

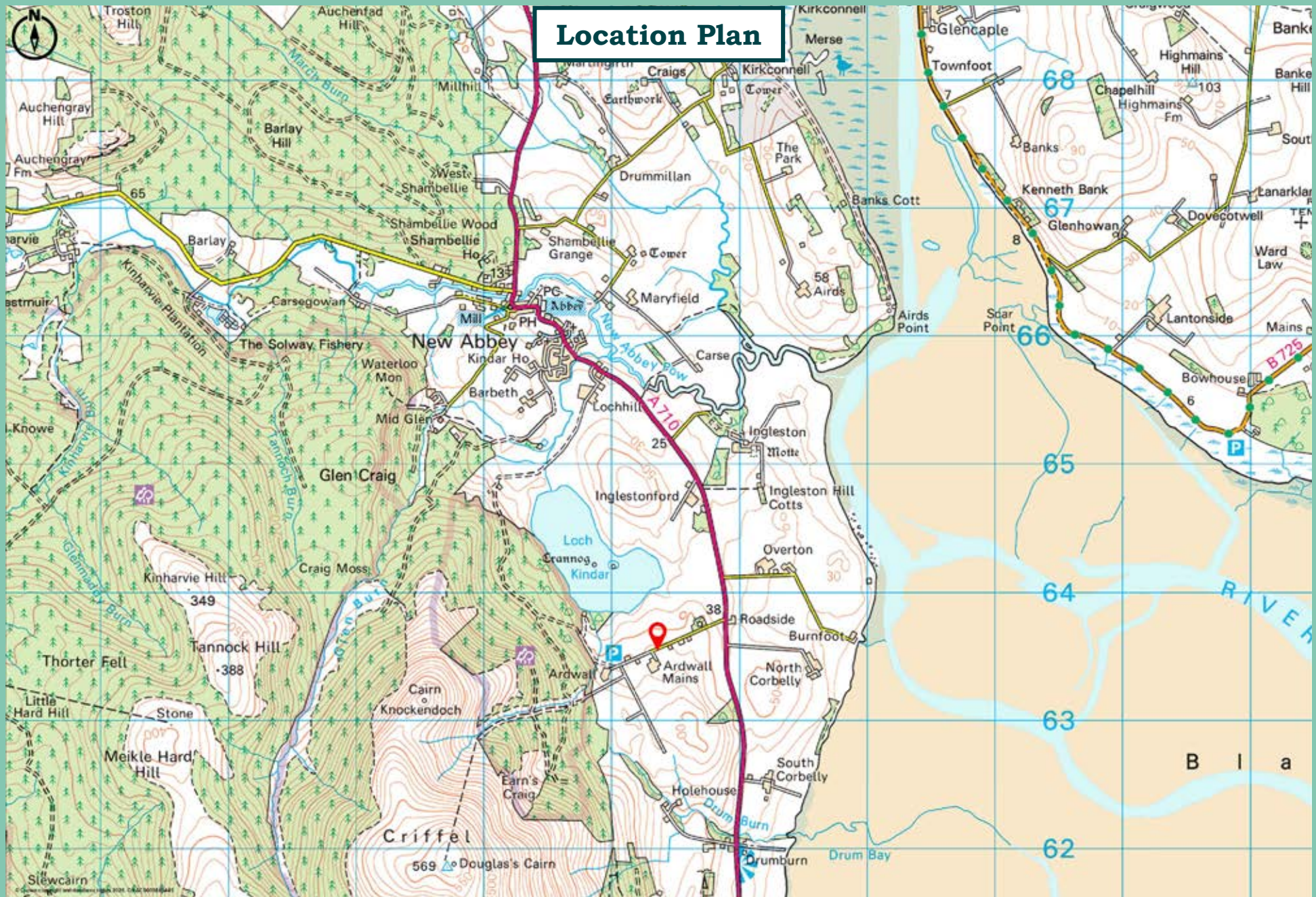


ARDWALL MAINS FARMHOUSE

New Abbey, Dumfries, DG2 8DH



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



ARDWALL MAINS FARMHOUSE

New Abbey, Dumfries, DG2 8DH

New Abbey 2 miles, Dumfries 9.5 miles, Carlisle 44 miles, Glasgow 88 miles

A BEAUTIFULLY SITUATED FARMHOUSE WITH 360 DEGREE VIEWS OF LOCH KINDAR, THE SOLWAY COAST AND CRIFFEL HILL AS THE BACKDROP

- WELL-PRESENTED THREE BEDROOM FARMHOUSE IN WALK- IN CONDITION
- GATED DRIVEWAY AND DETACHED GARAGE WITH POTENTIAL FOR CONVERSION (SUBJECT TO PLANNING)
- FENCED GRAZING LAND
- FULL FIBRE CONNECTION
- SPECTACULAR PANORAMIC VIEWS OVER LOCH KINDAR, CRIFFEL AND THE SOLWAY COAST
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES IN THE PICTURESQUE VILLAGE OF NEW ABBEY

