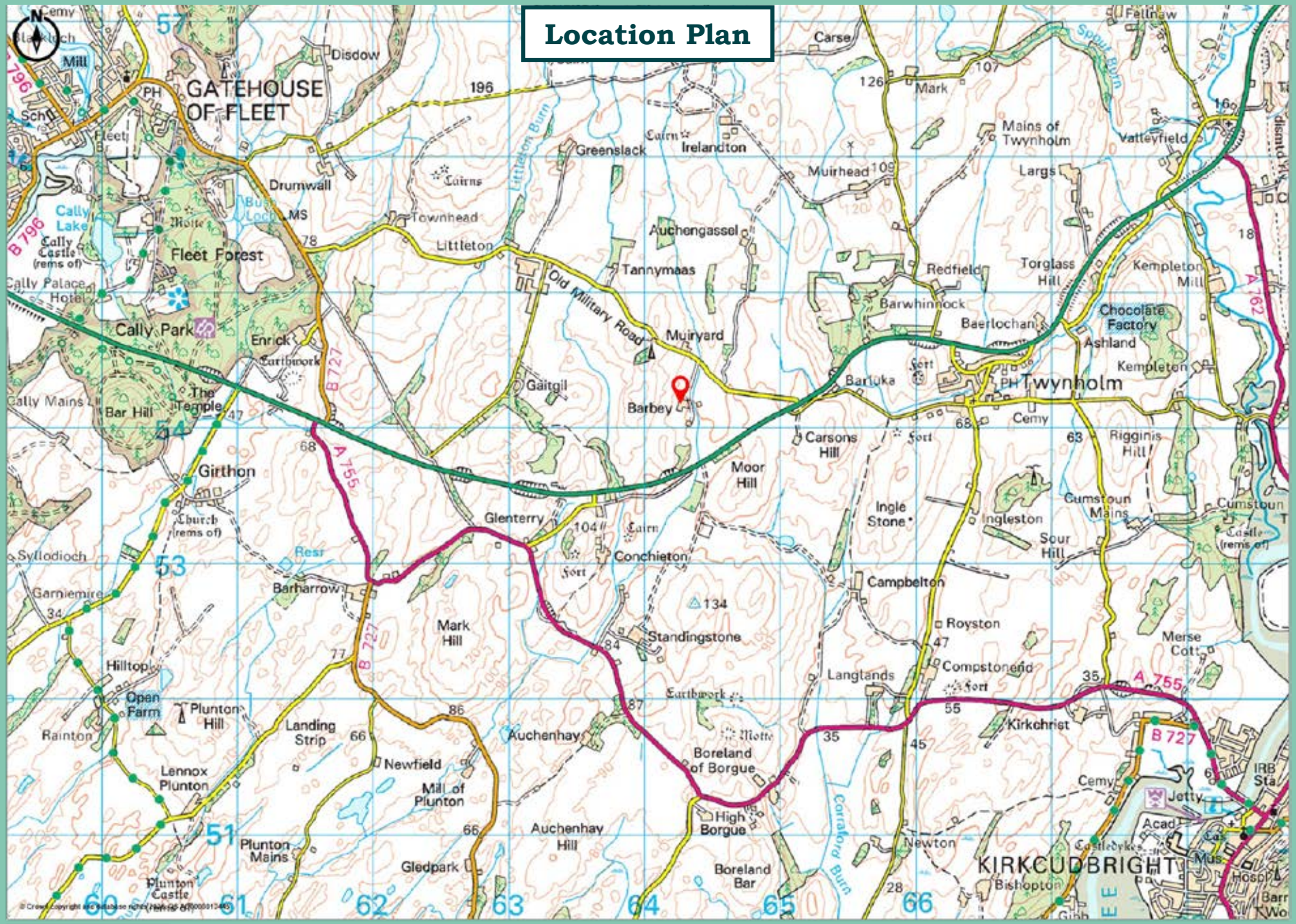
BARBEY FARMHOUSE

Twynholm, Kirkcudbright, DG6 4PN

THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:50000. Paper Size – A4

NOT TO SCALE
Plan for indicative purposes only

BARBEY FARMHOUSE

Twynholm, Kirkcudbright, DG6 4PN

Kirkcudbright 5 miles, Gatehouse of Fleet 4 miles, Castle Douglas 10 miles, Dumfries 28 miles, Glasgow 94 miles

A CHARMING TRADITIONAL FARMHOUSE BENEFITTING FROM A GRAZING PADDOCK SITUATED ON AN ELEVATED SITE WITHIN THE STEWARTRY AREA OF DUMFRIES & GALLOWAY

