



RAINBOW COTTAGE

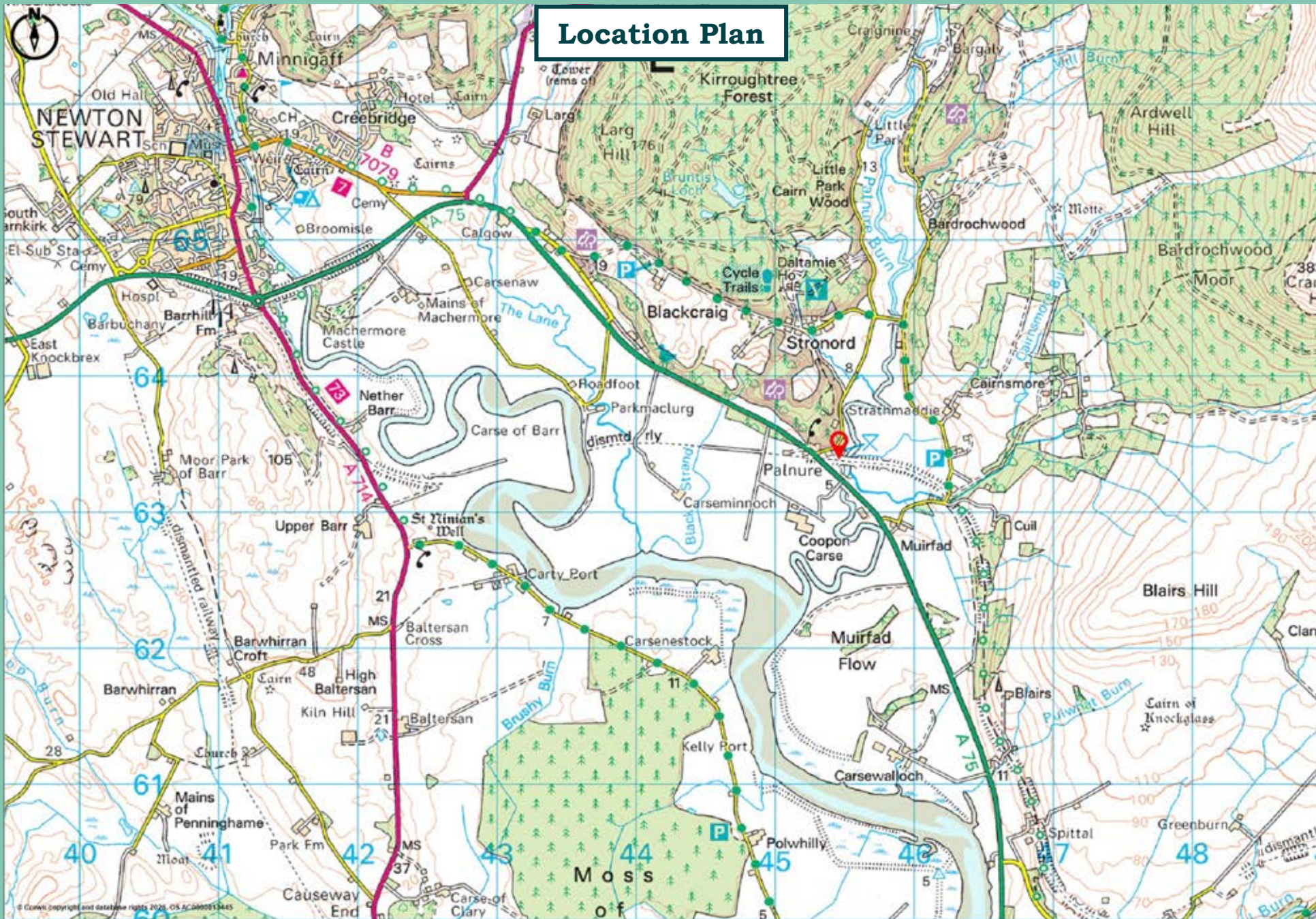
Glenview, Palnure, Newton Stewart, DG8 7AX



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



RAINBOW COTTAGE

Glenview, Palnure, Newton Stewart, DG8 7AX

Newton Stewart 3 miles, Gatehouse of Fleet 15 miles, Stranraer 27 miles, Dumfries 44 miles, Ayr 47 miles, Glasgow 84 miles

AN IMMACULATELY PRESENTED FAMILY HOME WITH UNIQUE BEAUTIFULLY LANDSCAPED GARDEN GROUNDS SITUATED IN A RURAL SETTING WITH PICTURESQUE VIEWS ACROSS THE SURROUNDING COUNTRYSIDE

- WELL-PRESENTED FOUR BEDROOM BUNGALOW
- DELIGHTFULLY LANDSCAPED GARDENS SURROUNDING A POND FEATURE
- GATED DRIVEWAY WITH PARKING FOR SEVERAL CARS AND A DETACHED SINGLE GARAGE
- RURAL SETTING ENJOYING OPEN VIEWS OVER THE GALLOWAY HILLS
- CLOSE TO THE DARK SKIES GALLOWAY FOREST PARK & 7STANES CYCLE ROUTES
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

VENDORS SOLICITORS

McCormick & Nicholson
66 Victoria St
Newton Stewart
DG8 6DD
Tel: 01671 402813



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

Rainbow Cottage is an attractive cottage set in an idyllic semi-rural location with open views across the Galloway Hills. The property sits within exceptional garden grounds which have been carefully landscaped over many years to create a striking setting.

