



OLD STATION HOUSE

Kirkgunzeon, Dumfries, DG2 8JP



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan

This map shows the Dumfries and Galloway region in Scotland. Key towns and locations include Dumfries, Cargenbridge, Kirkcubbin (marked with a red pin), Dalbeattie, Castle Douglas, and Stranraer. Major roads are shown in green and yellow, with route numbers such as A712, A711, A710, A709, A708, A707, A706, A705, A704, A703, A702, A701, A700, A699, A698, A697, A696, A695, A694, A693, A692, A691, A690, A689, A688, A687, A686, A685, A684, A683, A682, A681, A680, A679, A678, A677, A676, A675, A674, A673, A672, A671, A670, A669, A668, A667, A666, A665, A664, A663, A662, A661, A660, A659, A658, A657, A656, A655, A654, A653, A652, A651, A650, A649, A648, A647, A646, A645, A644, A643, A642, A641, A640, A639, A638, A637, A636, A635, A634, A633, A632, A631, A630, A629, A628, A627, A626, A625, A624, A623, A622, A621, A620, A619, A618, A617, A616, A615, A614, A613, A612, A611, A610, A609, A608, A607, A606, A605, A604, A603, A602, A601, A600, A599, A598, A597, A596, A595, A594, A593, A592, A591, A590, A589, A588, A587, A586, A585, A584, A583, A582, A581, A580, A579, A578, A577, A576, A575, A574, A573, A572, A571, A570, A569, A568, A567, A566, A565, A564, A563, A562, A561, A560, A559, A558, A557, A556, A555, A554, A553, A552, A551, A550, A549, A548, A547, A546, A545, A544, A543, A542, A541, A540, A539, A538, A537, A536, A535, A534, A533, A532, A531, A530, A529, A528, A527, A526, A525, A524, A523, A522, A521, A520, A519, A518, A517, A516, A515, A514, A513, A512, A511, A510, A509, A508, A507, A506, A505, A504, A503, A502, A501, A500, A499, A498, A497, A496, A495, A494, A493, A492, A491, A490, A489, A488, A487, A486, A485, A484, A483, A482, A481, A480, A479, A478, A477, A476, A475, A474, A473, A472, A471, A470, A469, A468, A467, A466, A465, A464, A463, A462, A461, A460, A459, A458, A457, A456, A455, A454, A453, A452, A451, A450, A449, A448, A447, A446, A445, A444, A443, A442, A441, A440, A439, A438, A437, A436, A435, A434, A433, A432, A431, A430, A429, A428, A427, A426, A425, A424, A423, A422, A421, A420, A419, A418, A417, A416, A415, A414, A413, A412, A411, A410, A409, A408, A407, A406, A405, A404, A403, A402, A401, A400, A399, A398, A397, A396, A395, A394, A393, A392, A391, A390, A389, A388, A387, A386, A385, A384, A383, A382, A381, A380, A379, A378, A377, A376, A375, A374, A373, A372, A371, A370, A369, A368, A367, A366, A365, A364, A363, A362, A361, A360, A359, A358, A357, A356, A355, A354, A353, A352, A351, A350, A349, A348, A347, A346, A345, A344, A343, A342, A341, A340, A339, A338, A337, A336, A335, A334, A333, A332, A331, A330, A329, A328, A327, A326, A325, A324, A323, A322, A321, A320, A319, A318, A317, A316, A315, A314, A313, A312, A311, A310, A309, A308, A307, A306, A305, A304, A303, A302, A301, A300, A299, A298, A297, A296, A295, A294, A293, A292, A291, A290, A289, A288, A287, A286, A285, A284, A283, A282, A281, A280, A279, A278, A277, A276, A275, A274, A273, A272, A271, A270, A269, A268, A267, A266, A265, A264, A263, A262, A261, A260, A259, A258, A257, A256, A255, A254, A253, A252, A251, A250, A249, A248, A247, A246, A245, A244, A243, A242, A241, A240, A239, A238, A237, A236, A235, A234, A233, A232, A231, A230, A229, A228, A227, A226, A225, A224, A223, A222, A221, A220, A219, A218, A217, A216, A215, A214, A213, A212, A211, A210, A209, A208, A207, A206, A205, A204, A203, A202, A201, A200, A199, A198, A197, A196, A195, A194, A193, A192, A191, A190, A189, A188, A187, A186, A185, A184, A183, A182, A181, A180, A179, A178, A177, A176, A175, A174, A173, A172, A171, A170, A169, A168, A167, A166, A165, A164, A163, A162, A161, A160, A159, A158, A157, A156, A155, A154, A153, A152, A151, A150, A149, A148, A147, A146, A145, A144, A143, A142, A141, A140, A139, A138, A137, A136, A135, A134, A133, A132, A131, A130, A129, A128, A127, A126, A125, A124, A123, A122, A121, A120, A119, A118, A117, A116, A115, A114, A113, A112, A111, A110, A109, A108, A107, A106, A105, A104, A103, A102, A101, A100, A99, A98, A97, A96, A95, A94, A93, A92, A91, A90, A89, A88, A87, A86, A85, A84, A83, A82, A81, A80, A79, A78, A77, A76, A75, A74, A73, A72, A71, A70, A69, A68, A67, A66, A65, A64, A63, A62, A61, A60, A59, A58, A57, A56, A55, A54, A53, A52, A51, A50, A49, A48, A47, A46, A45, A44, A43, A42, A41, A40, A39, A38, A37, A36, A35, A34, A33, A32, A31, A30, A29, A28, A27, A26, A25, A24, A23, A22, A21, A20, A19, A18, A17, A16, A15, A14, A13, A12, A11, A10, A9, A8, A7, A6, A5, A4, A3, A2, A1, A0, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, A-12, A-13, A-14, A-15, A-16, A-17, A-18, A-19, A-20, A-21, A-22, A-23, A-24, A-25, A-26, A-27, A-28, A-29, A-30, A-31, A-32, A-33, A-34, A-35, A-36, A-37, A-38, A-39, A-40, A-41, A-42, A-43, A-44, A-45, A-46, A-47, A-48, A-49, A-50, A-51, A-52, A-53, A-54, A-55, A-56, A-57, A-58, A-59, A-60, A-61, A-62, A-63, A-64, A-65, A-66, A-67, A-68, A-69, A-70, A-71, A-72, A-73, A-74, A-75, A-76, A-77, A-78, A-79, A-80, A-81, A-82, A-83, A-84, A-85, A-86, A-87, A-88, A-89, A-90, A-91, A-92, A-93, A-94, A-95, A-96, A-97, A-98, A-99, A-100, A

