



CAIRNKINNA

The Grove, Irongray, Dumfries, DG2 9TN



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NOT TO SCALE
Plan for indicative purposes only

CAIRNKINNA

The Grove, Irongray, Dumfries, DG2 9TN

Dumfries 4 miles, Carlisle 39 miles, Glasgow 74 miles, Edinburgh 77 miles

AN EXCEPTIONAL LIFESTYLE PROPERTY SITUATED WITHIN A FORMER COUNTRY ESTATE ENJOYING A HIGH DEGREE OF SECLUSION WITHIN ITS OWN EXTENSIVE AND BEAUTIFULLY LANDSCAPED GARDEN GROUNDS

- WELL-PRESENTED AND GENEROUSLY PROPORTIONED FOUR BEDROOM HOUSE
- VAST BEAUTIFULLY LANDSCAPED MATURE GARDEN GROUNDS
- STUNNING WATERFALL FLOWING THROUGH THE GARDENS WITH A PICTURESQUE POND
- RICH VARIETY OF WILDLIFE AND NATURAL SURROUNDINGS
- CONVENIENTLY LOCATED WITHIN EASY DRIVING DISTANCE OF DUMFRIES TOWN CENTRE

IN TOTAL ABOUT 2.35 ACRES

FOR SALE PRIVATELY

VENDORS SOLICITORS

Gillespie Gifford & Brown
33 High Street
Dalbeattie DG5 4AD
Tel: 01556 611247



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

Cairnkinna is an impressive and unique lifestyle property, set within the stunning former country estate of The Grove. Located just four miles from the bustling market town of Dumfries, the property enjoys a peaceful yet accessible setting.

Set within approximately 2.35 acres, the property is approached via a shared private road, leading up the side of the grounds and to the side of the house, which is nestled amongst mature trees, offering privacy. The accommodation comprises a spacious four bedroom bungalow, featuring a newly renovated open-plan kitchen and living area, utility room, sunroom and two bathrooms. Further details, including a floor plan, are available within these sales particulars.

The beautifully maintained gardens are a true highlight. A waterfall flows within the boundaries of the property into a large pond, before continuing through the original Victorian sluice. Winding pathways and charming bridges lead through the grounds, creating a picturesque environment. In addition, the property comprises a summerhouse and two sheds. The gardens and surrounding countryside attract a rich variety of wildlife, including red squirrels, deer and an array of birdlife. With countryside walks and outdoor pursuits available directly from the doorstep, Cairnkinna offers an exceptional rural lifestyle.

The nearest local services are located within the busy market town of Dumfries boasting all essential and professional services, along with three retail parks, an ice rink, variety of leisure facilities and a University Campus. Dumfries offers a wide choice of both primary and secondary schooling, with the Crichton University Campus only a short distance from the property, offering a wide variety of further education choices.

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.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, providing quick access from the south via the M6 and M74. The ferry terminal for Northern Ireland at Cairnryan is 73 miles away, while the international airports of Prestwick (61 miles) and Glasgow Airport (80 miles) are also within convenient driving distance. Mainline railway stations at both Dumfries (4 miles) and Lockerbie (17 miles) offer regular services north and south.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for Cairnkinna are sought **in excess of: £430,000**

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

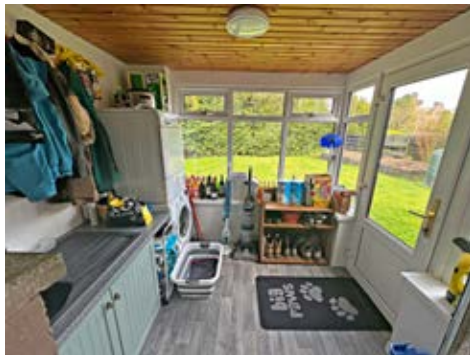
Cairnkinna is a detached bungalow and occupies an elevated site set within its own extensive garden grounds. The accommodation briefly comprises:

- **Entrance Hallway**

Accessed via steps leading to a bespoke double timber door.

- **Kitchen / Living / Dining Room**

A newly fitted, open-plan space featuring bespoke floor and wall units, integrated appliances including an induction hob with extractor, microwave, heating drawer, fridge freezer and pantry cupboard. The spacious living and dining area includes a wood-burning stove and ample room for a dining table, with French doors leading to the conservatory. In addition, there are three large windows providing excellent natural light.



- **Utility Room**

Located off the kitchen, with fitted units, sink, plumbing for white goods and external access, ideal for coats and boots.

- **Conservatory**

The windows in the conservatory are UPVC double-glazed construction with attractive tiled flooring. The conservatory overlooks the garden grounds and has French doors providing direct access outside.



- **Central Hallway**

Featuring a skylight.

- **Bedroom 1**

Double bedroom with two large built-in wardrobes and a window to the front.

- **Family Bathroom**

Comprising a bath, separate shower, WC, wash hand basin and a window to the rear.

