



CARSEHOLM

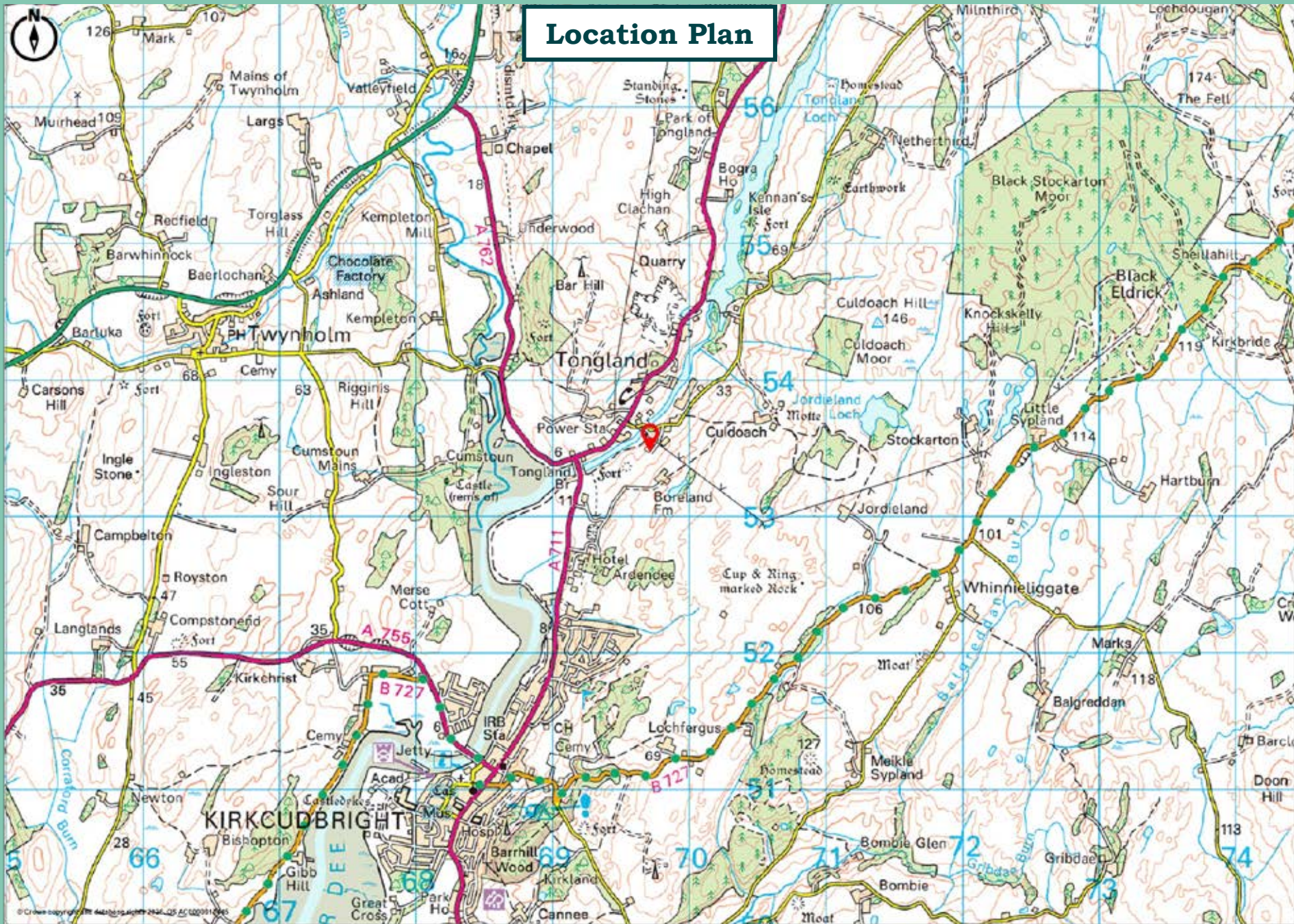
Tongland, Kirkcudbright, DG6 4LU



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



CARSEHOLM

Tongland, Kirkcudbright, DG6 4LU

Kirkcudbright 3 miles, Castle Douglas 6 miles, Dumfries 27 miles, Carlisle 58 miles, Glasgow 89 miles

