

UPPER SENWICK FARMHOUSE,

BORGUE, KIRKCUDBRIGHT, DUMFRIES AND GALLOWAY



Galbraith



UPPER SENWICK FARMHOUSE, BORGUE, KIRKCUDBRIGHT, DUMFRIES AND GALLOWAY

An imposing traditional farmhouse close to Ross Bay and Brighthouse Bay on the Kirkcudbrightshire coast.

Kirkcudbright 5.5 miles ■ Castle Douglas 15 miles ■ Dumfries 33 miles

Acreage 0.44 acres (0.18 hectares)

Offers Over £400,000

- 3 reception rooms, 6 bedrooms.
- Traditional stone farmhouse
- Original period features
- Wrap-around garden
- Additional grazing land (circa 5.86 acres) available by separate negotiation.

Galbraith

Castle Douglas
01556 505346
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SITUATION

Upper Senwick Farmhouse is located approximately 6 miles from the fishing town of Kirkcudbright, which is known for its arts festivals, events and exhibitions. The farmhouse is located within the Galloway and Southern Ayrshire Biosphere Reserve, which covers most of South West Scotland and is a testament to low levels of light pollution and dark skies. Since 2009, Galloway Forest Park to the north has been designated by the International Dark-Sky Association as only the fourth Dark Sky Park in the world, and the first in the UK. It's been named a Gold Tier park for its breath taking and rare stargazing conditions. Benefitting from a coastal location, Upper Senwick Farmhouse is a short drive from the beaches at Carrick and Knockbren. Kirkcudbright offers town amenities including primary and secondary education, vet practice, local pubs and restaurants, medical centres and shops.

The market town of Castle Douglas is 15 miles from the subject and offers a wide range of amenities, including leisure facilities and supermarkets. Dumfries, which is the regions principal town, is approximately 33 miles to the north east of the subject, and hosts the region's main hospital, campuses for University of West of Scotland and University of Glasgow, and a large range of other amenities.

Railway stations can be found in Dumfries and Lockerbie, offering local and national services. The M74 southbound and the A74 (M) northbound can be joined at Gretna or Beattock respectively in around 1 ¼hours. Glasgow and Edinburgh Airports, offer international flights and are both approximately 115 miles from the property.

The south west of Scotland is well known for its mild climate and long growing season and is one of the most productive livestock areas in Britain. The area is strongly favoured by tourists from all over the UK, and is also known for the diversity of its sporting and recreational pursuits. The Galloway Hills, in the Galloway Forest Park offer hundreds of miles of hill walking, as well as mountain biking tracks Kirroughtree, as part of the 7 Stanes. Trout and salmon fishing in the regions lochs and rivers, as well as shooting and stalking, offer further recreational activities. The area also offers many interesting golf courses.

DESCRIPTION

Upper Senwick Farmhouse is a traditional six bedroom stone built property under a tiled roof enjoying a south easterly aspect, maximising sunlight and views onto Kirkcudbright Bay. The farmhouse, which was originally part of Upper Senwick Farm, is situated to the south of the former steading, in rural Kirkcudbrightshire. The large two storey farmhouse provides ample family accommodation, benefitting from WC's on both floors, a central skylight over the upper staircase, and two large reception rooms on both sides on entry through the front door, with further reception room adjacent to the family kitchen.

The house itself has maintained the original features including Victorian-style entrance tiles, hardwood internal doors, four tiled fireplaces, a stained-glass sky light and two staircases. Five of the six bedrooms are large rooms, with two of these having original fireplaces. The sixth bedroom is smaller, but is ample for a single bed, or could be used as a playroom or office. The property provides the opportunity for a purchaser to renovate a characterful property.

There is a car parking area to the northeast of the property suitable for multiple vehicles, with a side vehicular access gate to the rear of the property. The garden wraps around the property and is laid to lawn, with a mature hawthorn hedge defining the garden.

Additional grazing land is available by separate negotiation. Please speak to the selling agent to request further details.

