



LOCHINVAR LODGE & COTTAGE

Dalry, Castle Douglas, DG7 3XJ



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



LOCHINVAR LODGE & COTTAGE

Dalry, Castle Douglas, DG7 3XJ

Dalry 3.5 miles, Castle Douglas 18 miles, Dumfries 27 miles, Ayr 37 miles, Glasgow 73 miles, Carlisle 61 miles

**A BEAUTIFULLY PRESENTED THREE BEDROOM COUNTRY LODGE AND A CHARMING TWO BEDROOM COTTAGE
ALL NESTLED WITHIN AN ENVIABLE POSITION ON THE EDGE OF LOCHINVAR LOCH WITH STUNNING FAR-
REACHING VIEWS ACROSS THE SURROUNDING COUNTRYSIDE**

- DETACHED, BEAUTIFULLY PRESENTED THREE BEDROOM COUNTRY LODGE (ALL EN-SUITE)
- CHARMING DETACHED TWO BEDROOM COTTAGE
- WALK-IN CONDITION WITH CONTENTS OF BOTH PROPERTIES INCLUDED IN THE SALE
- STUNNING MATURE GARDEN GROUNDS AND AMPLE PRIVATE PARKING
- RIPARIAN FISHING RIGHTS ON LOCHINVAR LOCH
- WITHIN AN EASY DRIVING DISTANCE TO MAJOR COMMUTING NETWORKS

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Karen Craig
Anderson Strathern
58 Morrison St
Edinburgh
EH3 8BP
Tel: 0131 270 7700



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

Lochinvar presents an exceptional opportunity to acquire a beautifully presented country lodge together with a charming two-bedroom cottage, enjoying extraordinary views over Lochinvar Loch, just outside the village of St John's Town of Dalry.

Lochinvar Lodge is approached via a double-gated entrance leading to the rear of the property. Finished to a high standard throughout, the house offers beautifully appointed accommodation including an elegant lounge, an open-plan kitchen and dining area, and three well-proportioned bedrooms. The principal bedroom is a particular highlight, offering an attractive and spacious retreat enjoying the surrounding views.

The separate cottage provides excellent additional accommodation, comprising two bedrooms, a comfortable lounge, a dining area and a kitchen. It also benefits from its own private, tree-lined driveway, providing independent access from the road.

The property also includes the picturesque Lochinvar Loch, which can be enjoyed throughout the warmer months for swimming and fishing. There are riparian fishing rights on the loch. Ownership of the loch forms part of the property, although the water itself is owned and managed by Scottish Water. Consequently, motorised boats are not permitted. Further information can be found within the Land Register. The title number for the property is KRK5317.

Nestled within the scenic Glenkens, Lochinvar enjoys a peaceful rural setting just 3.5 miles from St John's Town of Dalry, with the picturesque village of New Galloway also within easy reach. St John's Town of Dalry offers an excellent range of everyday amenities, including a village shop and Post Office, a fuel station with a convenience store, pubs, restaurant, primary and secondary schooling and a thriving local community. Just a short drive away, New Galloway is home to the highly regarded CatStrand venue, which is a vibrant community arts and visitor centre featuring a café, gift shop, live music and a varied programme of events throughout the year.

Surrounded by some of south-west Scotland's most spectacular countryside and set amongst the rolling Galloway Hills, the area offers immediate access to an extensive network of walking routes, from peaceful riverside and woodland trails to rewarding hill climbs with panoramic views across the surrounding landscape. The nearby Rhinns of Kells, Corserine and Cairnsmore of Carsphairn are renowned among walkers and provide exceptional opportunities for hiking, wildlife watching and exploring the dramatic upland

scenery. Together with nearby Loch Ken and the Galloway Forest Park, the area offers superb opportunities for cycling, fishing, watersports, wildlife watching and stargazing, creating an exceptional balance of rural tranquillity, outdoor adventure and everyday convenience.



Communications and arterial links are good with the international airports of Glasgow and Prestwick within easy commuting distance. Main train links are available from Dumfries (28 miles) and Carlisle (62 miles) offering an express train to London and Glasgow. There are airports in Prestwick (38 miles), Glasgow (75 miles) and Edinburgh (87 miles).

