

THE PIGEON LOFT

BORGUE





THE PIGEON LOFT, BORGUE

A unique and enchanting property forming part of an elegant B Listed stables courtyard close to the coast.

Kirkcudbright 8.5 mile ■ Castle Douglas 14.9 miles ■ Dumfries 32.5 miles

Offers Over £290,000

- 3 reception rooms. 2 bedrooms
- Unique stables layout with original ironwork and tiling in situ
- Summer house with sauna and log burning stove
- Garden
- Courtyard parking
- Bespoke fitted woodwork by Ian Cameron-Smith

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com



SITUATION

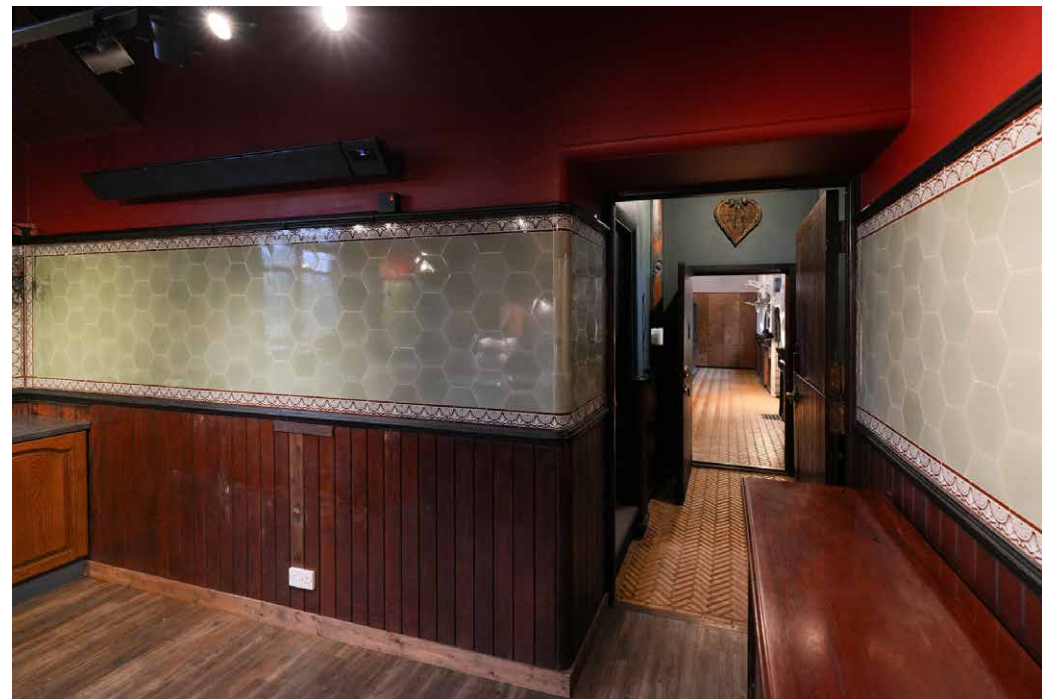
The Pigeon Loft is part of a converted traditional stable courtyard for Knockbren House. Knockbren is situated close to the coast near the village of Borgue. Borgue has a hotel, The Borgue Hotel. A range of amenities are available in Kirkcudbright. Kirkcudbright is famous as Scotland's Artists' Town and its well-known connections to The Glasgow Boys. The town provides a range of services including two small supermarkets and individual specialist shops, 3 churches, museum, library, doctor's surgery, optician, two veterinary practices, swimming pool, tennis court, bowling green, as well as a primary and secondary schools. The nearby market town of Castle Douglas also has a good range of shops and other services, and is designated Dumfries and Galloway's 'Food Town'. The regional capital of Dumfries offers a wider range of shops, retail outlets and services including the Dumfries and Galloway Royal Infirmary and the Crichton Campus providing further education courses.

Communications to the area are very good, with railway stations in both Dumfries and Lockerbie. The M74 motorway is accessible at Moffat and Lockerbie, allowing easy access north and south. Regular flights to parts of the UK and Ireland as well as continental Europe depart from Prestwick Airport, which is 58 miles drive to the north. Both Glasgow and Edinburgh with their international airports are around two hours' drive. Regular ferry services to Northern Ireland operate with Stena Link and P & O from Cairnryan around 51 miles to the west, close to Stranraer.