ACCOMMODATION

Ground Floor: Drawing Room. Kitchen. Scullery/Utility. Shower Room. Porch. Work/Tack Room. Cloak Room. Pantry. Dining Room. Living Room.
First Floor: 6 Bedrooms. Bathroom. Storage Room.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband
Mains	Mains	Septic Tank	Freehold	Oil Fired Central	Band F	E44	FTTP



FLOOD RISK

We are not aware of any flooding to the property in the last 5 years. Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

The access road is privately owned by the sellers. The purchaser of Upper Senwick Farmhouse will be granted a servitude right of access. There are reserved third party access rights over the track to neighbouring properties. Maintenance for this will be according to user. The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

DIRECTIONS

From Kirkcudbright, follow the road south towards Borgue, with the estuary to your left. After passing Dhoon Beach the road rises up through trees into farmland. Take the first left turn signposted Senwick & Brighthouse. Head due south for 1 mile, passing Senwick House Retirement Home on your right. Take the next left signposted Ross Bay and after a short distance turn left opposite 'Clash Cottage' onto the Upper Senwick Farm track.

POST CODE

DG6 4TR

WHAT3WORDS - [///quirky.tweed.park](https://www.what3words.com/quirky.tweed.park)

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///quirky.tweed.park](https://www.what3words.com/quirky.tweed.park)

SOLICITORS

A B & A Matthews (Hunter & Murray)
25 Lewis Street
Stranraer
DG9 7LA

LOCAL AUTHORITY

Dumfries and Galloway Council
Carruthers House
English Street
Dumfries
DG1 2DD

MINERALS

Insofar as these rights form part of the property title they are included in the sale.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

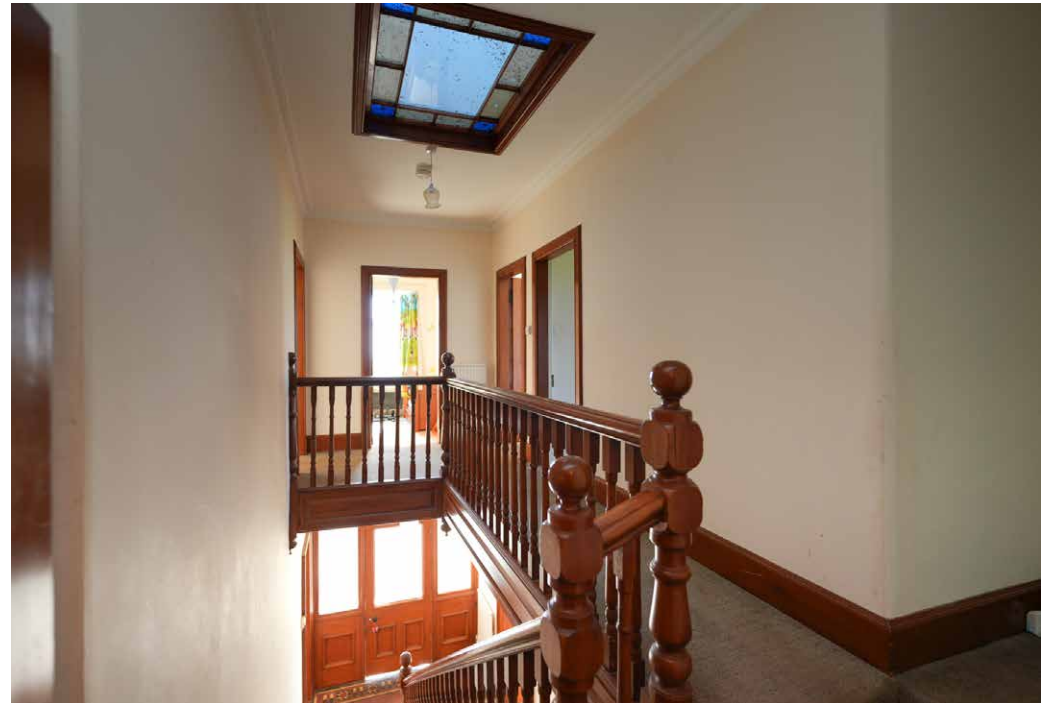
ANTI MONEY LAUNDERING (AML) REGULATIONS

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. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.



Upper Senwick Farmhouse

Approximate Gross Internal Area
2982 sq ft - 277 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in September 2025.





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