



Field Cottage, Dunjarg

Field Cottage, Dunjarg, Castle Douglas, Dumfries and Galloway, DG7 3ES

Galbraith

A charming traditional cottage and garden with breathtaking rural views.



Castle Douglas 3 miles Dumfries 15.3 miles Carlisle 48.9 miles



 3  1  1

1 reception room. 3 bedrooms

Well-appointed dining kitchen

Wraparound garden

Parking

Far reaching views over the surrounding countryside

Offers Over £230,000

SITUATION

Dunjarg Field Cottage sits in a lovely rural location only 3 miles from the market town of Castle Douglas. Castle Douglas is famed for its collection of individual shops and businesses, a characteristic that led to its being designated Dumfries & Galloway's Food Town. In addition, there is a primary school, a secondary school, swimming pool and gym, a number of hotels and restaurants, as well as a large health centre and small cottage hospital. Perennially popular with tourists, Castle Douglas is a great base for accessing the excellent hill walking, cycling, shooting, fishing and equestrian pursuits that the region has to offer. Numerous wonderful beaches are within easy driving distance of Castle Douglas including the ever popular Sandyhills to the east, Kippford, Sandyhills and the scenic Mossyard. Kirkcudbright is known as The Artists' Town with its rich history of the Glasgow Boys and gallery, boutique shops and museums. The nearby Galloway Forest Park offers stunning countryside, history and the UK's first designated Dark Sky Park. Dumfries is the regional capital and provides further amenities including a major hospital, university campuses, and retail parks. There are mainline railway stations at Dumfries and Lockerbie, ferry services to Northern Ireland at Cairnryan near Stranraer, whilst international airports are available in Glasgow and Edinburgh, both around 2 hours' drive.

DIRECTIONS

Travelling west on the A75, passing the turn off signed Haugh of Urr on the left, proceed uphill on the overtaking lane section. As you crest the hill you will see a blue Parking sign. Turn into the layby, and into the farm track immediately leading off this. Continue on past the farmyard and onto the farm track. Field Cottage is on the righthand side.

NB. You cannot turn off the A75 here travelling east. If travelling East head for the Haugh of Urr via the Old Military Road in Castle Douglas off the A745, or via Dalbeattie, then turn onto the A75 and head uphill as above.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. The washing machine is expressly excluded from the sale. The Starlink satellite broadband dish can be purchased by separate negotiation with the sellers. The Starlink subscription can be transferred.



DESCRIPTION

Dunjarg Field Cottage is a traditional Galloway single storey farm cottage which would have been two originally, but was converted in the 1930's to form one dwelling. It has been modernised and improved by the current owners to form the lovely rural escape it is today. It is run as a successful holiday let, but was for many years the family's own holiday home. The high standard of finish includes Ventrolla windows, timber internal doors with traditional ironmongery, and bespoke timber entrance doors. The heart of the home is often the kitchen and this is no exception. Beautifully fitted out with stylish floor and wall units and integral appliances, it also has ample room for a table and chairs. A comfortable sitting room complete with open fire is cool in summer and cosy in winter making it perfect for year round occupation. Three good sized bedrooms provide plenty of sleeping accommodation for family and friends, with Bedrooms 1 and 3 featuring log burners. Outside, a generous but manageable garden wraps around the property with parking space to the front and side. It can be fully enclosed, making it safe for young children and pets.

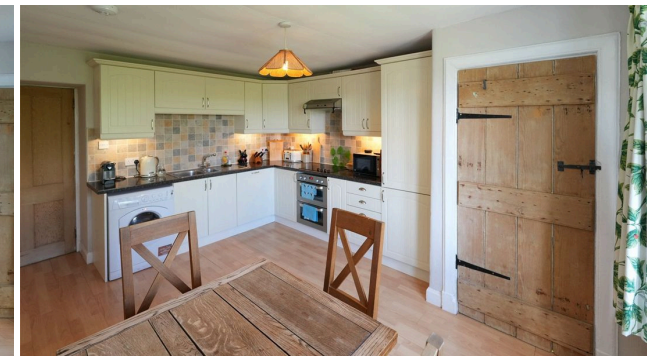
This is a fantastic opportunity to acquire a wonderful rural retreat for either personal use as a full time residence or second home, or as a viable holiday let.