OLD STATION HOUSE

Kirkgunzeon, Dumfries, DG2 8JP

Dalbeattie 6 miles, Castle Douglas 11 miles, Dumfries 10 miles, Carlisle 45 miles, Glasgow 84 miles

A UNIQUE FORMER RAILWAY STATION WITH GRAZING LAND AND EXCELLENT RURAL LIFESTYLE POTENTIAL NEARBY THE RURAL VILLAGE OF KIRKGUNZEON

- CHARACTERFUL FORMER RAILWAY STATION WITH TWO BEDROOMS AND THREE RECEPTION ROOMS
- RANGE OF OUTBUILDINGS INCLUDING GARAGE, SUMMERHOUSE, GREENHOUSE AND GARDEN SHED
- PRODUCTIVE GRAZING LAND OFFERING VERSATILITY FOR EQUESTRIAN OR SMALL-SCALE AGRICULTURAL USE
- MATURE GARDEN GROUNDS SURROUNDING THE PROPERTY WITH HIGH PRIVACY
- GATED DRIVEWAY WITH AMPLE PARKING FOR SEVERAL VEHICLES

IN ALL ABOUT 8 ACRES (3.239 HA)

VENDORS SOLICITORS

Hollie Burnett
Brazenall & Orr
104 Irish Street
Dumfries
DG1 2PB
Tel: 01387 255695



SOLE SELLING AGENTS

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No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
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Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk

INTRODUCTION

Old Station House is a former railway station that has been thoughtfully transformed into a beautiful dwelling, situated on the outskirts of the village of Kirkgunzeon. The station served the village from 1859 until 1950, before being converted into a private residence. The property has since undergone further alterations, including the addition of extensions in the 2000s.

The house combines the character and solidity of the original granite construction with sympathetically designed brick-built extensions. The property is further complemented by extensive garden grounds and an adjoining field extending to approximately 8 acres in total.

Arranged over a single level, the house provides spacious and well-proportioned accommodation throughout. The accommodation comprises three reception rooms, two bedrooms, a kitchen and a utility room, offering a versatile layout suited to both everyday living and entertaining.