Built by the current owners in the year 2000, the property offers four spacious bedrooms, a kitchen, utility room and two reception rooms. The accommodation is bright and well-proportioned throughout, providing excellent family living space. A more detailed description of the accommodation, along with a floor plan, is available within these particulars of sale.

A particular feature of the property is the extensive garden grounds which wrap around the house. A large banking adds depth and character to the gardens and is planted with an impressive collection of mature rhododendrons, providing both colour and privacy. The gardens have been thoughtfully designed and meticulously maintained, creating an outstanding outdoor space which can be enjoyed throughout the year.

This delightful bungalow is set in a peaceful rural location on the outskirts of the hamlet of Palnure. The surrounding countryside supports an abundance of native wildlife, with deer and a wide variety of birdlife regularly seen, including barn owls and birds of prey. Excellent outdoor pursuits, including cycling, walking and hill climbing, can be enjoyed directly from the doorstep.



Newton Stewart, located approximately three miles from Rainbow Cottage, offers a wide range of professional and banking services, leisure facilities, supermarkets, cafés and restaurants, along with both primary and secondary schooling. Known as the “Gateway to the Galloway Hills”, the town is a hub for outdoor activities, with the nearby Galloway Forest Park providing excellent walking, hiking and mountain biking. The area is also well known for salmon and trout fishing on the River Cree.

Southwest Scotland is renowned for its dramatic coastline and unspoilt countryside, offering excellent opportunities for walking, cycling, sailing, fishing and other outdoor pursuits. There are numerous beaches and sandy coves within easy reach of the property, together with local golf courses, historic sites, castles and attractive villages to explore.

Communications to the area are much improved with the A75 trunk road providing quick access from the South via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan which is 30 miles away, and there are international airports in Glasgow (87 miles) and Edinburgh (121 miles). There is a mainline railway station at Stranraer offering services to Ayr, Troon, Kilmarnock, Prestwick Airport & Glasgow.

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.



GUIDE PRICE

Offers for Rainbow Cottage are sought in excess of: **£420,000**

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



PARTICULARS OF SALE

This spacious detached bungalow occupies a very generous plot with exceptional garden grounds. The accommodation is set over a single floor, very briefly comprising:

- **Entrance Porch**

The property is accessed via a UPVC door with a large glazed panel. The porch benefits from windows to either side, allowing an abundance of natural light, and provides an excellent space for coats and shoes.

- **Central Hallway**

A welcoming and spacious hallway with plenty of natural light.

- **Lounge**

A lovely family room accessed from the hallway via an archway or separate double doors. The room features an electric fire set within an attractive fireplace, together with a large window to the front. Two part-glazed doors lead into the adjoining sunroom.

- **Sunroom**

A wonderful space in which to relax and enjoy the peaceful surroundings throughout the year. Sliding patio doors lead out to the garden grounds, and the room is enhanced by three large windows.

- **Kitchen**

A spacious dining kitchen fitted with an excellent range of floor and wall-mounted units, incorporating an integrated dishwasher and fridge/freezer. There is ample space for a dining table and there is a picture window to the side.



- **Utility Room**

Fitted with a base unit and plumbed for white goods, with a window to the side.

- **Bedroom 1**

A bright and open room with double glazed doors leading outside together with a window to the rear. There are a couple of built-in cupboards, one of which houses the tanks for the heating system.

- **En-suite Shower Room**

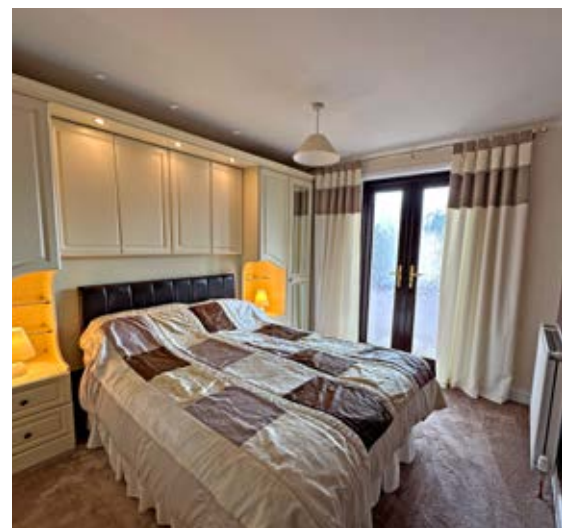
Fitted with a large shower incorporating a drying area, WC, wash hand basin set within a vanity unit and a window to the side.

- **Bathroom**

Fitted with a bath, WC, wash hand basin and a window to the side.

