



## **DUISK LODGE**

**Barrhill, Girvan, KA26 0PZ**



**THREAVE RURAL**

**LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS**

# Location Plan



# DUISK LODGE

Barrhill, Girvan, KA26 0PZ

Newton Stewart 18 miles, Girvan 12 miles, Stranraer 22 miles, Ayr 32 miles, Glasgow 70 miles

## AN IMPRESSIVE RURAL SMALLHOLDING ON THE OUTSKIRTS OF BARRHILL SET WITHIN ITS OWN WOODLAND POLICY GROUNDS AND GRAZING LAND AMOUNTING TO 16.9 ACRES IN TOTAL

- SPACIOUS FIVE BEDROOM BUNGALOW
- EXTENSIVE POLICY GROUNDS WITH WOODLAND PATHS
- GRAZING LAND WITH SEPARATE ACCESS
- FISHING RIGHTS ON THE DUISK RIVER
- HUGE POTENTIAL FOR TOURISM / EQUESTRIAN / SMALLSCALE AGRICULTURAL
- WITHIN DRIVING DISTANCE OF MAJOR ROAD NETWORKS

**IN ALL ABOUT 16.9 ACRES (6.84 HA)**

### VENDORS SOLICITORS

Stephen McLean  
Brazenall and Orr  
104 Irish Street  
Dumfries  
DG1 2PB  
Tel: 01387 255695



### 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

Duisk Lodge is an impressive well-maintained smallholding set back from the road along a private, tree-lined driveway and surrounded by exceptional grounds.

The property sits within a 16.9 acre plot and presents an excellent opportunity for small-scale agricultural or equestrian purposes, as well as tourism ventures such as glamping pods, subject to any interested party making their own enquiries with South Ayrshire Council. Duisk Lodge is approached via its own sweeping private driveway and comprises a five-bedroom bungalow, including a lounge, sitting/dining room, kitchen, utility room, study and extensive storage. Further details of the accommodation, along with a floor plan, can be found within these particulars of sale.

Duisk Lodge has well-established grounds incorporating a woodland area with paths, grazing land, and garden grounds that wrap around the house, predominantly laid to lawn with mature trees and shrubs. The property enjoys fishing rights on the Duisk River, which runs along the edge of the smallholding and marks the boundary.

Local amenities in Barrhill include a pub, a small store and a nursery/primary school. The village also has a part-time doctor's surgery, served by practitioners from the main practice at Ballantrae, a bowling green and a Village Hall. Barrhill is peaceful and relaxing, making it an ideal base for country walks and for exploring the South Ayrshire and Dumfries & Galloway coastline, as well as the Galloway Forest Park, recently designated a Dark Sky Park for astronomers.

The principal town serving the area is Girvan, which offers a secondary school, general hospital, a range of shops including independent retailers and an ASDA supermarket. In addition, Girvan has an attractive seafront with a promenade and working harbour with moorings for pleasure craft. Leisure facilities include The Quay Zone, featuring a modern gym, swimming pool, and soft play area.

The region is well-known for the quality and variety of both country 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, fishing and cycling, and for the golfer there is an abundance of good local courses including Turnberry and Royal Troon. Equestrian activities are a feature of the county.



Communications are centred on the A714, linking north to Girvan and the A77 trunk road for access to Ayr and Glasgow, and south to Newton Stewart where it connects with the A75, providing routes to the M6 and M74 motorway networks. Rail services are available from Barrhill railway station, approximately 2 miles distant, providing connections to Girvan, Ayr and Glasgow. Additional services can be accessed from Girvan railway station. Ferry connections to Northern Ireland operate from Cairnryan, approximately 23 miles to the south-west, while air travel is available from Glasgow Prestwick Airport (40 miles) and Glasgow International Airport (72 miles).

## 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: ///jubilant.duplicity.blasted*

## GUIDE PRICE

Offers for Duisk Lodge are sought **in excess of: £540,000**



## 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)**

## *PARTICULARS OF SALE*

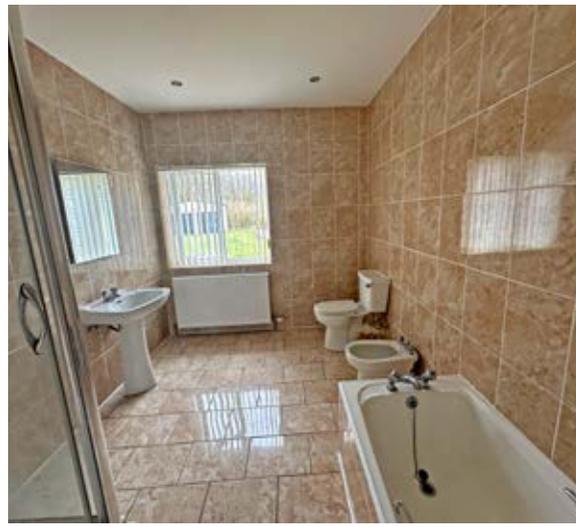
This spacious detached home is approached via a private driveway and set within large grounds. The accommodation is generously proportioned and well laid out, briefly comprising:

- **Central Hallway**

The house is accessed through part-glazed uPVC double doors, opening into a bright and welcoming hallway providing access to all rooms. There are two single, glazed doors which lead out to both sides of the property, allowing an abundance of natural light.