ACCOMMODATION

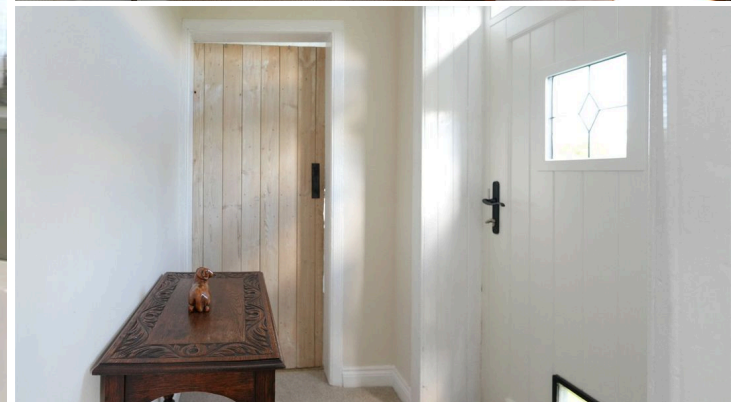
Entrance Hall. Bedroom 1. Sitting Room. Store. Bedroom 2. Bathroom. Dining Kitchen. Second Entrance Hall. Bedroom 3. Lean-to Store (accessed externally).

GARDEN

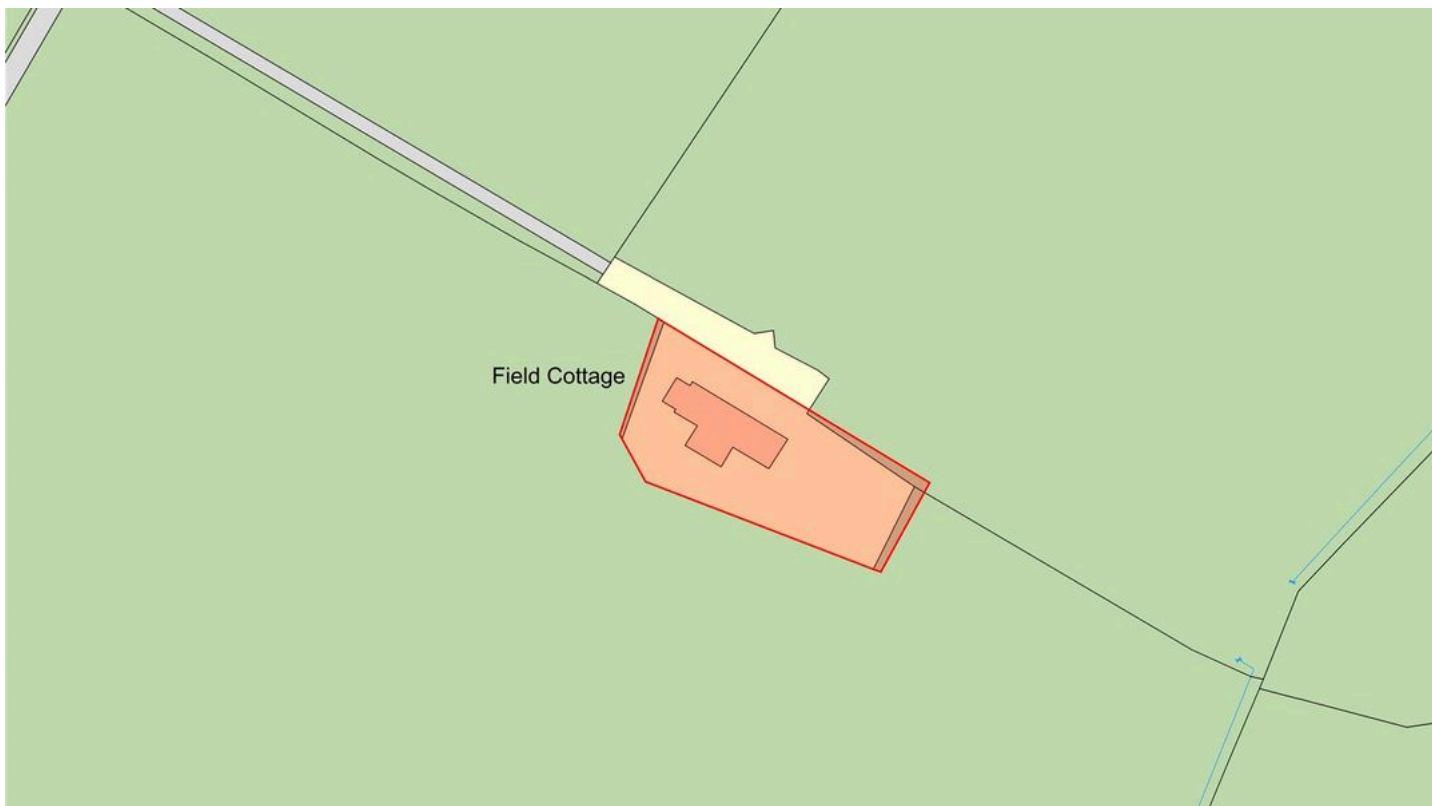
The garden features a parking area to the front, patio to the rear and areas of lawn with a number of mature shrubs and trees. It is fully enclosed once the main gate is closed making it an ideal garden for children and pets to play in. From all areas of the garden panoramic views of the surrounding farmland and countryside can be found, making this a peaceful and restorative spot from which to escape the pressures of everyday life.









