATED SITE WITH STUNNING FAR-REACHING VIEWS ACROSS WIGTOWN BAY AND THE SURROUNDING COUNTRYSIDE

- BEAUTIFULLY PRESENTED THREE BEDROOM FARMHOUSE (ALL EN-SUITE)
- MATURE GARDEN GROUNDS AND AMPLE PARKING
- ECO FRIENDLY ROUND HOUSE
- GRAZING LAND & AGRICULTURAL STEADING
- HUGE POTENTIAL FOR EQUESTRIAN / SMALLSCALE AGRICULTURAL OR TOURISM PURPOSES
- FAR REACHING VIEWS ACROSS WIGTOWN BAY
- WITHIN AN EASY DRIVING DISTANCE TO MAJOR COMMUTING NETWORKS

IN TOTAL ABOUT 7.814 ACRES (3.162 HA)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Katie McNab
Shepherd & Wedderburn
9 Haymarket Square
Edinburgh
EH3 8FY
Tel: 0131 228 9900



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

Kirkbride Farmhouse is a beautifully presented traditionally built farmhouse with spectacular view across Wigtown Bay. The property is complimented by a mature garden, grazing paddock, a range of traditional and modern farm buildings along with a redundant cottage. In addition, there is a charming timber-built roundhouse which in recent times, along with the farmhouse, have been utilised as very successful holiday lets.

The farmhouse offers bright, spacious accommodation expanded across two floors with three bedrooms, all of which are ensuite. The whole property is in walk-in condition and presents the perfect rural lifestyle which many are seeking at this time. To the front of the farmhouse is a stunning sunroom with patio doors accessing the garden grounds where areas have been set aside to enjoy the beautiful peaceful surroundings with stunning sunsets and spectacular dark skies.

The Roundhouse is a charming ecofriendly wooden structure with panoramic double-glazed windows overlooking the Solway coastline. Self-contained with a kitchen area, log stove and ensuite with a private garden.

There are three more modern agricultural buildings and a traditional brick-built building which have in the past been utilised for housing cattle and for feed storage. These buildings could easily be adapted for a variety of uses. In addition, there is a redundant cottage which could have further development potential. The whole property sits in just over 7 acres incorporating a grazing paddock to the front of the farmhouse.

Only a short drive from Kirkbride Farmhouse is the village of Creetown which offers a range of local amenities including a village shop with outreach post office, primary school, health centre with dispensary, bowling club, locally renowned 24hr fuel station, and both tennis and football clubs. A wider selection of shops, schools, and services can be found in Newton Stewart and Gatehouse of Fleet. Creetown is a former fishing village that was founded in the 18th century. It formed one end of a ferry route that took pilgrims across the River Cree estuary to the shrine of St Ninian at Whithorn. Creetown is home to the award-winning Gem Rock Museum with its collection of gemstones, crystals, minerals, rocks and fossils.

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 enthusiasts extremely well-catered for with fishing available 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 local courses. The area is distinctly rural in character with agriculture and tourism forming the backbone of the local economy.

DIRECTIONS

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

What3Words: ///wooden.orders.promotion

METHOD OF SALE

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

GUIDE PRICE

Offers for Kirkbride are sought **in excess of: £ 490,000**

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

KIRKBRIDE FARMHOUSE

This traditional farmhouse occupies a stunning elevated site surrounded by its own mature garden grounds. The property is set over two floors offering bright and spacious family accommodation, briefly comprising:

GROUND FLOOR

- **Entrance Hallway**
A bright, welcoming entrance to the farmhouse with a glazed UPVC door to the front and understair storage cupboard.
- **Cloakroom**
With a WC and WHB.
- **Kitchen**
Flooded with natural light, the kitchen is of sleek modern design with a good range of base units and a built-in double oven and electric hob. Glazed doors open up into the sunroom.
- **Sunroom**
With glazing to three sides and a skylight further enhancing the natural light. The sunroom is perfectly positioned making the most of the beautiful views. A woodburning stove sets the scene for those cosy winter evenings.
- **Lounge**
The lounge has a woodburning stove set in a feature fireplace. Shelved alcove with cupboards below.



- **Central Hallway**
With stairs off to first floor, door to front door porch.
- **Double Bedroom**
With a picture window to the front and an ensuite off. The ensuite has a shower, WC & WHB.