DESCRIPTION

The Pigeon Loft forms part of a traditional stables courtyard, once servicing the main house, Knockbren, and dating back to 1900. It is a unique home with the most charming layout. The main living room, study/reception room and one bedroom are formed from the original stalls with the equestrian features still intact including the stall dividers, ironwork, water troughs and beautiful original green tiling. There even remain the horses' name plates in each stall, albeit with new names added. A Dowling Stove warms the whole area from the living room stall. A mezzanine storage area sits over. The hallway forming the rest of this stunning space has been used as a dining room by previous occupants and has large windows overlooking the courtyard and fitted cupboards to one end as well as beneath the windows.

The kitchen is well appointed for modern life and has attractive fitted units with solid oak doors and Karndean floor tiles on a raised floor which preserves the original stone paved floor below, and the floor is also done this way in the family bathroom, which features a bespoke solid yew countertop with wash hand basin set in, and storage beneath. The WC is hidden in a bespoke wooden cabinet, adding to the charm of this unusual home. Fitted woodwork is by Ian Cameron-Smith (cameronsmithdesigns.co.uk).



The stairs to the first floor, or former pigeon loft from which the property takes its name, have handcrafted handrails leading up to the main bedroom. This striking room features a round window, around which a bespoke ash bedframe curves, with matching illuminated bedside tables, designed and created by Ian Cameron-Smith (cameronsmithdesigns.co.uk) – NB. this furniture is available by separate negotiation. Leading up from the bedroom are further stairs which land in the fabulous living room which features a bespoke jungle wallpaper mural on one wall and is flooded with light from the pagoda windows and the two large main windows. A flame effect electric fire is mounted in a room divider which hides the stairs and also has a small desk area.

Outside is a generous garden, mainly laid to lawn with a raised deck BBQ and seating area, and a wonderful summerhouse/garden room which features a wood burning stove and a sauna. It has been used as extra bedroom accommodation for visiting family in the past and would also make a wonderful home office.

In short, The Pigeon Loft is a rare opportunity to acquire a unique and history-steeped home which could serve equally well as a second home offering quirky accommodation for family, friends and guests, or as a full-time residence as has been the case for the last 20 years.

ACCOMMODATION

Ground Floor: Entrance Hall. Kitchen. Bathroom. Stable area with dining hallway, reception room with Dowling Stove, Bedroom, further Reception/Study/Bedroom