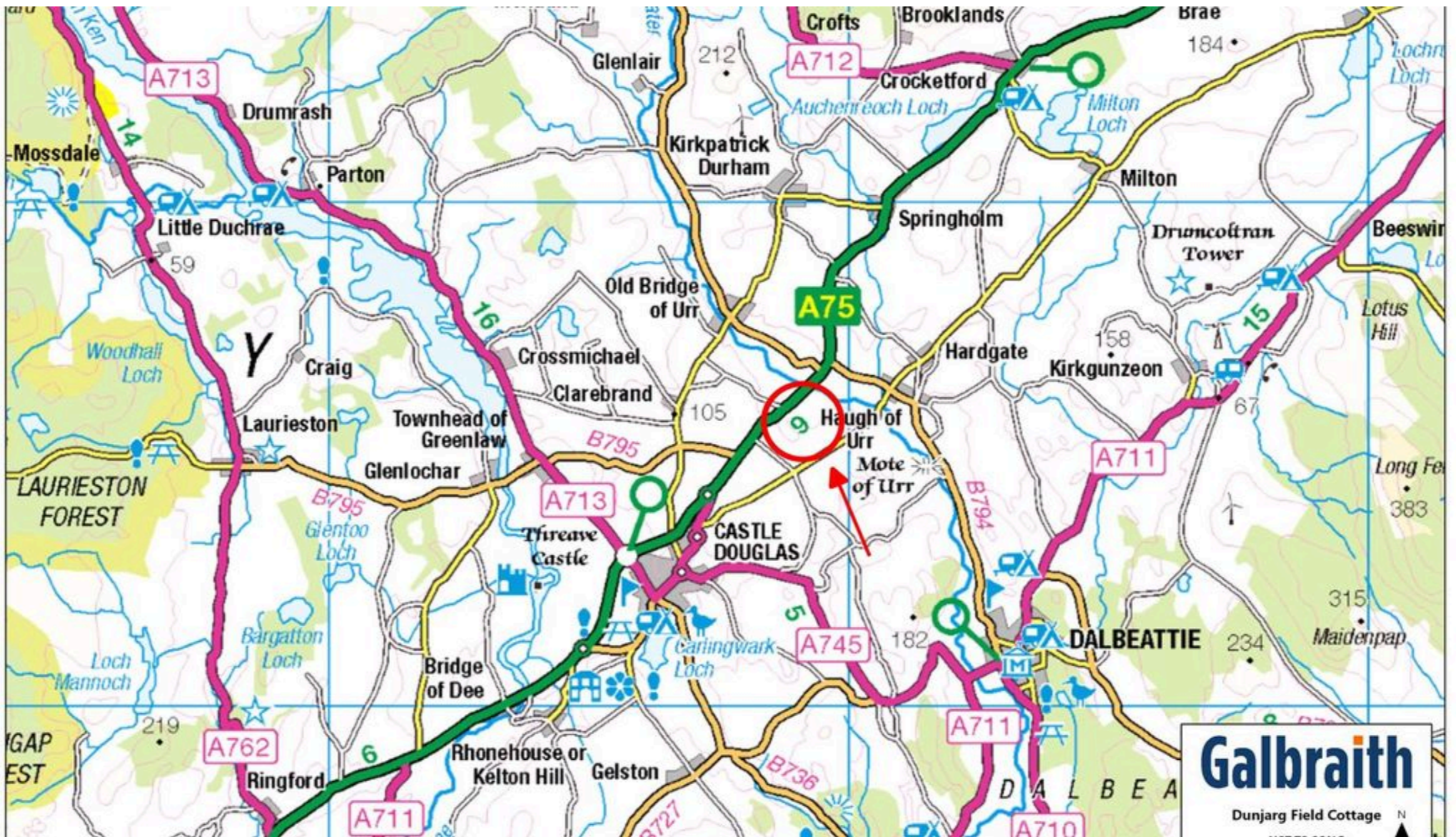


IMPORTANT NOTES:

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 13/05/2025.

