



# BORGUE HOUSE

Borgue, Kirkcudbright, DG6 4SQ



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



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NOT TO SCALE  
Plan for indicative purposes only

# BORGUE HOUSE

**Borgue, Kirkcudbright, DG6 4SQ**

Kirkcudbright 5 miles, Castle Douglas 15 miles, Gatehouse of Fleet 8 miles, Dumfries 33 miles

## A BEAUTIFULLY PRESENTED PERIOD COUNTRY HOUSE SET WITHIN MATURE GROUNDS ON THE OUTSKIRTS OF THE COASTAL VILLAGE OF BORGUE WITHIN SOUTHWEST SCOTLAND

- TRADITIONAL FIVE BEDROOM COUNTRY HOUSE
- ENCLOSED MATURE GARDEN GROUNDS
- SWEEPING DRIVEWAY WITH PARKING FOR SEVERAL CARS
- ATTACHED GARAGE AND THREE OUTBUILDINGS TO THE REAR OF THE HOUSE
- GRAZING PADDOCKS SURROUNDING THE PROPERTY

**IN ALL ABOUT 16.81 ACRES**

**FOR SALE PRIVATELY AS A WHOLE**

### **VENDORS SOLICITORS**

Mr Adam Turnbull  
GGB Law  
135 King Street  
Castle Douglas, DG7 1NA  
Tel: 01556 503744



### **SOLE SELLING AGENTS**

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY  
Tel: 01556 453 453  
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Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## DESCRIPTION

Borgue House is an attractive traditional country house, beautifully positioned on the edge of the coastal village of Borgue in southwest Scotland. Enjoying a peaceful rural setting, the property is surrounded by approximately 16 acres of its own policy and grazing grounds, affording open countryside views and a rare sense of privacy while remaining within easy reach of village amenities.

Dating from the early 20th century, Borgue House has remained in the same family ownership since 1946 and has served as a much-loved family home throughout that time. The house is of traditional construction and offers generous, well-proportioned accommodation arranged over two floors.

The property is approached via a sweeping curved gravel driveway, leading through mature trees to lawned garden grounds that are both private and beautifully landscaped. The gardens provide a tranquil setting for outdoor living and entertaining. Beyond the gardens, the wider grounds include grazing land and a picturesque ruin, adding both historical interest and further potential, subject to the necessary consents.



Borgue House presents a rare opportunity to acquire a substantial country house with extensive land in a highly sought-after coastal location, offering scope for a variety of lifestyle, leisure or small-scale agricultural pursuits, all within one of Dumfries & Galloway's most unspoilt and scenic settings.

The village of Borgue is an active and friendly community with many local events taking place throughout the year. There is a hotel in the middle of the village, a church and local community hall. The village attracts a wide range of artists and makers, with the artist town of Kirkcudbright, a 10-minute drive from both properties. Kirkcudbright is extremely popular with tourists and is 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 is available in Gatehouse of Fleet and secondary schooling 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 a one-and-a-half-hour drive. 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 or in two lots.

## GUIDE PRICE

Offers for Borgue House are sought in excess of: **£700,000**

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

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



## BORGUE HOUSE FARMHOUSE

This traditional farmhouse occupies a site within its own extensive garden grounds sitting away from the working farm with its own private tree lined driveway. The property is of traditional construction under a slated roof offering spacious five-bedroom family accommodation.



# Floor Plan

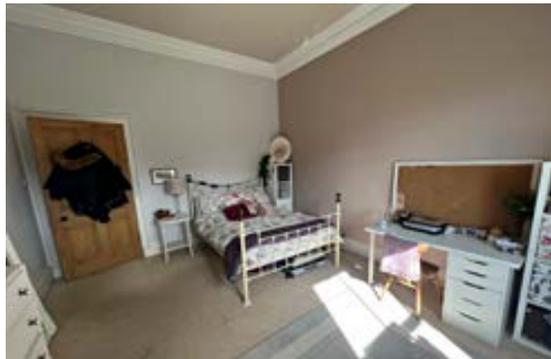
GROUND FLOOR

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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The property has been very well-maintained and improved over the years retaining many original features such as intricate cornice, parquet flooring and the wonderful sweeping staircase with decorative cast iron spindles. The **ground floor** accommodation briefly comprises of a family kitchen, dining room, sitting room, drawing room and office. The rear hallway gives access to the large attached double garage. From the grand central hallway, the staircase leads to the **first floor** which has five double bedrooms one of which has a large dressing room off and a family bathroom. Most of the first-floor accommodation benefits from wonderful far-reaching views across the surrounding farmland. A floor plan is included within these particulars depicting the layout and dimensions of the farmhouse.



## SERVICES

| Water | Drainage | Electricity | Heating          | Council Tax | EPC    |
|-------|----------|-------------|------------------|-------------|--------|
| Mains | Private  | Mains       | Multifuel Stoves | G           | F (26) |

## 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 Adam Turnbull, GGB Law** for a definitive list of burdens subject to which the property is sold. However, it is noted that:

- The original 17th century Borgue House, now ruinous, set within the grounds is listed with Historic Scotland and is subject to the necessary constraints and obligations
- The property is subject to the usual wayleaves etc., by utility companies.
- For full transparency we are aware that a planning application for a Solar Farm nearby has been to committee recently and that although at an early stage the council appear to be supportive of this application





## **APPORTIONMENT**

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

## **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.

## **MINERAL & SPORTING RIGHTS**

Insofar as these rights form part of the property's title they are included in this sale at no additional charge.

## **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



Area: 6.803 ha (16.81 acres)