A THOROUGHLY CHARMING SMALLHOLDING FEATURING A BRIGHT AND SPACIOUS THREE BEDROOM FAMILY HOME, BEAUTIFUL LANDSCAPED GARDENS, AGRICULTURAL BUILDING AND ABOUT 5 ACRES OF GRAZING LAND ALL SITUATED WITHIN A PRIVATE RURAL PLOT NOT FAR FROM THE EVER POPULAR ARTISTS' TOWN OF KIRKCUDBRIGHT

- BRIGHT & GENEROUSLY PROPORTIONED THREE BEDROOM FAMILY HOME
- BEAUTIFUL LANDSCAPED GARDEN GROUNDS WITH AN ELEMENT OF SELF-SUFFICIENT LIVING
- ABOUT 5 ACRES OF GRAZING LAND IDEAL FOR EQUESTRIAN OR SMALLSCALE AGRICULTURAL PURPOSES
- OPEN VIEWS ACROSS THE SURROUNDING GALLOWAY COUNTRYSIDE
- OPEN FRONTED AGRICULTURAL BUILDING, POLYTUNNEL & FORMER SMIDDY BUILDING HOUSING TWO STABLES
- CLOSE TO KIRKCUDBRIGHT AND WITHIN AN EASY DRIVING DISTANCE OF MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Paul Cavers
Cavers & Co'
40-42 St Mary St, Kirkcudbright
DG6 4DN
Tel: 01557 331217



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

Carseholm is a thoroughly charming smallholding incorporating a lovely family home which when built, was positioned to take advantage of the south south-westerly views across the Galloway countryside. **This lovely property incorporates a well-presented, bright and spacious family home, beautifully landscaped garden grounds, agricultural building, grazing land, etc., the perfect combination for equestrian, smallscale agricultural / horticultural purposes, all with an element of self-sufficient living.**

The house presents three good sized bedrooms a Kitchen, lounge, dining room, along with an attached single garage. A feature of the property is the steel framed Clear Span conservatory / potting room which is attached to the front of the house and has been in situ since the current owners took ownership 25 years ago. This, in itself, is a superb space as is, however, there could be some scope for developing a more permanent extension.



The garden grounds to the front have been beautifully landscaped with neat lawns, flowering borders, fruit trees, mature trees and shrubs with the garden grounds to the rear having fruit cages, vegetable patches, a polytunnel,

garden shed, etc. In addition, there are paved patio areas providing the perfect space for alfresco dining or family and social entertaining. Given the location of Carseholm, there is a plethora of native wildlife to be enjoyed on a daily basis.

The grazing land amounts to about 5 acres and in recent times has been grazed by horses. The land offers a superb opportunity for equestrian purposes, smallscale agricultural or horticultural purposes with endless opportunities for self-sufficient living. A useful two bay box profile, open fronted agricultural building is situated within the land and currently used for storage but could be used for a number of purposes. A former brick built smiddy building has been repurposed to house two stables.



Tongland is a small village on the west bank of the River Dee. Steeped in history, it was once home to a medieval monastic community, with the remains of its Abbey still visible from the elegant stone arch bridge built in 1806 by renowned engineer Thomas Telford, his first major bridge in Scotland. Since the 1930s, the riverbank has also been home to a hydro-electric power station, now a listed building. The village is located only 3 miles from the centre of Kirkcudbright.

The nearest local services are found in the busy harbour town of Kirkcudbright, which is situated on the banks of the River Dee. Kirkcudbright is extremely popular with tourists as well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Both primary and secondary schooling are available within the town, with both being highly regarded. The town attracts a wide range of artists and makers and is commonly 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. Primary schools and secondary schools are 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. Kirkcudbright boasts a packed annual events calendar with something for everyone, from regular Farmers Markets to the Country Fair, Grand Parade, and Floodlit Tattoo.

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 form part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for Carseholm 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 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

Carseholm is a detached three-bedroom two storey family home which offers bright and spacious accommodation over two floors, very briefly comprising:

GROUND FLOOR

- **Rear Entrance Hallway**

With a built-in cupboard housing the central heating boiler and a door accesses the utility room.

- **Utility Room**

There is plumbing in place for white goods, pulley drying rail, floor and wall units, recently fitted new electric consumer unit, rear door to outside.