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. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



DG7 3ES



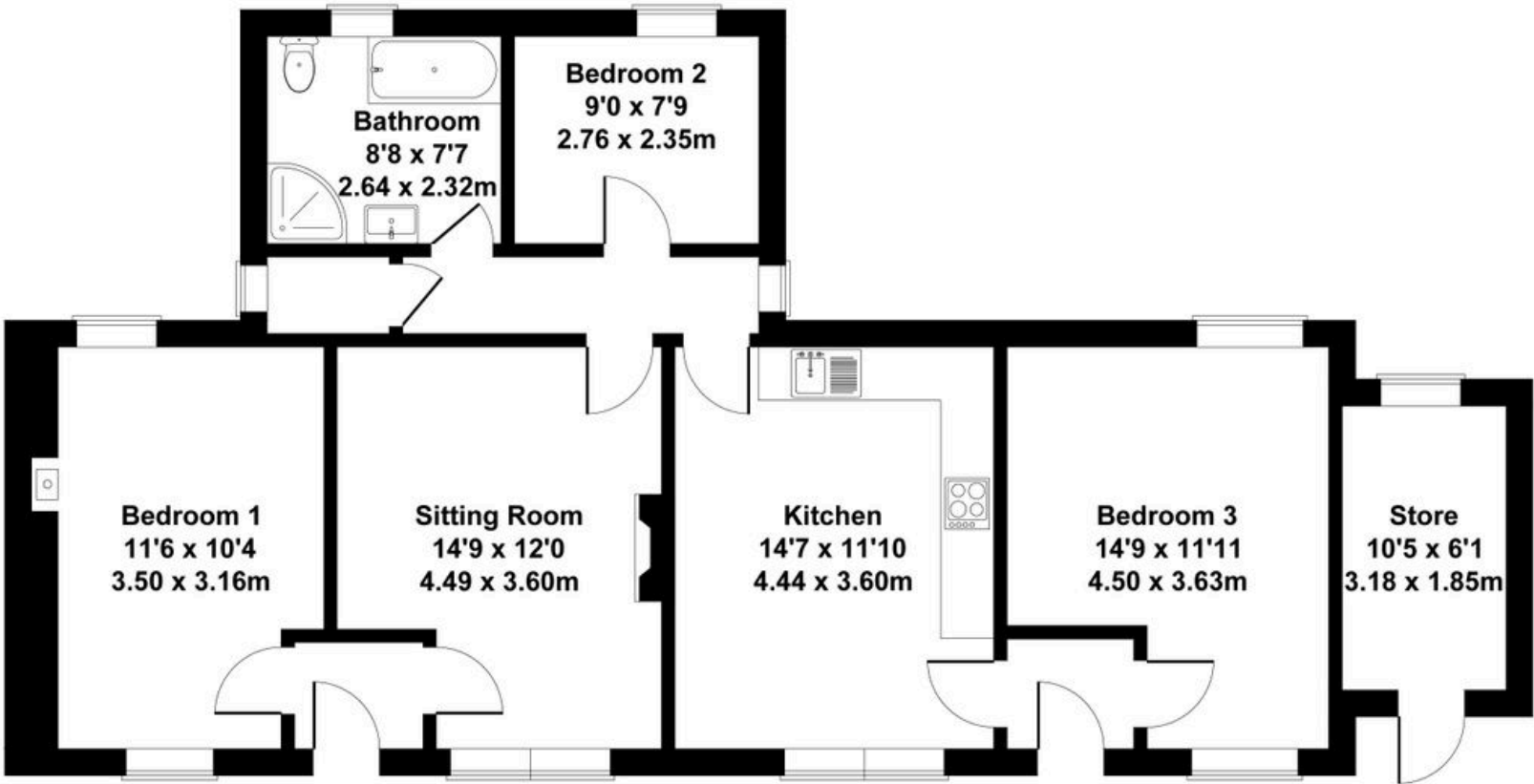
illogical.jacuzzi.outlined

Plans

Total Area: 90m2

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Approximate Gross Internal Area
969 sq ft - 90 sq m



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.

Viewings

Strictly by appointment with Galbraith Castle Douglas Tel: 01556 505346 Email: castledouglas@galbraithgroup.com



Tenure

Freehold

Local Authority

Dumfries & Galloway Council

Council Tax

NA

EPC

E50



Services

Water

Private via farm

Electricity

Mains

Drainage

Septic Tank

Central Heating

Oil Ch

Internet

Satellite Broadband (Starlink)



Additional Information

There is no specific risk of flooding to the property according to SEPA

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

There is a right of access over the farm track to the cottage with shared maintenance. The private water supply maintenance has a 1/5th maintenance obligation.

Tested Feb 2025.



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