IN ALL ABOUT 2.516 ACRES

VENDORS SOLICITORS

Braidwoods Solicitors
No' 1 Charlotte Street
Dumfries
DG1 2AG
Tel: 01387 257272



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

Ardwall Mains occupies an elevated position within the picturesque Nith Valley Area of Natural Scenic Beauty, enjoying spectacular panoramic views over the surrounding countryside towards the Solway coastline. Nestled at the foot of the prominent Criffel and beside the picturesque waters of Loch Kindar, the property occupies a truly unique setting.

Ardwall Mains is approached by a shared tarmac driveway, which leads to gated entrance at the front of the farmhouse. Occupying a generous plot, the house offers spacious and versatile accommodation throughout, comprising a utility room, downstairs WC, office with the potential to be utilised as a ground floor bedroom, kitchen, conservatory, two reception rooms, three generous bedrooms and a spacious bathroom. Breathtaking views can be enjoyed from almost every room, whether overlooking Loch Kindar, Criffel or the Solway Coast, adding to the charm and appeal of the property. Presented in good decorative order throughout, the house is offered in turn-key condition.

The property is complemented by just over two acres of well-fenced grazing land, fitted with a water trough, making it suitable for a variety of uses including equestrian pursuits, small-scale agriculture or those seeking a degree of self-sufficiency.

In addition, there is a spacious detached garage (11.3m x 7.0m) with locking double doors offering excellent storage together with the potential for conversion or further development (subject to planning). The garage was reroofed in 2021 and benefits from electricity and a water connection outside.

The nearby village of New Abbey is renowned for the impressive ruins of Sweetheart Abbey and offers a welcoming and active community. Village amenities include a well-regarded primary school, an excellent GP practice, the popular Abbey Cottage Tearoom and gift shop, together with a range of local community facilities.

The surrounding area provides access to a wealth of outdoor pursuits including walking, cycling, horse riding, golf and fishing. Criffel, one of Dumfries and Galloway's most recognisable landmarks, offers rewarding walks with spectacular views across the Solway Firth and beyond, whilst the nearby Solway Coast provides opportunities to enjoy beaches, coastal walks and a rich variety of wildlife. The region is also home to the expansive Galloway Forest Park, offering further opportunities for walking, cycling, mountain biking and outdoor recreation.

A wider range of amenities can be found in the busy market town of Dumfries, which provides a comprehensive selection of shops, supermarkets, professional services, healthcare facilities and leisure amenities, including three retail parks, an ice rink and the Crichton University Campus. Dumfries also offers an excellent choice of both primary and secondary schooling, together with a wide range of further education opportunities.



Communications to the area are excellent, with the property situated within easy reach of the A75 Euro Route, providing links east to the M74 and south to the M6 motorway network. The ferry terminal at Cairnryan, offering regular services to Northern Ireland, is approximately 78 miles to the west via the A75, while international airports of Glasgow (91 miles) and Edinburgh (105) airports are located within driving distance. Mainline railway stations are available at Dumfries (10 miles) and Lockerbie (22 miles), providing regular services north and south.

DIRECTIONS

As indicated on the location plan, which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Ardwall Mains are sought **in excess of: £495,000**

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

ARDWALL MAINS FARMHOUSE

The farmhouse is of traditional construction and occupies an enviable elevated position, offering spacious and versatile accommodation arranged over two floors, briefly comprising:

GROUND FLOOR

- **Utility Room**

A spacious utility room featuring high ceilings with a traditional pulley and a hatch providing access to the attic space. There are newly fitted base units with a sink and plumbing for white goods. There is a window to the side.

- **WC**

Located off the utility room and fitted with a WC, wash hand basin and the electrics cupboard.

- **Office/ Bedroom 4**

A useful and versatile room overlooking the rear of the property, also housing the airing cupboard and boiler. This room could equally be utilised as a ground floor bedroom.

- **Kitchen**

A spacious dual-aspect family kitchen centred around the traditional 1960's AGA, fitted with a comprehensive range of base units, incorporating a sink, plumbing for white goods and a cooker. There is ample room for a kitchen table.



