



MAINS OF TWYNHOLM

Twynholm, Kirkcudbright, DG6 4PP



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



MAINS OF TWYNHOLM

Twynholm, Kirkcudbright, DG6 4PP

Kirkcudbright 5 miles, Castle Douglas 10 miles, Dumfries 28 miles, Carlisle 62 miles, Glasgow 94 miles

A CHARMING TRADITIONAL FARMHOUSE WITH EQUESTRIAN FACILITIES SET IN A PEACEFUL RURAL LOCATION ON THE OUTSKIRTS OF TWYNHOLM

- BRIGHT AND GENEROUSLY PROPORTIONED FOUR-BEDROOM FAMILY HOME
- ESTABLISHED GARDEN GROUNDS FEATURING A WELL-MAINTAINED EQUESTRIAN ARENA
- PRIVATE DRIVEWAY WITH AMPLE PARKING FOR SEVERAL VEHICLES
- GRAZING PADDOCKS AND A USEFUL AGRICULTURAL BUILDING
- LIFESTYLE PROPERTY IDEAL FOR EQUESTRIAN OR SMALLHOLDING USE
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

IN TOTAL ABOUT 14.579 ACRES (5.9 HA)

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Jill Irvine
Brazenall & Orr
104 Irish St
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
Web: www.threaverural.co.uk

INTRODUCTION

Mains of Twynholm is a traditional stone-built period farmhouse set in an elevated position with open views across the surrounding farmland, offering an excellent lifestyle opportunity for equestrian or smallholding use.

The property has been within the same family for almost 100 years and is set within a generous plot extending to approximately 14.5 acres. It comprises the attractive farmhouse, five grazing paddocks, a sand and carpet fibre equestrian arena and a well-equipped multipurpose agricultural shed with four internal stables.

Nestled along a shared private road, the property is approached via a private gated driveway leading directly to the farmhouse, offering a sense of privacy and seclusion. The farmhouse offers generously proportioned accommodation arranged over two floors, providing bright and spacious family living throughout. The layout includes a charming farmhouse kitchen, two reception rooms, and four bedrooms. A floor plan is included within these particulars showing the layout and dimensions of the accommodation.

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. Secondary schooling is 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 50 miles away, and there are international

airports in Glasgow (93 miles) and Edinburgh (109 miles). Main train links are available from Dumfries (27 miles), Lockerbie (40 miles) and Carlisle (61 miles) offering an express train to London and Glasgow.

DIRECTIONS

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

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METHOD OF SALE

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

GUIDE PRICE

Offers for Mains of Twynholm are sought **in excess of: £630,000**

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

Mains of Twynholm is of traditional construction and occupies a very generous site surrounded by its own grounds. The accommodation is arranged over two floors, very briefly comprising:

GROUND FLOOR

- **Front Entrance**

The property is accessed via an impressive entrance door leading to an internal door with stained glass panels. Windows positioned on either side of both doors allow an abundance of natural light to flood the hallway.

- **Central Hallway**

A bright and welcoming space featuring a useful understairs cupboard and a staircase to the first floor.



- **Lounge**

A bright and spacious room featuring large square bay windows overlooking the front. A multi-fuel stove, which also contributes to the central heating system, forms a cosy focal point. There is a built-in shelf for decoration.



- **Dining Room**

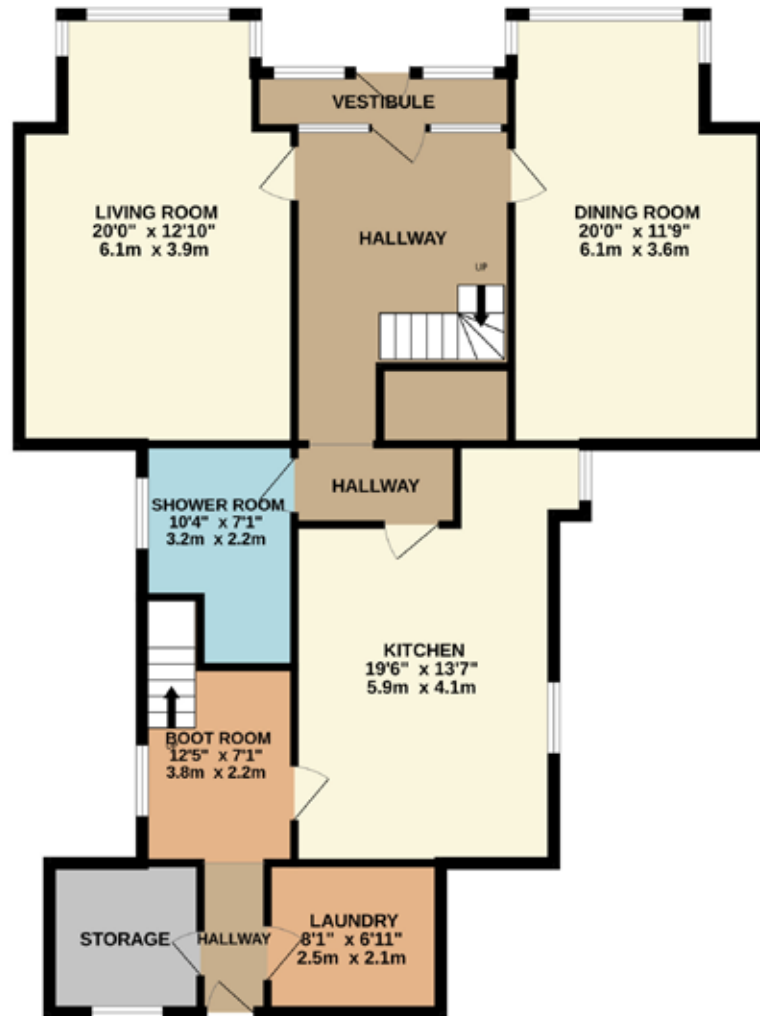
A light-filled and generously proportioned room with large square bay windows to the front.