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 Lochinvar are sought **in excess of: £950,000**

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

Occupying a stunning elevated position with breathtaking views across Lochinvar Loch and the surrounding countryside, this traditional country lodge offers beautifully presented family accommodation arranged over two floors. The property benefits from underfloor heating throughout the ground floor, briefly comprising:

LOCHINVAR LODGE

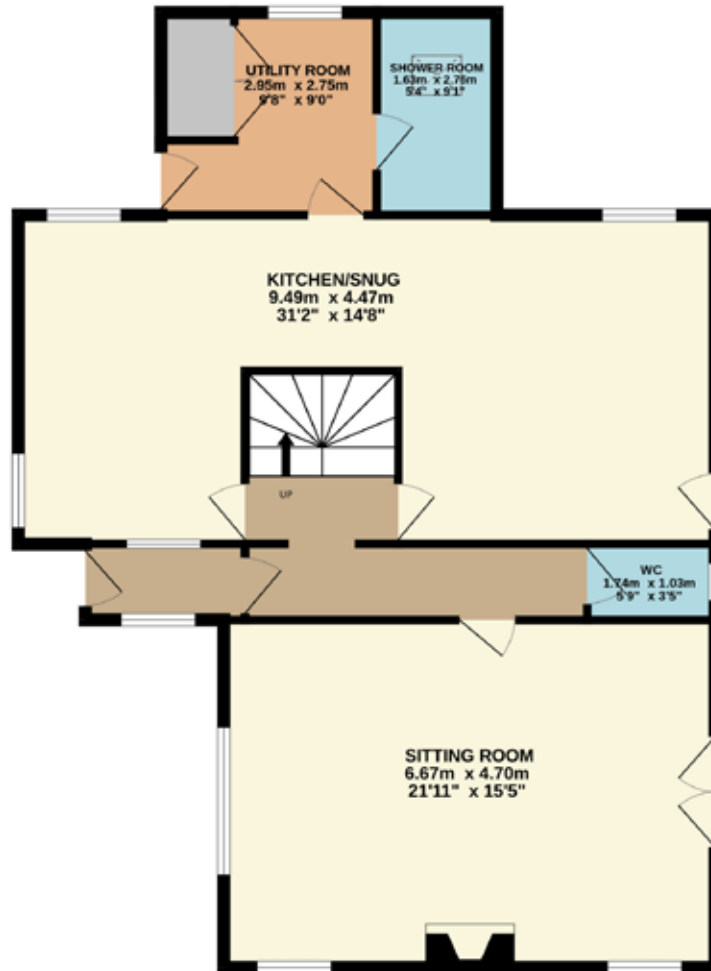
GROUND FLOOR

- **Side Porch**
A welcoming entrance porch with windows to the front elevation and an external entrance door.
- **Hallway**
Providing access to the lounge, WC and the rest of the accommodation.
- **Lounge**
A bright and spacious reception room enjoying triple-aspect windows that frame the spectacular loch and countryside views. The room features an open fireplace and folding doors opening onto a timber decking area, creating an ideal space for indoor-outdoor living.
- **WC**
Fitted with a WC and wash hand basin, with a window to the side elevation.
- **Central Hallway**
With staircase leading to the first floor and a useful built-in storage cupboard.
- **Kitchen**
Flooded with natural light, the spacious country-style kitchen is fitted with an excellent range of wall and base units, an electric Rangemaster with extractor hood, integrated wine cooler and dishwasher, together with a waste disposal sink. A door provides direct access to the decking area, while a rear-facing window overlooks the garden.
- **Living/ Dining Room**
A stylish bar area links the kitchen to the generous living and dining room, creating an excellent space for entertaining. The room features a striking stone-built fireplace together with triple-aspect windows, one of which overlooks the side porch, allowing natural light to flood the space.
- **Utility Room**
Well-equipped with full-height storage cupboards, additional work surfaces incorporating a sink, and plumbing for white goods. Two rear-facing Velux windows provide excellent natural light.