- SPACIOUS FOUR BEDROOM FARMHOUSE (REQUIRES A DEGREE OF REFURBISHMENT)
- LANDSCAPED GARDEN GROUNDS
- POTENTIAL FOR SMALL SCALE AGRICULTURAL/ EQUESTRIAN PURPOSES
- COUNTRYSIDE PURSUITS AVAILABLE STRAIGHT FROM THE DOORSTEP
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

IN ALL ABOUT 1.2 ACRES

FOR SALE PRIVATELY AS A WHOLE

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LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

VENDORS SOLICITORS

David Hall
Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 502764

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

Barbey Farmhouse is a traditional cottage set in an idyllic rural location close to the village of Twynholm. It enjoys an elevated site and benefits from open views across the surrounding countryside.

The property is of traditional stone construction under a slate roof and comprises three bedrooms, a dining room, kitchen, sitting room and a sunroom. In addition, there is a grazing paddock and generous landscaped garden grounds with an amenity woodland area behind the house, amounting to around 1.2 acres in total. The farmhouse would benefit from a degree of maintenance and modernisation.

The nearest local services can be found at Twynholm where there is a primary school, petrol station, Parish Church, village hall and a public house. A full range of services are conveniently located at Kirkcudbright (5 miles approx.) which is also popular with tourists and is known as 'The Artists' Town'. 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. A further range of services can be found in Castle Douglas ('The Food Town'), which is renowned for its niche retailing with a wide range of traditional shops and craft outlets, as well as range of supermarkets.

This area of Southwest Scotland is a varied and picturesque part of Southern Scotland, ranging from the moorland of the Southern Upland hills to the bays and sandy beaches of the Solway Coast. It is an historic and distinctly rural county where agriculture and tourism form the backbone of the local economy.

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.

Communications to the area are excellent with the A75 link providing quick access from the South via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan which is 49 miles away, and there are international airports in Glasgow (93 miles) and Edinburgh (109 miles). Main train links are available from Dumfries (28 miles), Lockerbie (40 miles) and Carlisle (62 miles) offering an express train to London and Glasgow.

METHOD OF SALE

Barbey Farmhouse is offered for sale by private treaty.

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 Barbey Farmhouse are sought **in excess of: £280,000**

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

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PARTICULARS OF SALE

BARBEY FARMHOUSE
As mentioned earlier, Barbey Farmhouse requires some maintenance and modernisation but offers a blank canvas to create a lovely home. The property briefly comprises:

GROUND FLOOR

- **Central Hallway**
  Accessed via a side door leading into the hallway. Includes built-in cupboards providing useful storage.

- **Dining Room**
  With a window to the side and an old oil-fired range cooker.

- **Kitchen**
  Fitted with floor and wall units and dual-aspect windows. There is a part-glazed UPVC door leading outside into the lean-to outbuilding. The lean-to includes two storage areas and a WC.

- **Bathroom**
  Fitted with a bath with shower over, WC, wash hand basin and a window to the side.

- **Sitting Room**
  A spacious room with dual-aspect windows to the front and rear.

- **Living Room**
  Featuring an open fire and dual-aspect windows.