- **Kitchen**

A lovely cottage style kitchen with a good range of floor and wall units, electric oven with stainless steel splashback and overhead chimney style extractor hood, built-in microwave, LED under counter lighting, one and a half bowl stainless steel sink & drainer with a lever mixer tap and there is plumbing in place for white goods (Bosch dishwasher included in the sale). A traditional service hatch opens to the dining area. A large picture window enhances the natural light and provides lovely views over the rear garden grounds.



- **Lounge / Dining Room**

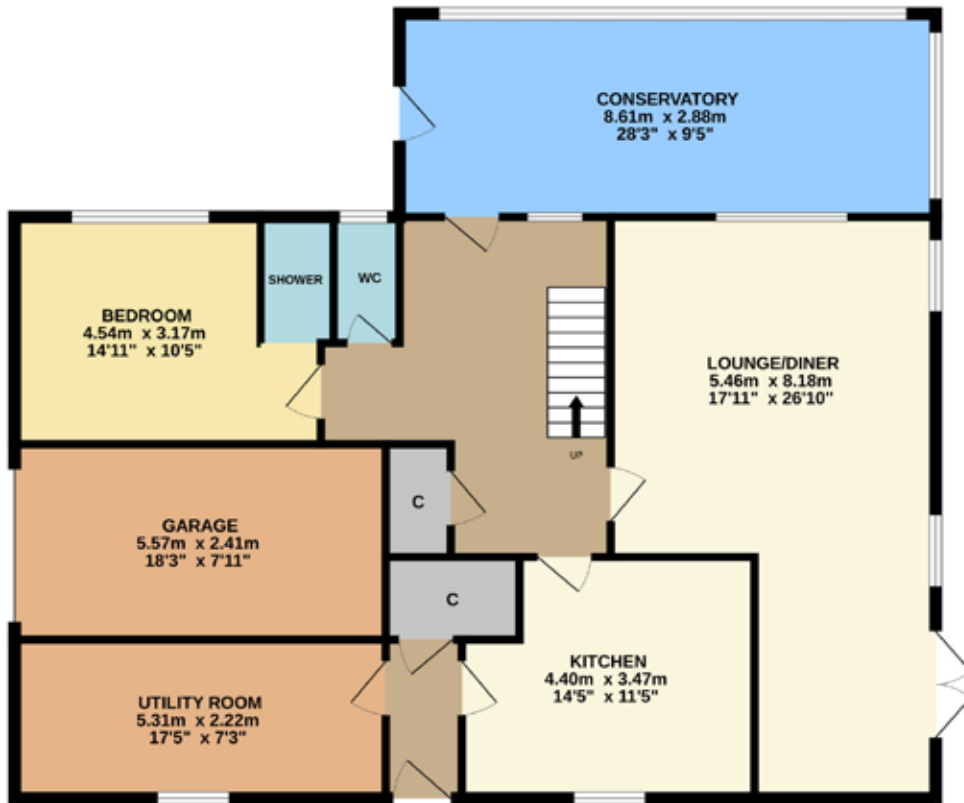
A bright and versatile open plan living space benefits from a living flame gas fire set into a wooden framed fireplace with marble hearth and surround, a large picture window is to the front overlooking the garden grounds providing south south-west views, with a further two windows set to the side. The dining area has ample room to accommodate a large family dining table with French doors leading to a paved patio. There are a range of floor and wall units with the hatch opening to the kitchen.

- **Central Hallway**

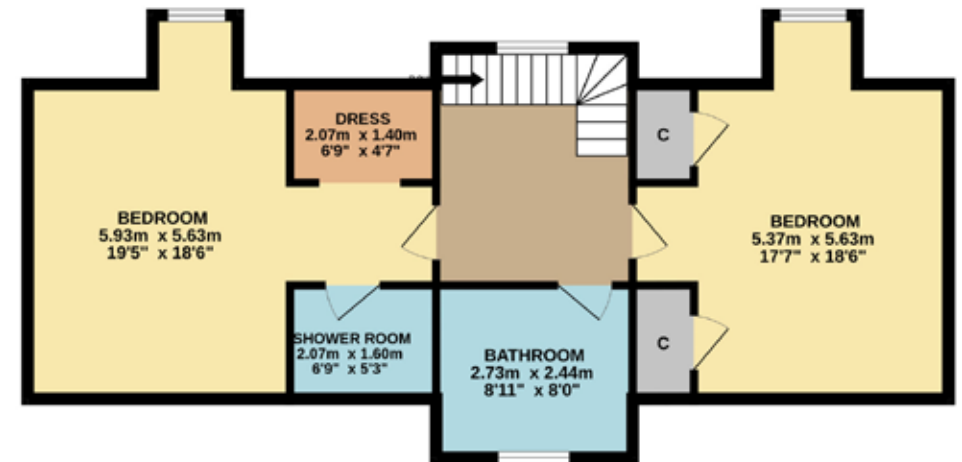
With stairs to the first floor and under stair storage. There is a built-in storage cupboard, built-in coat cupboard with shelves above, recess space to accommodate a small office space and a door accesses the lean-to conservatory / potting room set to the front of the dwelling.