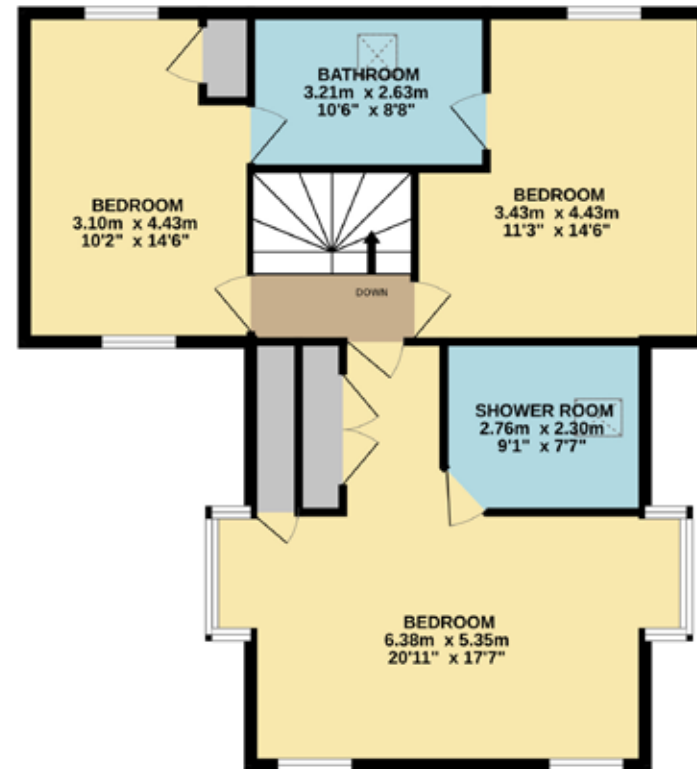


Lochinvar Lodge Floor Plan

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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- **Shower Room**

Comprising a walk-in shower, WC and wash hand basin, with a window to the side elevation.

FIRST FLOOR

- **Principal Bedroom with En-Suite**

A beautifully light-filled principal bedroom benefiting from built-in wardrobes and windows to the front and both side elevations, all enjoying outstanding views across the loch and surrounding countryside. The en-suite is fitted with a shower, WC, twin wash hand basins and a Velux window.

- **Bedroom 2**

A well-proportioned double bedroom with built-in wardrobes and a rear-facing window.

- **Bathroom**

A Jack and Jill bathroom fitted with a bath, separate shower, WC and wash hand basin, together with a Velux window.

- **Bedroom 3**

A spacious bedroom with dual-aspect windows providing excellent natural light.



LOCHINVAR COTTAGE

Offering attractive additional accommodation, Lochinvar Cottage is ideal for extended family, guests or holiday letting.

- **Entrance Porch**

A timber entrance porch with windows to the front and side elevations.

- **Lounge/ Dining Room**

The entrance porch opens into a spacious open-plan lounge and dining room. The lounge features a characterful stone fireplace housing a multi-fuel stove together with triple-aspect windows. The dining area enjoys a large picture window with a built-in window seat overlooking the surrounding landscape. Exposed timber beams add warmth and character, while two built-in cupboards provide useful storage. Stairs lead to the mezzanine-style bedroom.

- **Mezzanine bedroom**

A charming upper-level bedroom with a Velux window and a feature front-facing window.

- **Kitchen**

Fitted with a range of wall and base units incorporating a built-in electric oven and hob, sink and plumbing for white goods. A rear-facing window provides natural light.

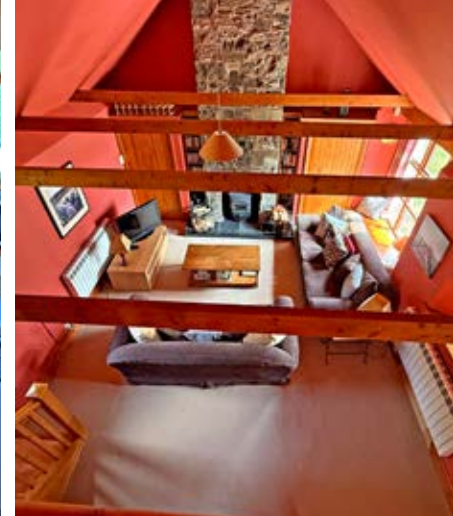
- **Bathroom**

Comprising a bath with shower over, WC and wash hand basin, with a rear-facing window.