First Floor: Master Bedroom

Second Floor: Living Room 2

GARDEN

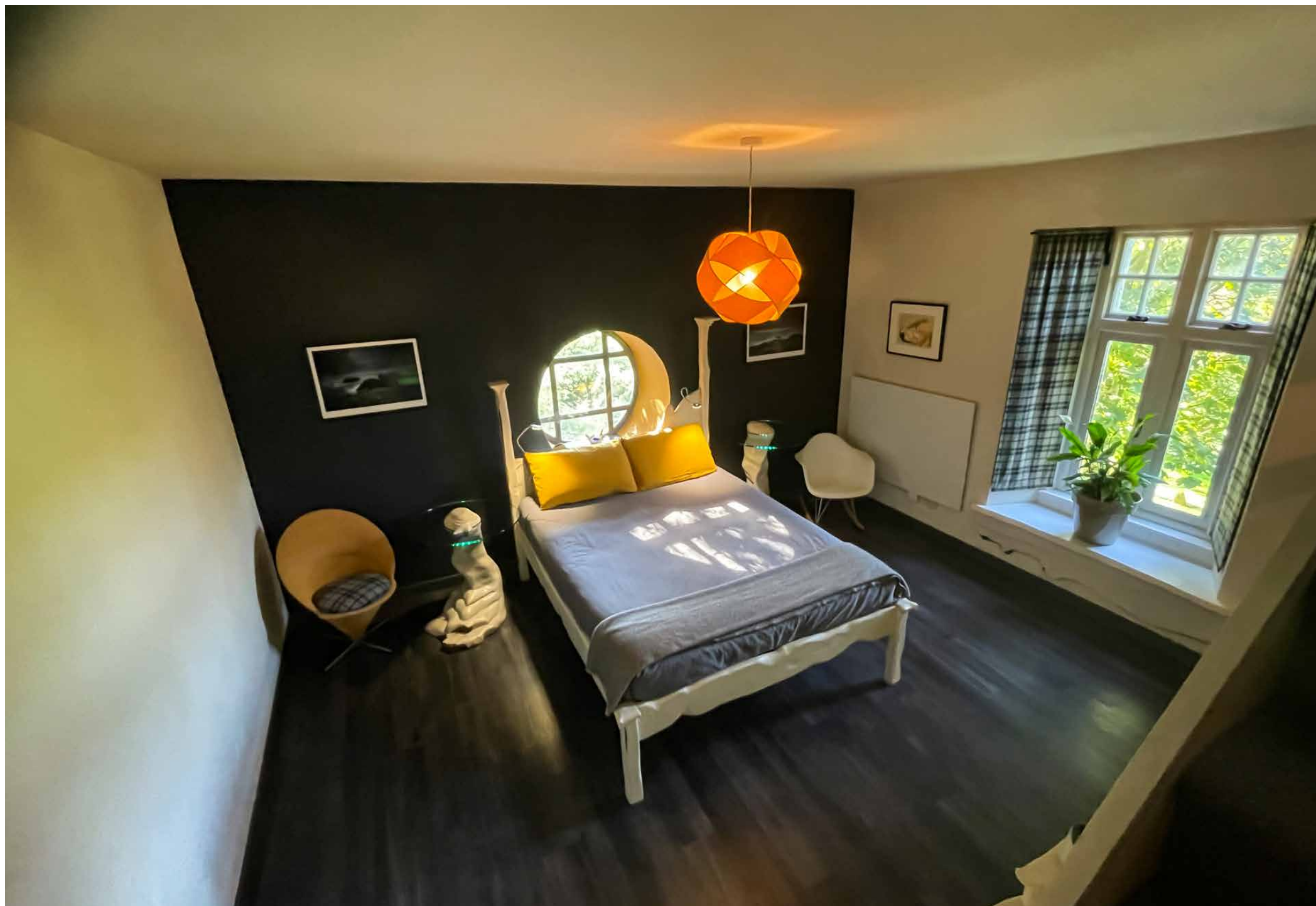
To the front there is parking on the cobbled courtyard, which is shared with the two neighbouring properties. To the rear the garden is mainly laid to lawn and features a raised timber deck which is ideal for summer entertaining. The summer house/garden room sits to one side and has a sauna as well as a wood burning stove. There are open views across the former walled garden beyond the fence line.

The driveway spur from the main Knockbrex drive and the courtyard are included, subject to the access rights specified below. Maintenance is the responsibility of The Pigeon Loft.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	Electric	Band C	F29	Cable (requires reconnection)	YES





FLOOD RISK

There is a risk of both river and surface water flooding in the area according to SEPA. The owner confirms that The Pigeon Loft has not flooded during their ownership, and that they created a sluice gate which diverts Plunton Burn protecting the property.

Flood maps of the area can be viewed at:

<https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS/THIRD PARTY RIGHTS OF ACCESS

The courtyard and the spur of driveway leading from the main Knockbrex driveway belongs to The Pigeon Loft. Courtyard Cottage has a right of access and parking in the courtyard. Stable House and Groom's Cottage have fire exits/essential services access only to the courtyard.

COMMUNICATION/BROADBAND

There is a BT telephone line which is currently not connected. The previous occupants used an EE 4G router for broadband.

POST CODE

DG6 4UE

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: Viewer.Valued.Mailboxes

SOLICITORS

Cavers & Co
40-42 St Mary Street
Kirkcudbright
DG6 4DN

LOCAL AUTHORITY

Dumfries & Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. For the avoidance of doubt, the bedframe and bedside tables in the main bedroom are not included in the sale but are available by separate negotiation.