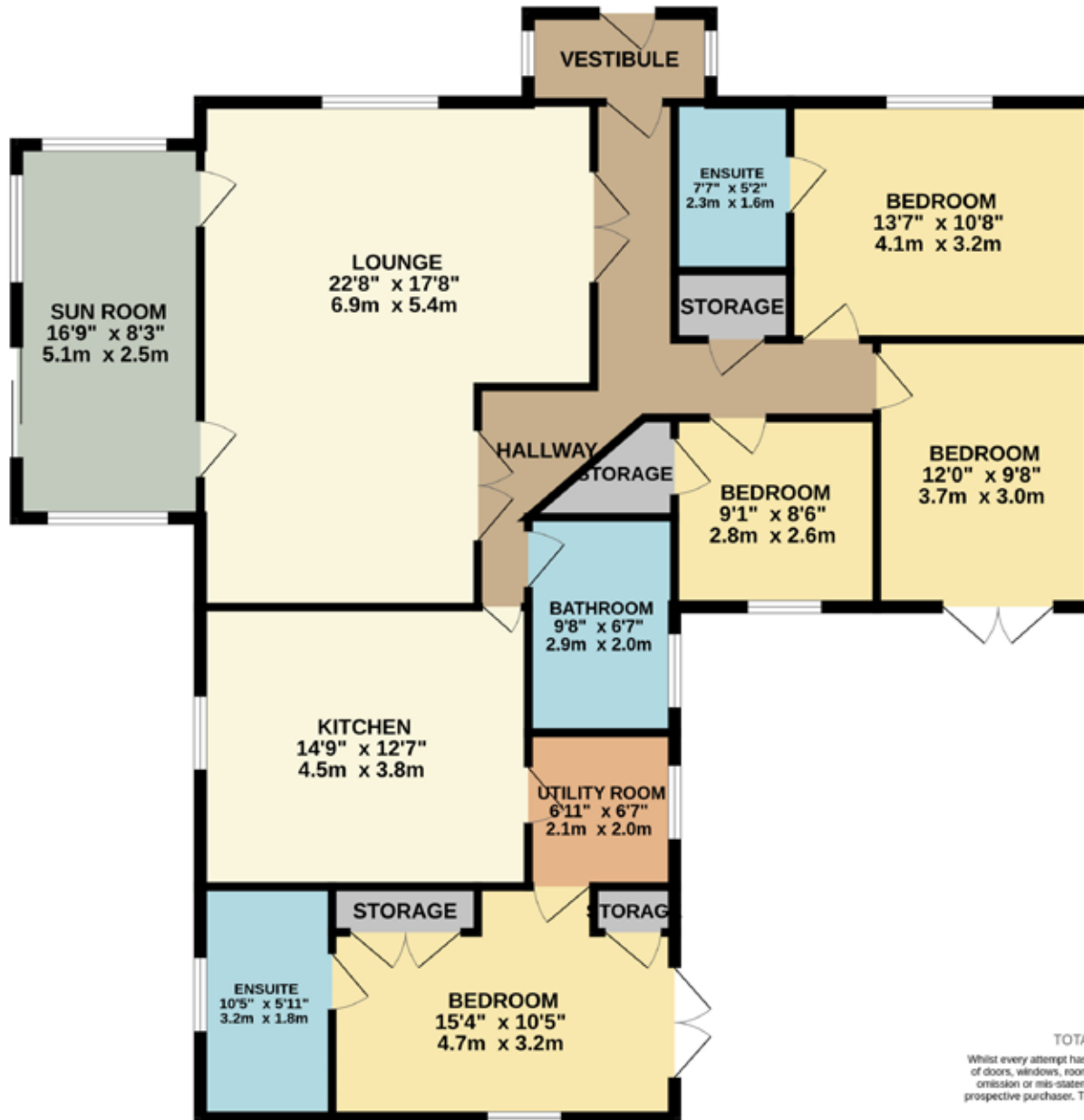
- **Bedroom 2**

With a window to the rear.



Floor Plan

GROUND FLOOR
1568 sq.ft. (145.7 sq.m.) approx.



TOTAL FLOOR AREA : 1568 sq.ft. (145.7 sq.m.) approx.

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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- **Bedroom 3**
Fitted with built-in units and a window to the front.
- **Ensuite Shower Room**
Fitted with a shower, WC and wash hand basin set within a vanity unit.
- **Bedroom 4**
With built-in cupboards and double doors leading outside.

OUTSIDE

As mentioned earlier, Rainbow Cottage occupies a very generous plot with exceptional landscaped gardens and is approached via its own gated driveway, which runs the length of the grounds and there is ample parking for several vehicles.



Along the old railway line sits a charming summerhouse enjoying picturesque views towards the Galloway Hills. In addition, there is a detached single garage and a useful workshop.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Airr sourced heat pump	E	B (82)

HOME REPORT

The home report for Rainbow Cottage can be downloaded from our website.

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, **McCormick & Nicholson**, 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.



The gardens offer a remarkable display of rhododendrons, mature trees and a variety of beautiful flowering plants, interspersed with expansive lawned areas and winding pathways. A particular feature is the pond which, although currently dried, remains a haven for wildlife nesting amongst the tall marginal grasses. A stunning bridge spans the pond, creating an attractive focal point within the gardens.





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 May 2026

Sale Plan

For identification purposes only