- **Kitchen**

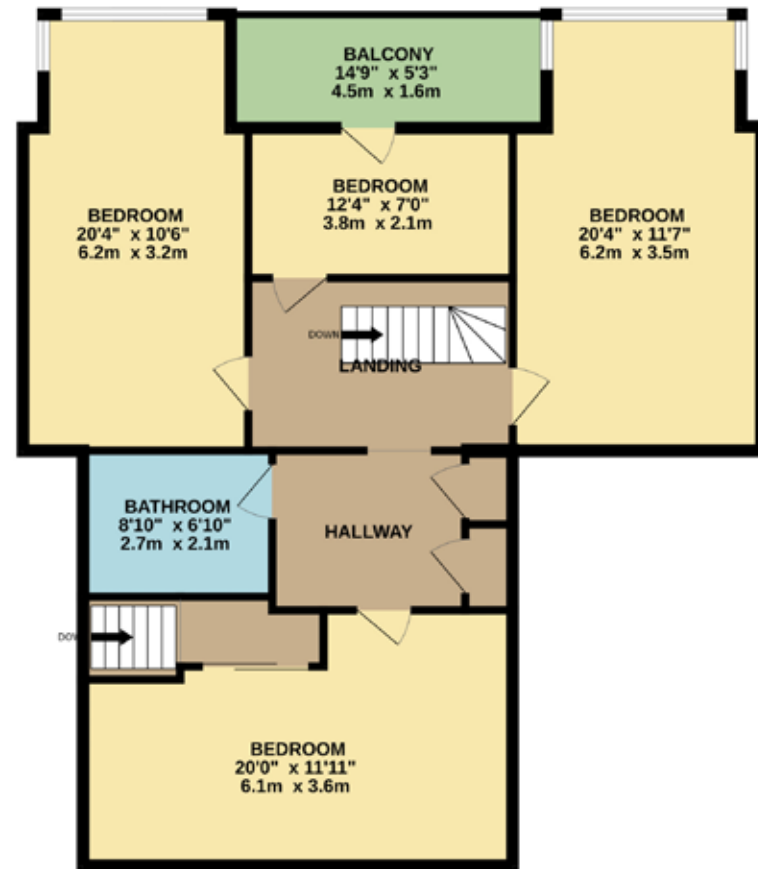
A well-equipped space with a range of floor and wall units, an oil-fired Esse, induction hob and a sink. A traditional pulley adds charm, and there is a window to the side.

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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- **Wet Room**

Fitted with a shower, WC, wall-hung vanity unit housing a wash hand basin, along with a side-facing window. The room further benefits from underfloor heating, a demisting mirror, a built-in towel recess and a swivel shelving unit.

- **Boot Room**

A practical area with stairs leading to bedroom 4, along with a side-facing window.

- **Utility Room**

Plumbed for white goods with a rear-facing window. The UV filtration system is also located here.

- **Storeroom**

The original milk house, featuring traditional stone shelving and a side-facing window.



FIRST FLOOR

- **Upper Hallway**

Providing access to two storage cupboards and an airing cupboard.

- **Single Bedroom / Office**

A versatile room with access to a balcony.

- **Bedroom 2**

A bright and spacious double room with a large bay window overlooking the grounds.

- **Bedroom 3**

Another generously sized room with a large bay window to the front.

- **Bedroom 4**

A well-proportioned room with dual-aspect windows, a bespoke built-in wardrobe with smoked glass sliding doors and a surprise door leading down to the utility room.





- **Bathroom**

Fitted with a bath with shower over, WC and vanity unit housing a wash hand basin, along with a side-facing window. The bathroom benefits from underfloor heating and an illuminated mirror with an integrated cabinet.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Private	Septic Tank	Mains	Oil	E	F (37)

OUTSIDE

The garden grounds are predominantly laid to lawn and are beautifully complemented by a mature selection of trees and shrubs, creating a peaceful and established setting around the home. A generous patio area provides the ideal space for alfresco dining and outdoor entertaining, while a dedicated hot tub area, with two outdoor electric sockets, offers a private spot for relaxation.

To the front of the property lies an equestrian arena measuring 45m x 25m. The arena is finished with a high-quality sand and carpet fibre surface, providing an excellent all-weather riding facility suitable for year-round training.

At the rear, the property benefits from a practical range of outbuildings, including a wood store, a detached garage and a substantial agricultural shed extending to around 60ft x 45ft. This versatile building incorporates a workshop area along with four internal stables, which each have automatic water dispensers, and dog kennel runs, offering superb flexibility for equestrian, agricultural or hobby use.



The holding is further enhanced by five paddocks extending to around 14 acres in total. The land is predominantly laid to grass for grazing, with the largest field previously used for hay production, typically yielding between 35 and 50 bales. All fields benefit from a piped water supply, supporting a range of livestock or equestrian requirements.

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, **Jill Irvine at Brazenall & Orr**, for a definitive list of burdens subject to which the property is sold.



WARRANTY CLAUSE

Whilst the 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.

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 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