VIEWINGS

Strictly by appointment with the Selling Agents.

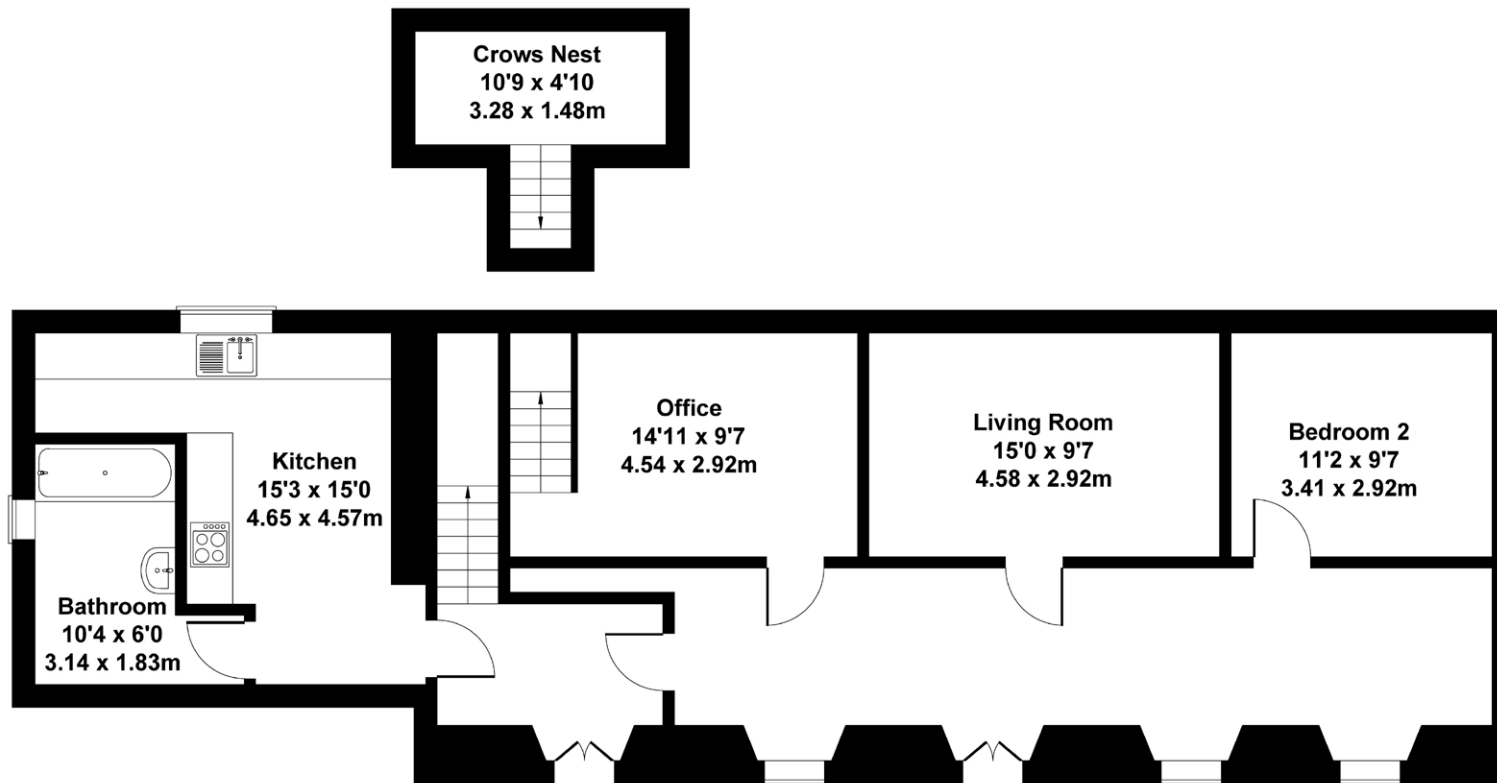




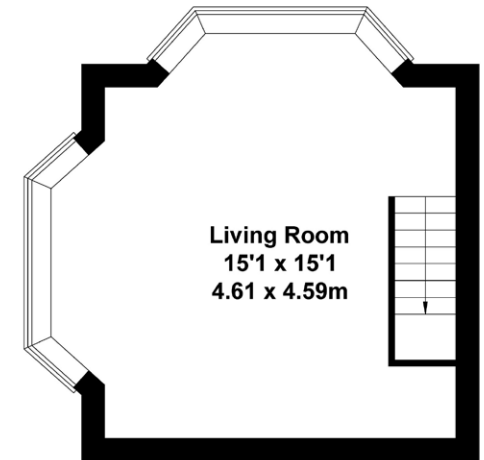


The Pigeon Loft, Borgue, Kirkcudbright, DG6 4UE

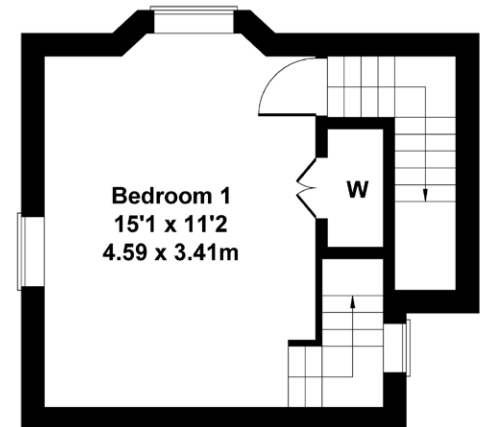
Approximate Gross Internal Area
1636 sq ft - 152 sq m



GROUND FLOOR



SECOND 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