Floor Plan

GROUND FLOOR



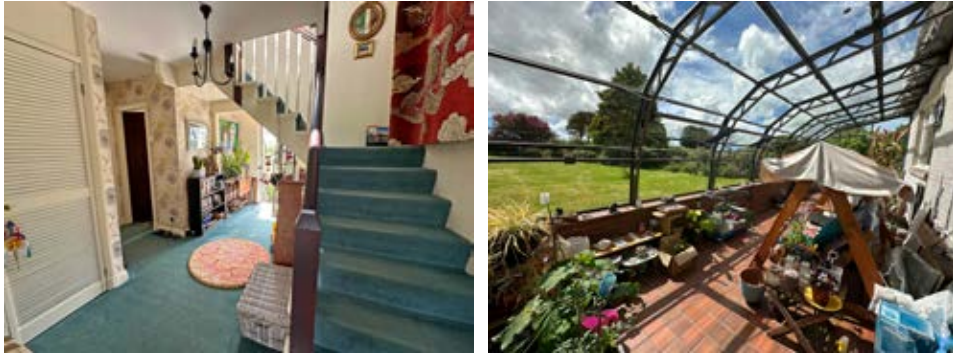
1ST FLOOR



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.
Made with Metropix ©2026

- **Conservatory / Potting Room**

As mentioned earlier, this has been in place throughout the current ownership, is of steel framed construction (Clear Span), with glazed units and a sliding door completing the structure. This, in itself, is a very useful area which has been utilised for potting plants and boot room. There could be some potential, if any buyer was interested, for making this a more permanent extension.



- **WC**

Comprising a WC and wash hand basin, low slim wall cupboard for storage.

- **Bedroom 1**

A bright double bedroom with a large picture window to the front. A partition wall separates the bedroom from a shower cubicle which is fitted with a Mira mains shower.

FIRST FLOOR

- **Upper Hallway**

A bright & spacious hallway with a window set to the front and loft hatch.



- **Bedroom 2**

Another bright and spacious double bedroom with double aspect windows providing lovely elevated views across the surrounding countryside. This room also benefits from an **en-suite shower** with a new Mira Sport electric shower, wash hand basin set in a modern vanity unit, fitted drawers & eaves storage. Opposite the shower room is a walk-in dressing room which has fitted wardrobes and drawers.

- **Bathroom**

Fitted with a bath which has a handheld shower head, Karndean tile effect flooring, mirror with touch lighting, WC, and wash hand basin.

- **Bedroom 3**

Another spacious room with double aspect windows, built-in wardrobes and eaves storage.



OUTSIDE

The property enjoys generous outdoor space with beautifully landscaped gardens to the front with the rear garden benefitting from fruit cages, vegetable patches and some mature shrubs and trees. Paved patios provide the perfect setting for alfresco dining and family or social entertaining. There is also a garden shed, greenhouse, two Keter plastic sheds and a large, recently reclad 42 x 14 polytunnel by Northern Polytunnels with hanging bars and double doors at both ends.

The grazing land amounts to about 5 acres and in recent times has been home to grazing horses. The land would benefit from a program of re-fencing. In addition, there is a useful open fronted box profile shed in three bays used for feed and machinery storage. Along with this is the **former brick-built smiddy building which houses two stables**. The grounds offer plenty of scope for further development, self-sufficient living, or keeping small animals, making it a truly versatile and appealing outdoor space.



SERVICES

| Water | Drainage | Electricity | Heating | Council Tax | EPC |
|-------|-------------|-------------|---------|-------------|--------|
| Mains | Septic Tank | Mains | Gas | F | D (56) |



HOME REPORT

A Home Report can be downloaded from Threave Rural's 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, **Paul Cavers Cavers & Co'**, 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 June 2026