- **Bedroom 2**

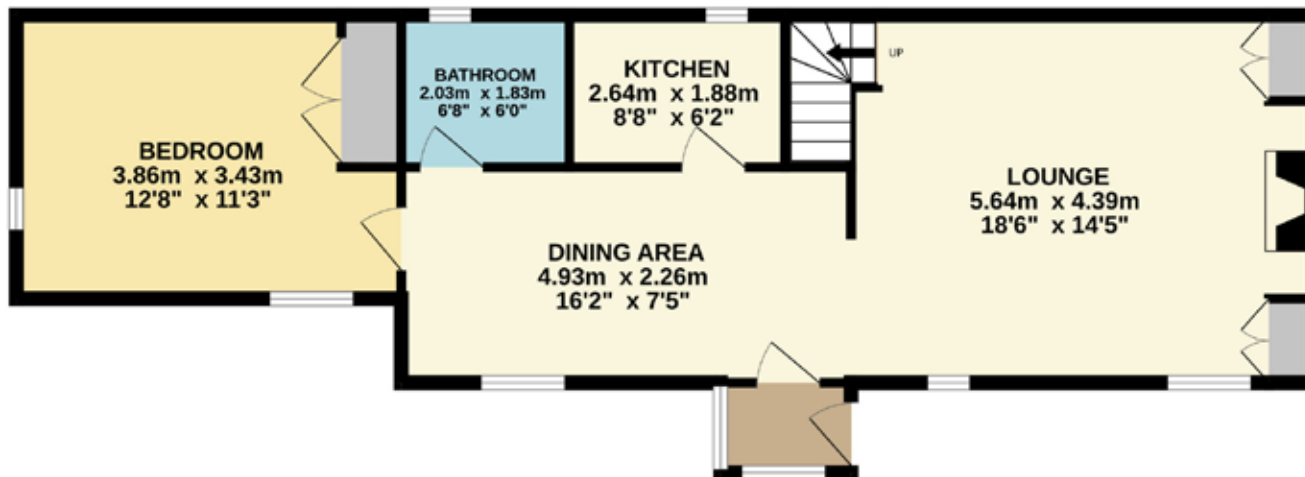
A comfortable double bedroom with built-in cupboards, a large front-facing picture window and an additional side window.



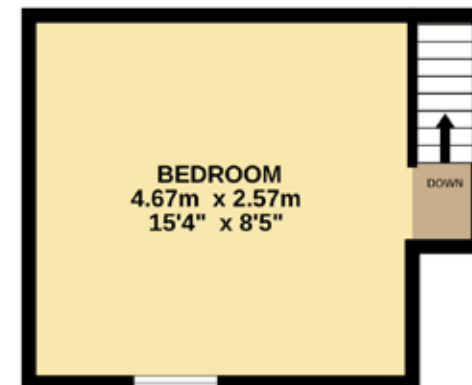


Lochinvar Cottage Floor Plan

GROUND FLOOR



1ST FLOOR



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SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Private	Septic Tank	Mains	Air Sourced Heat Pump	F	D (56)

OUTSIDE

Lochinvar Lodge is nestled amongst mature trees on the banks of Lochinvar Loch. Occupying an enviable elevated position, the property enjoys breathtaking panoramic views across the loch and the surrounding rolling countryside. The mature, well-maintained gardens are predominantly laid to lawn and complemented by an attractive variety of established trees and shrubs. The house benefits from timber decking which provides an ideal space for outdoor dining and entertaining, making the most of the spectacular waterside outlook.



As mentioned previously, the property benefits from two separate driveways, providing ample parking for multiple vehicles and convenient access to both the lodge and the cottage.

The exceptional location offers a haven for wildlife, with an abundance of native species regularly seen around the loch and gardens, including a variety of birdlife, deer and other local fauna, allowing owners to enjoy the tranquillity of this remarkable rural setting.

Lochinvar Loch is renowned for its peaceful, unspoilt character. The use of motorised watercraft is restricted, helping to preserve the tranquillity of the loch and making it an ideal setting for wildlife, as well as non-motorised activities such as kayaking, canoeing, paddleboarding and wild swimming.



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.

HOME REPORT

The property is home report exempt due to it being a mixed sale.



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' solicitors, **Karen Craig at Anderson Strathern**, for a definitive list of burdens subject to which the property is sold.

INGOING

There are no ingoing claims affecting the property.

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