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

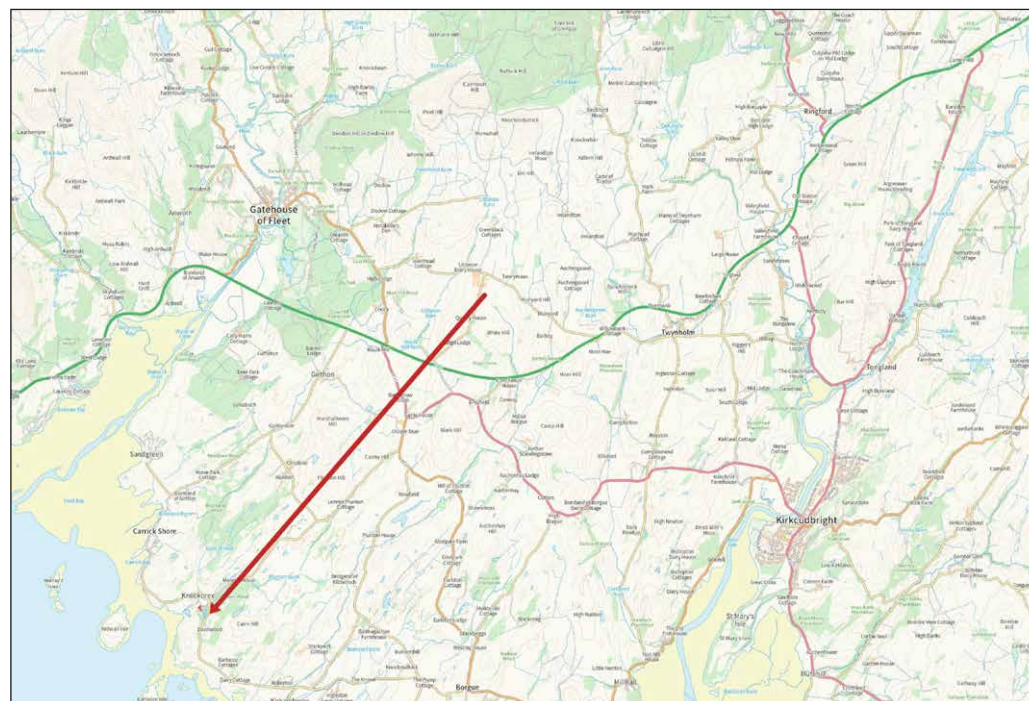
Failure to provide required identification may result in an offer not being considered.

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.

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 2024 and December 2025.





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