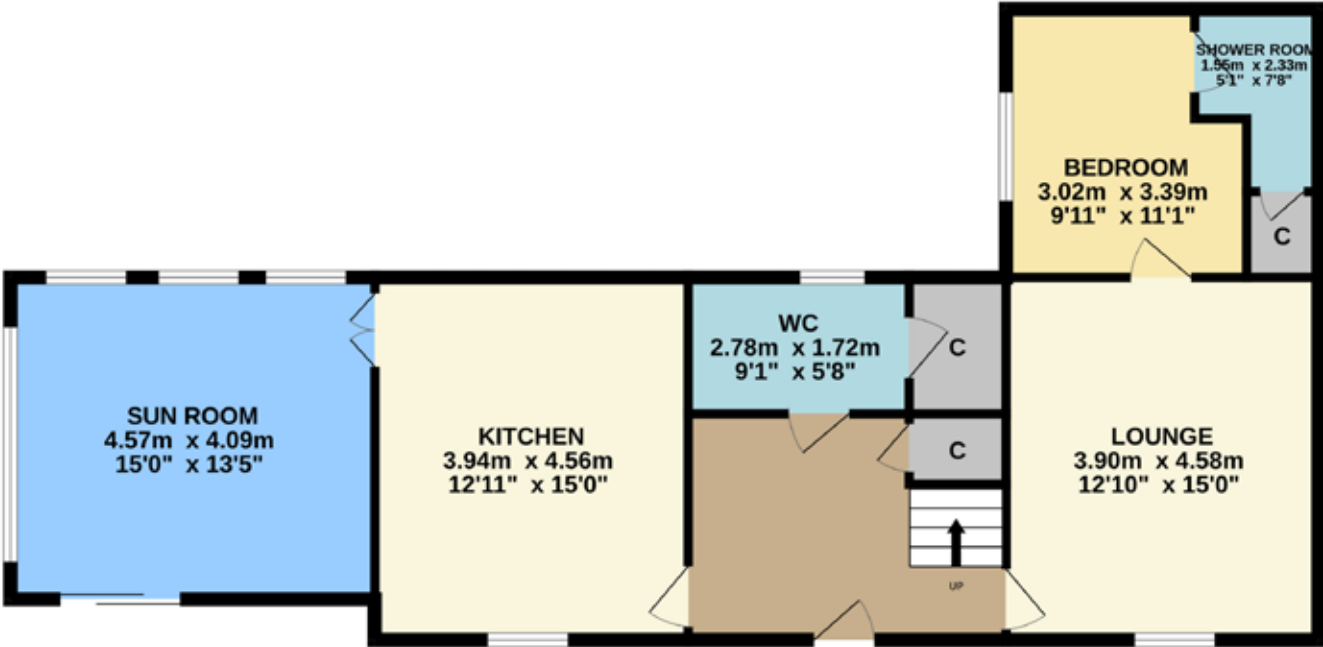
FIRST FLOOR

- **Hallway**
With a window to the side.
- **Bedroom 2**
With double aspect windows and ensuite. The ensuite has a large shower cubicle with a drying area, WC & WHB.
- **Bedroom 3**
With a window to the side and ensuite. The ensuite has a bath with a shower over, WC & WHB.
- **Double Bedroom 3**
With a window to the side and built-in cupboard.



Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of 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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SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil Fired / Wood Burning Stoves	£3,150 effective from 01-APR-23	C (75)

THE GARDEN GROUNDS

Mature, well-kept garden grounds which are made up of lawns, mature trees, and shrubs. A tarmac driveway provides ample parking. Given the location of Kirkbride, a plethora of native wildlife can be observed on a daily basis.

THE ROUNDHOUSE

The Roundhouse has been built locally by craftsmen using sustainable materials. It has a 6m diameter, insulated with specialised wool insulation and built of wood, complete with sedum roof. It features large panoramic windows providing stunning views across Wigtown Bay.

Inside there is an entrance lobby leading into the main living space. The kitchen includes a gas hob and oven with grill, fridge and sink area. A cosy sofa to enjoy the views and a comfy king size bed with reading lights. Completing the main area is a wood burning stove setting the scene for those cosy winter evenings.



Off the main area is a shower room with sink and toilet and heated towel rail. It is powered mainly by solar panels and gas (bottled).



THE GRAZING LAND

The grazing land sits to the front of the farmhouse and can be directly accessed from the garden grounds. This paddock has huge potential for equestrian / small scale agricultural purposes.

FARM BUILDINGS & REDUNDANT COTTAGE

Situated to the rear of the house are three more modern agricultural buildings which in the past have been used for the housing of livestock and feed storage. These buildings could be adapted for a number of purposes, i.e. stabling. There is a small traditionally built farm building along with a redundant cottage. The cottage could well have development potential and any interested party wishing to pursue this would need to make their own enquiries with Dumfries & Galloway Council: www.dumgal.gov.uk/planning



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.

HOME REPORT

The property is home report exempt due to benefitting from an agricultural holding number and as being sold as a portfolio of property.

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' solicitors, **Katie McNab, Shepherd & Wedderburn** for a definitive list of burdens subject to which the property is sold.

INGOING

There are no ingoing claims affecting the property.

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 December 2025