- **Bedroom 1**  
A single bedroom with a WC and wash hand basin. Could also be used as an office space.
- **Lounge**  
A spacious room featuring dual-aspect picture windows overlooking the garden and with an inset log-burning stove.
- **Inner Hall (off Lounge)**  
Leads to the master bedroom and utility area, with direct access to the outside.
- **Master Suite**  
An open-plan space featuring a free-standing slipper bath, shower, WC and wash hand basin, leading into the bedroom and a walk-in wardrobe. The room benefits from dual-aspect windows.
- **Sitting/ Dining Room**  
A cosy room with a log-burning stove and a window to the front, open plan into the kitchen.





- **Kitchen**

A well-equipped kitchen featuring a range of fitted wall and floor units, space for a dining table, a sink, and a freestanding Belling double-oven electric cooker with a ceramic hob. Large windows to both the side and rear provide excellent natural light and pleasant outlooks.

- **Utility Room**

Fitted with additional wall and floor units, a WC, and plumbing for appliances, with a door to the outside and a window to the front.

- **Study**

Useful space, currently used as a library.

- **Family Bathroom**

Fitted with a shower, bath, wash hand basin, WC and bidet.

- **Bedroom 3**

With a window to the side.

- **Bedroom 4**

With a window to the side and built in wardrobes.

- **Bedroom 5**

With a window to the side and built in wardrobes.

**SERVICES**

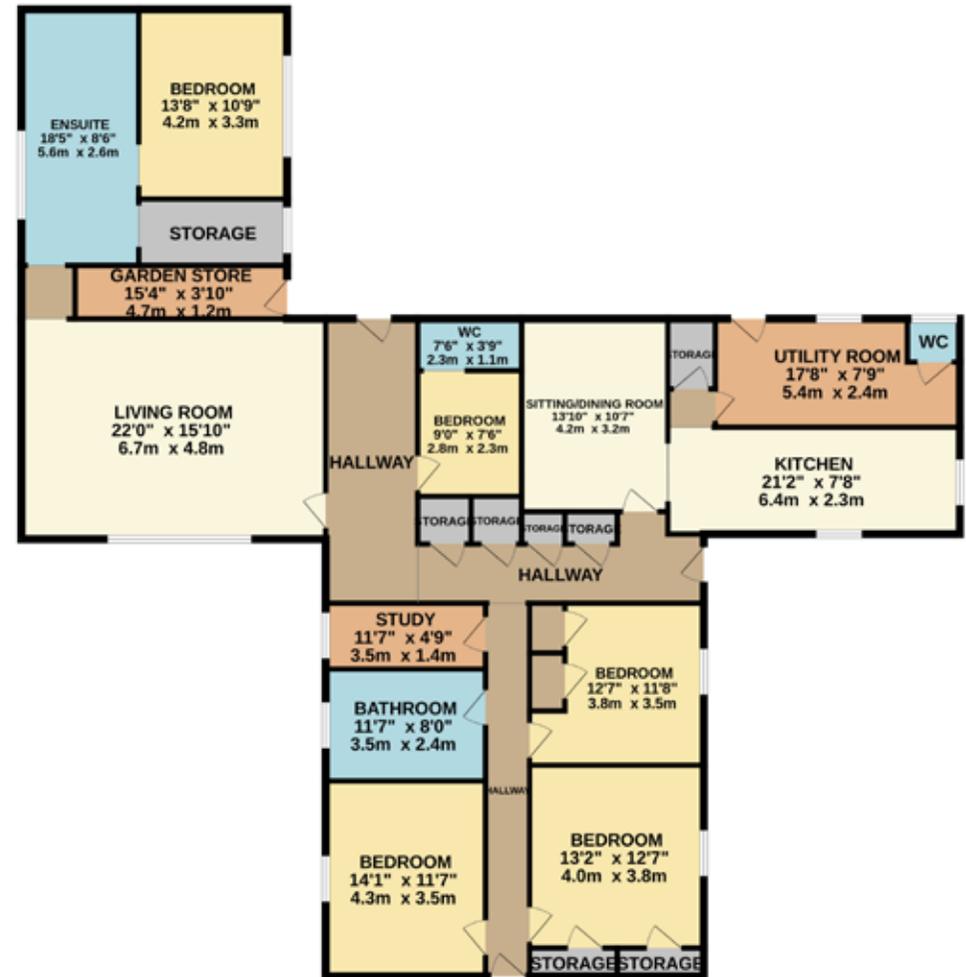
Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Oil	G	E (50)

**OUTSIDE**

As mentioned earlier, the driveway leads to the front of the house, which sits centrally within the plot and provides ample parking for several cars. Beside this is a wooden decking area which overlooks the grazing land, offering a sheltered setting for entertaining or alfresco dining. The surrounding garden is predominantly laid to lawn, interspersed with mature trees and shrubs, creating a private environment.

The Duisik River runs along the boundary of the smallholding, extending into the woodland beside the entrance. The property includes fishing rights along this stretch, with excellent deep pools ideal for catching trout.

**GROUND 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.  
Made with Metreplex ©2025

The grazing land has a separate access from the house, providing flexibility for agricultural or equestrian use. The woodland slopes gently from the house to the land, with winding paths through mature trees and undergrowth, offering a peaceful setting to enjoy the natural surroundings.



In addition, there are woodstores and a detached garage enhancing the practical appeal of this smallholding.

#### **HOME REPORT**

The Home Report can be downloaded directly 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 Stephen McLean, Brazenall and Orr 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 March 2026  
(some photos were taken last summer)***

# Sale Plan



For identification purposes only