The field is just under 8 acres of well-fenced grazing land, with roadside access and a gateway providing direct access from the house. The land offers considerable versatility and would be suitable for a variety of uses, including equestrian pursuits, small-scale agricultural activities or for those seeking a degree of self-sufficiency.



The property is located just under a mile from the village of Kirkgunzeon, a small rural village surrounded by beautiful countryside and rolling farmland. Steeped in history, the village dates back to at least the 12th century and retains its peaceful rural character today. The village also has its own primary school and community hall.

The village of Beeswing is approximately 4 miles from the property and is home to a thriving community. Of particular note is the Loch Arthur Camphill Community, which supports adults with learning disabilities and includes a working farm, large garden, creamery, bakery and craft workshops, as well as a thriving farm shop and café.

Further amenities can be found a short drive away in the town of Dalbeattie, which provides a wide range of everyday amenities, including a modern school catering from nursery through to secondary education. The town also offers a variety of retail and professional services, together with a medical practice and leisure facilities. A wider selection of shops, supermarkets and services can be found in the nearby market town of Castle Douglas, while the regional centre of Dumfries provides a university campus, a major hospital, retail parks, high street shopping and larger supermarkets.

The region is renowned for the quality and variety of its outdoor pursuits and leisure activities, with excellent opportunities for shooting and fishing available locally. The diverse landscape, together with the close proximity to the coast and surrounding lochs, offers exceptional walking, sailing, cycling and other country pursuits. For golfing enthusiasts, the area boasts an excellent selection of courses within a short driving distance from the property. Dalbeattie Forest is also home to one of the renowned 7stanes mountain biking centres. The property is conveniently situated near the coastal village of Kippford, affectionately known as the “Scottish Riviera”, famed for its beautiful shoreline and sailing facilities.

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 68 miles away, and there are international airports in Glasgow (91 miles) and Edinburgh (106 miles). Main train links are available from Dumfries (10 miles) and Carlisle (44 miles) offering an express train to London and Glasgow.

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 Old Station House are sought **in excess of: £380,000**

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

The bungalow is beautifully presented and spacious throughout, with the accommodation briefly comprising:

- **Front Porch**

A light filled front porch.

- **Kitchen**

Fitted with a range of wall and base units, integrated oven and grill, hob with extractor, dishwasher and sink. There is a shelved pantry and a window overlooking the porch and a part-glazed door.



- **Central Hallway**

A bright and spacious hallway with a door providing access to the rear garden and a useful store cupboard.



- **Bathroom**

Fitted with a bath, separate shower, WC and wash hand basin, with a window to the front.

- **Bedroom 1**

A generous double bedroom with triple-aspect windows, providing excellent natural light.



Floor Plan

GROUND 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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- **Dining Room**

With a window to the side and a step leading down to the sitting room.

- **Sitting Room**

A comfortable reception room with a window to the side and a stone fireplace housing a multifuel burner.

- **Rear Porch**

With a window to the rear and a door providing access to the garden.

- **Sunroom**

Leading through from the sitting room, the sunroom features four large windows overlooking the garden, a door providing external access and an attractive granite stone feature wall.

- **Utility Room**

With external access, plumbing for white goods, a sink, boiler and useful log storage area.

- **Shower Room**

Fitted with a shower, WC and wash hand basin, with a Velux window providing natural light.



- **Bedroom 2**

With a window to the front.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Oil	C	D (58)

OUTSIDE

The house is approached via a gated tarmac driveway, which leads to the front of the property and continues through to the rear, providing ample parking for several vehicles. The gardens surround the property and are predominantly laid to lawn, with mature hedging, attractive rock features and a neat stone wall forming the front boundary.

Old Station House has a stone paved patio to the side which provides an ideal, private setting for alfresco dining, family life and entertaining guests. To the rear, the gardens are further complemented by a summerhouse, greenhouse and garden shed, offering useful additional storage for garden equipment and a lawnmower.

To the front of the property, the garage benefits from power and a side window, providing practical storage and further versatility.

A gateway from the garden leads through to the field which has roadside access. The grazing field extends to just under 8 acres, further adding to its rural appeal and versatility, with potential for equestrian, lifestyle or small-scale agricultural use.



HOME REPORT

The home report can be downloaded from our website: www.threaverural.co.uk/property

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, **Hollie Burnett at Brazenall & Orr**, 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 October 2026



Sale Plan

For identification purposes only