- **Bedroom 2**

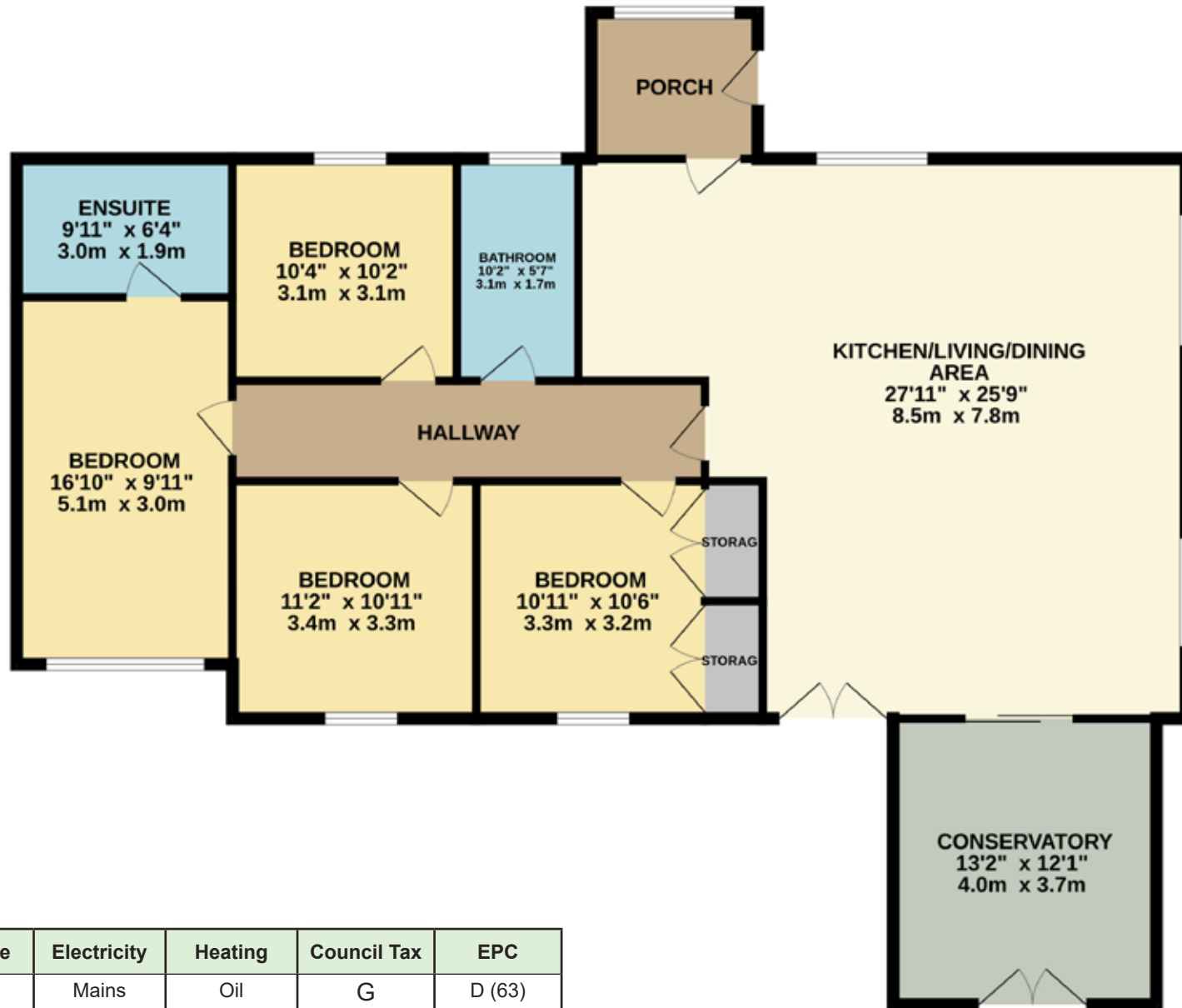
With a window to the front.

- **Bedroom 3**

With a Velux skylight.

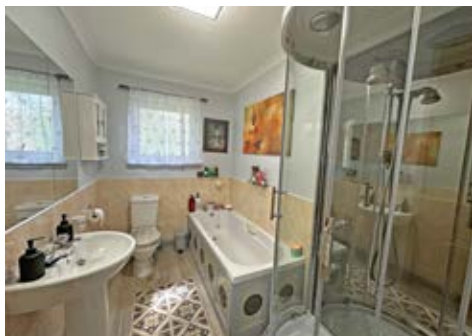
Floor Plan

GROUND FLOOR



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Oil	G	D (63)



- **Bedroom 4 with En-suite**
With a window to the front.
- **En-Suite**
Fitted with a corner shower, WC, wash hand basin and built-in cupboards.

OUTSIDE

The garden grounds are thoughtfully designed, predominantly laid to lawn and framed by a rich variety of mature trees and established shrubs. A stream runs the full length of the grounds, with a series of pathways and charming footbridges providing access and inviting exploration of the wider setting. Seasonal planting, including flowering perennials and spring bulbs, ensures year-round colour and interest.



At the heart of the gardens lies a substantial manmade pond, attractively edged with stonework. Fed by a waterfall, the pond features a traditional Victorian sluice, allowing both depth and flow to be adjusted, creating a dynamic and engaging water feature. A well-positioned seating area overlooks the pond and surrounding gardens, offering an ideal spot for relaxation and outdoor entertaining.

The grounds also include a summerhouse (20ft x 10ft) with an additional attached toilet and shower room, perfect for enjoying the gardens in all seasons, along with two equipment sheds (20ft x 10ft).



To the rear of the property is a new 6ft x 8ft garden shed, a newly installed greenhouse with toughened glass, two raised vegetable beds and an extensive wood store. The property is approached via a tarmac driveway offering ample parking.



HOME REPORT

The home report for Cairnkinna can be downloaded from our website: www.threaverural.co.uk/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' solicitor, **Gillespie Gifford & Brown** 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 AntiMoney 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 April 2026

Sale Plan



FOR IDENTIFICATION PURPOSES ONLY TITLE NO KRK1942