- **Dining/ Sitting Room**

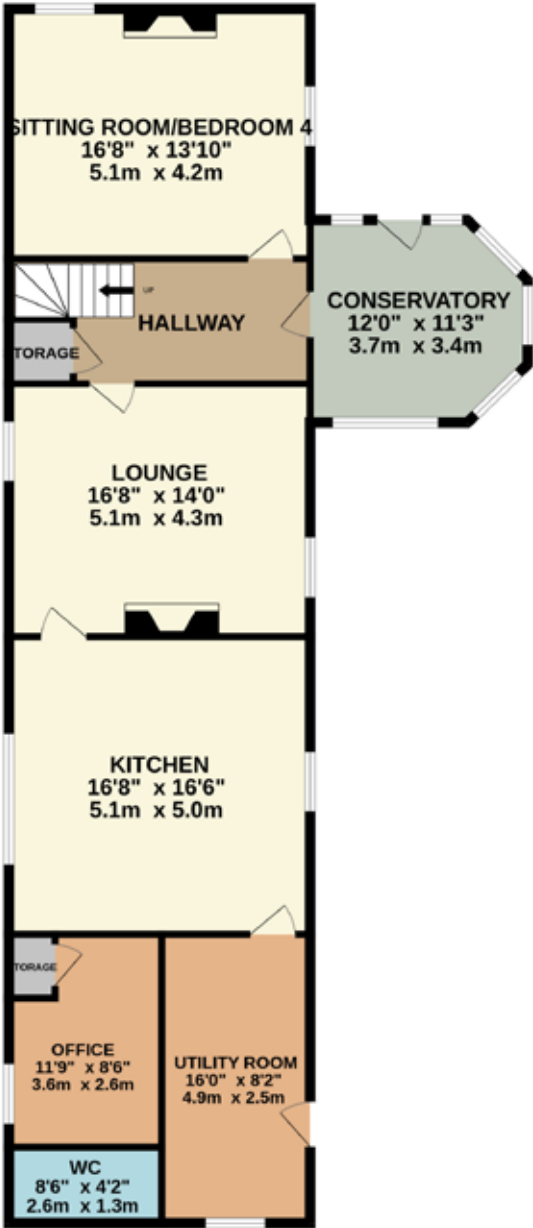
A spacious and flexible reception room featuring a multi-fuel stove and dual-aspect windows enjoying views over the surrounding countryside.

- **Central Hallway**

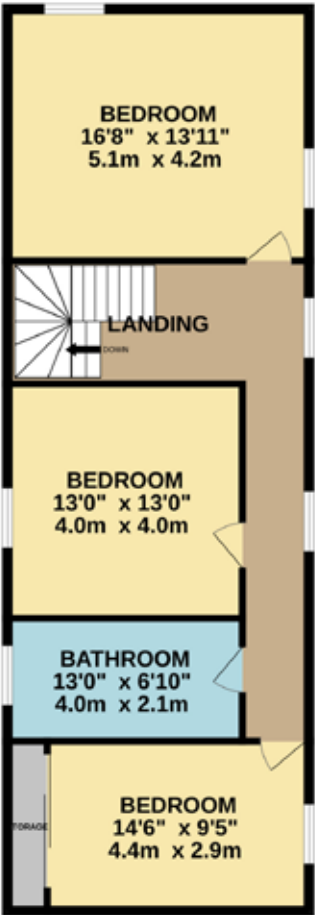
With staircase to the first floor and useful understairs storage cupboard.

Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of 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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- **Conservatory**
Enjoying stunning views over the Solway Coast to the front and Loch Kindar to the side, with a door providing access to outside.
- **Lounge**
A comfortable reception room featuring a multi-fuel stove and dual-aspect windows providing an abundance of natural light.

FIRST FLOOR

- **Staircase/ Upper Landing**
A spacious landing with picture windows enjoying views towards Criffel and the Solway coast.
- **Master Bedroom**
A generous dual-aspect bedroom with a large non-fitted cupboard.



- **Double Bedroom**
A spacious double bedroom enjoying views towards Criffel and benefiting from a large non-fitted cupboard.
- **Bathroom**
Fitted with a freestanding bath, separate shower enclosure, WC, wash hand basin and a rear-facing window.

- **Double Bedroom**

A further double bedroom with built-in cupboards, one housing the hot water cylinder, and a front-facing window.

- **Attic**

A useful semi-floored attic space with power, providing excellent additional storage.

OUTSIDE

Ardwall Mains occupies a generous plot and is approached by a shared tarmac driveway, which leads to gated entrance at the front of the farmhouse and provides ample parking. The garden grounds are designed for ease of maintenance, being laid mainly to gravel with a stone patio seating area, together with an area of lawn situated to the opposite side of the driveway. As mentioned earlier, there is a detached garage offering excellent storage together with potential for conversion or further development (subject to planning).



To the front of the property lies the grazing paddock, extending to just over two acres. The land is fenced, laid to grass and benefits from a water supply and trough.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil	E	E (50)

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, **Braidwoods Solicitors**, 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.

WARRANTY CLAUSE

Whilst the 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 August 2026



Sale Plan



Area in all about : 1.017 ha (2.512 acres)

**ARDWALL MAINS SALE PLAN
FOR IDENTIFICATION PURPOSES ONLY
NOT TO SCALE**

