



## NO' 4 CARSEDUCHAN HOLDINGS

Whauphill, Newton Stewart, DG8 9PS



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



# No' 4 CARSEDUCHAN HOLDINGS

Whauphill, Newton Stewart, DG8 9PS

Newton Stewart 15 miles, Stranraer 27 miles, Dumfries 62 miles, Ayr 59 miles, Glasgow 94 miles

## A DELIGHTFUL TRADITIONAL SMALLHOLDING LOCATED IN A BEAUTIFUL RURAL SETTING INCORPORATING A THREE BEDROOM COTTAGE, TRADITIONAL BUILDINGS, STABLES AND GRAZING PADDOCKS

- WELL-PRESENTED THREE BEDROOM DETACHED COTTAGE WITH WELL-KEPT GARDEN GROUNDS
- TRADITIONAL OUTBUILDINGS & TIMBER STABLES
- WELL-FENCED GRAZING PADDOCKS
- NO IMMEDIATE NEIGHBOURS
- WITHIN DRIVING DISTANCE OF MAJOR ROAD NETWORKS

IN ALL ABOUT 3 ACRES

### VENDORS SOLICITORS

AB & A Matthews  
37 Albert Street  
Newton Stewart  
DG8 6EG  
Tel: 01671 404100



### SOLE SELLING AGENTS

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY  
Tel: 01556 453 453  
Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)  
Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

No. 4 Carseduchan Holdings offers a delightful opportunity to acquire a rural smallholding set in a stunning countryside location with no immediate neighbours.

Built of traditional stone beneath a slate roof, the cottage provides well-presented accommodation comprising three bedrooms, an open-plan kitchen/dining area and a cosy lounge. A more detailed description of the accommodation, together with a floor plan, is available within these particulars of sale.

Extending to approximately 3 acres, the property also benefits from an excellent range of traditional outbuildings, timber stables, grazing paddocks and a purpose-built equestrian arena, making it ideally suited to equestrian use, a small-scale agricultural enterprise or those seeking a rural lifestyle property.

The nearest village is Port William, approximately 4 miles away, a charming coastal community known for its scenic beauty and relaxed pace of life. Situated on the shores of Luce Bay, the village offers a range of local amenities including a SPAR convenience store, post office, primary school, garage, café, bowling green, multi-use games area and doctor's surgery.

A wider range of amenities is available in Newton Stewart, approximately 15 miles away, including a doctor's surgery, medical centre, supermarkets, shops, professional services, a leisure centre and a secondary school. Newton Stewart and the surrounding area are a popular destination for hill walkers and mountain bikers, with the nearby Galloway Forest Park offering internationally recognised gravel and mountain biking trails set amidst some of the most dramatic scenery in southern Scotland. The park is also renowned as one of the best places in the UK for stargazing, having been designated a Dark Sky Park and offering exceptional night sky viewing. There are many attractions within easy reach of No. 4 Carseduchan Holdings, including beautiful beaches, historic sites, castles, museums and numerous opportunities to enjoy the surrounding countryside.

This area of southwest Scotland is renowned for its spectacular coastline, offering a wealth of opportunities for outdoor enthusiasts, including scenic walks, coarse and sea fishing, shooting, sailing, coastal rowing and cycling. There are numerous beaches and sandy coves within easy reach of the property, along with several local golf courses.

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 29 miles away, and there are international airports in Glasgow (98 miles) and Edinburgh (132 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 No'4 Carseduchan Holdings are sought **in excess of: £375,000**

## 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](mailto:enquiries@threaverural.co.uk)**



## PARTICULARS OF SALE

This charming detached cottage is of traditional stone construction beneath a slate roof, briefly comprising:

- **Rear Porch**  
Accessed via an external uPVC part-glazed door, providing a useful space for boots and coats.
- **Kitchen/ Living Area**  
Fitted with a range of wall and base units, an electric cooker, extractor fan, sink and plumbing for white goods. Dual-aspect windows allow an abundance of natural light to fill the room, and there is ample space for a dining table and a seating area.



- **Central Hallway**  
Providing access to all rooms.
- **Lounge**  
A cosy reception room featuring built-in shelving, a gas fireplace and a window overlooking the front of the property.



- **Bedroom 1**  
A bright and spacious double bedroom with two front-facing windows.
- **Bedroom 2**  
A generous double bedroom with two front-facing windows.
- **Bedroom 3**  
With a large side-facing window.
- **Family Bathroom**  
Comprising a bath, a separate shower with an electric unit, WC, wash hand basin, and a rear-facing window. There is also a useful cupboard housing the hot water tank and boiler.

### OUTSIDE

No. 4 Carseduchan Holdings is situated along a quiet road and occupies a generous plot, with parking to the side of the property and gated access. The smallholding comprises a range of traditional outbuildings, currently used for storage but offering potential for a variety of uses, together with timber stables providing four 12 ft x 12 ft loose boxes, a purpose-built riding arena



# GROUND FLOOR



with a rubber and sand surface, and approximately 3 acres of grazing land. There is also a timber hay store to the front of the property. The property is ideally suited to equestrian use or those seeking a small-scale agricultural or rural lifestyle property.

The house further benefits from beautifully maintained garden grounds featuring a variety of mature flower beds, shrubs and lawn, together with a stone patio area, perfect for alfresco dining. The property enjoys a peaceful rural setting with no immediate neighbours.



**SERVICES**

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains / Solar	Air Source Heat Pump	D	C (72)

**HOME REPORT**

As this is a mixed sale, the property is home report exempt.

## 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, **AB & A Matthews**, 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

# Sale Plan



