



BARHULLION

Tongland, Kirkcudbright, DG6 4NA



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

BARHULLION

Tongland, Kirkcudbright, DG6 4NA

Kirkcudbright 3 miles, Castle Douglas 7 miles, Dumfries 25 miles, Carlisle 59 miles, Glasgow 91 miles

A DELIGHTFUL DETACHED FAMILY HOME NESTLED WITHIN ITS OWN PRIVATE PLOT WITH BEAUTIFUL MATURE GARDEN GROUNDS SITUATED WITHIN THE HAMLET OF TONGLAND, NOT FAR FROM THE EVER POPULAR ARTISTS' TOWN OF KIRKCUDBRIGHT

- BRIGHT & GENEROUSLY PROPORTIONED FOUR-BEDROOM FAMILY HOME
- BEAUTIFUL LANDSCAPED GARDEN GROUNDS INCORPORATING A CHARMING HEXAGONAL GARDEN ROOM, CURRENTLY HOUSING A HEALTHY GRAPE VINE
- PRIVATE PLOT WITH PARKING FOR THREE WITH ONE SPACE HAVING A COVERED CAR PORT
- LOVELY OPEN VIEWS ACROSS THE SURROUNDING COUNTRYSIDE
- 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



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

Barhullion is a bright and spacious family home which occupies a private plot just off the A711 at Tongland. The property has beautifully landscaped, wrap-around garden grounds which contain a variety of unusual plants and specimen trees providing a tapestry of scent and colour throughout the year, including a healthy grapevine growing within a charming hexagonal garden room.

The property benefits four good sized bedrooms, with full bathroom & shower upstairs. On the ground floor there's a large kitchen, lounge, dining room, sunroom and a utility room with downstairs toilet. A loft ladder provides access to a fully floored and plastered attic with 2 Velux windows and development potential. In addition, there is parking for three vehicles, one having a covered carport. Although in parts the property would benefit from some cosmetic upgrading, it provides the perfect blank canvas to create a superb family home.

Tongland is a small hamlet 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 for the variety of 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'. An extensive range of services can be found in Castle Douglas (The Food Town), with the high street being renowned for a wide range of traditional shops and cafe 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. Outdoor and sporting enthusiasts are extremely well-catered for as there also exists 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 Barhullion are sought **in excess of £290,000**

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

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

GROUND FLOOR

- **Sunroom**

Filled with natural light the sunroom is glazed to three sides making this a lovely space to view the beautiful garden grounds and a variety of native birds.



- **Dining Room**

A generously proportioned living space with a window to the rear and a window through to the sunroom.



- **Kitchen**

With a range of floor and wall units, electric oven and induction hob and double aspect windows enhancing the natural light within. Set just off the kitchen from the rear hallway is a WC and a utility room which is plumbed for white goods.

- **Central Hallway**

With a window through to the sunroom.

- **Lounge**

With a window to the front providing lovely views towards the surrounding countryside with another window to the rear. A petite Dowling stove sets the scene for those cosy winter nights.



FIRST FLOOR

- **Upper Hallway**

With a window to the rear and loft access with a fold down wooden ladder. The loft is fully floored and carpeted with two large Velux windows. There may be some opportunity to create further living space if required.

- **Bedroom 1**

With a window to the rear.

- **Bedroom 2**

With a window to the front providing elevated views across the surrounding countryside and there are large built-in cupboards.

- **Bedroom 3**

With a window to the front and built-in wardrobes.

- **Bedroom 4**

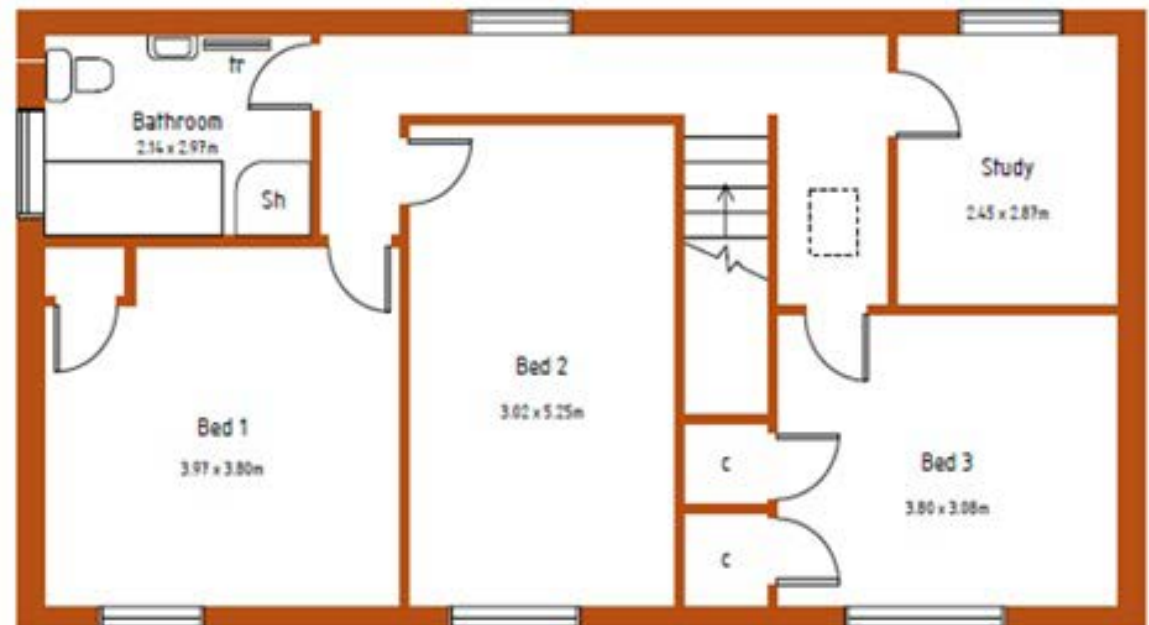
Again, with a window to the front and built-in wardrobes.

Ground Floor

Floor Plan



First Floor



- Family Bathroom**

Benefitting from a bath, shower cubicle, WC & WHB, a window is set to the side.



OUTSIDE

As mentioned earlier, the property enjoys generous outdoor space with beautifully landscaped gardens which have a variety of unusual plants. A hexagonal shaped summer house is home to a healthy grapevine and there are also 2 useful potting sheds. Set to the rear and from the single track, no through road there is parking for three vehicles.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Gas (LPG)	D	E (42)

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, **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 July 2026