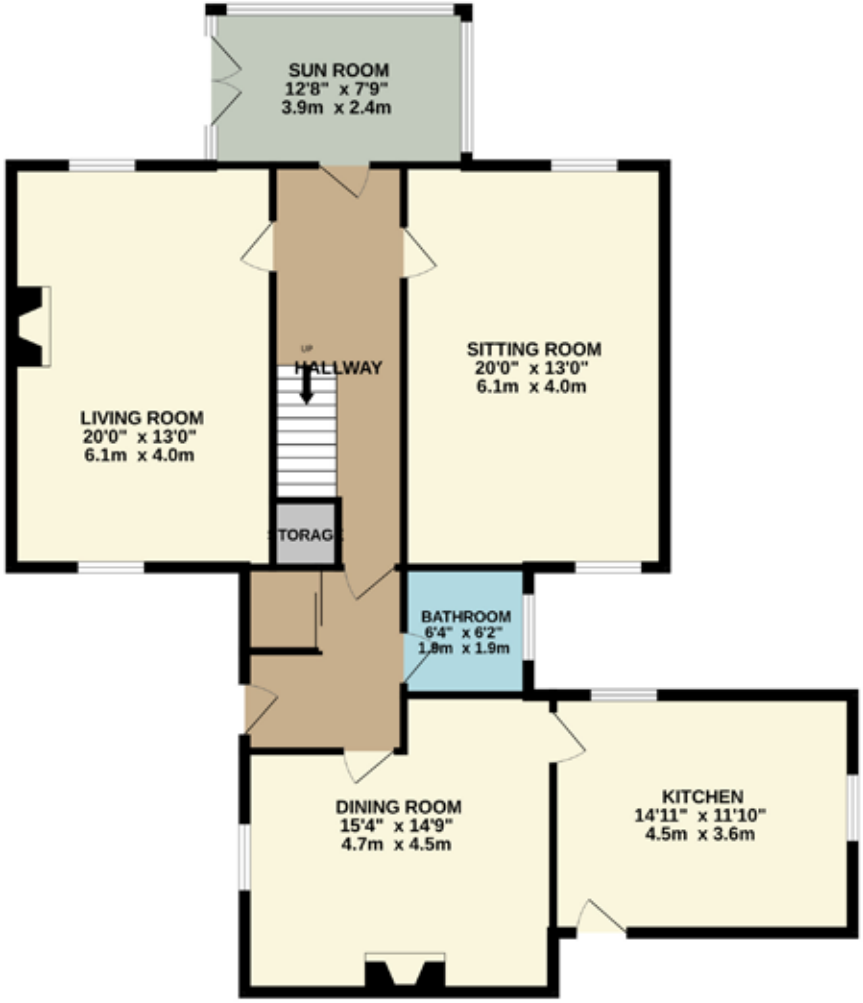
- **Sunroom**
  Located off the central hallway with countryside views and French doors leading out to the garden.

FIRST FLOOR
Accessed via a bifurcated staircase.

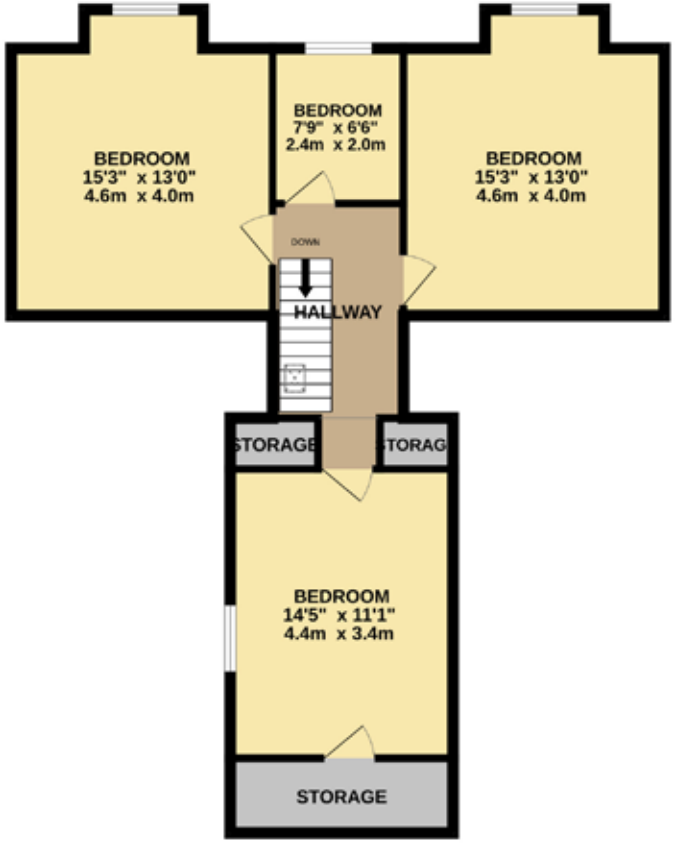
Right Side
- **Bedroom 1**
  A large room with two windows and three built-in cupboards.

Floor Plan

GROUND FLOOR



1ST 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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Left Side

- **Bedroom 2**
  With two front-facing windows.

- **Bedroom 3/ Office**
  A smaller room with a front-facing window.

- **Bedroom 4**
  With two front-facing windows.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Private	Septic Tank	Mains	Oil Fired Range	E	F (35)

OUTSIDE

The garden grounds at Barbey Farmhouse have been beautifully landscaped and extend to about 1.2 acres in total, including a grazing paddock to the front of the house and a wooded area, ideal for equestrian use, small-scale agricultural projects or self-sufficient living.

The garden itself is well maintained, with gravel paths, raised beds, and stone walls that follow the natural slope of the land, giving it a practical yet low-maintenance feel while blending seamlessly into the surrounding countryside. The location allows for wonderful views to be enjoyed daily, along with a rich variety of native wildlife.

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, **Hall Baird Solicitors**, 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.

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 March 2026

Sale Plan

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