



Galbraith

## DALMALIN LODGE

GATEHOUSE OF FLEET, CASTLE DOUGLAS, DUMFRIES AND GALLOWAY







# DALMALIN LODGE, GATEHOUSE OF FLEET, CASTLE DOUGLAS, DUMFRIES AND GALLOWAY

## Charming Detached Lodge Nestled in Idyllic Rural Surroundings

Gatehouse of Fleet 1.5 miles ■ Glasgow 89 miles ■ Carlisle 66 miles

Acreage 1.2 acres

Offers Over £445,000

- 2 reception rooms. 5 bedrooms
- Charming C-listed mid-19th century lodge
- Beautiful rural setting
- Rich in character and period detail
- Two paddocks

## Galbraith

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com





### SITUATION

Dalmalin Lodge is Located just over a mile from Gatehouse of Fleet within the Fleet Valley which is a National Scenic Area, and Gatehouse is located in the UNESCO Biosphere. Gatehouse has a good range of local facilities including a primary school, hotels, chemist, doctor's surgery, coffee shops, postal service and a small supermarket. A wider range of services can be found in the nearby towns of Kirkcudbright and Castle Douglas.

The harbour town of Kirkcudbright is known as Scotland's Artists' Town, having strong connections and history with the renowned Glasgow Boys. Today it thrives as a popular destination town with gallery, museums, individual shops and a wonderful community spirit. Primary and secondary schooling is available in the town. Castle Douglas is designated the region's Food Town and is home to a wide variety of boutique shops and businesses. Again, primary and secondary schools are situated in the town.

The region is famed for its outdoor sporting opportunities including mountain biking at the various Seven Stanes forest centres, fishing and shooting on the stunning lochs, hillsides, coast and rivers, golf at numerous courses including the championship course at Southernness, and equestrian pursuits. There are also sandy, picturesque beaches within close proximity to Gatehouse at Sandgreen and Mossyard.

Communications to the region are good with motorway connections north and south available at Moffat, Lockerbie and Gretna. Mainline train stations are in Lockerbie and Dumfries with connections to Glasgow, Edinburgh, Manchester and London. Glasgow and Edinburgh airports are each around 2 hours by car.

### DESCRIPTION

Dalmalin Lodge is a charming C-listed mid-19th century property set within a beautiful rural setting on the outskirts of Gatehouse of Fleet. Rich in character and period detail, this handsome stone-built lodge offers a rare opportunity to acquire a traditional home surrounded by open countryside,



with the benefit of two paddocks and an outbuilding with power, ideal for a variety of uses such as stabling, a workshop, or studio.

The lodge retains much of its original charm and features characteristic of its period, including stone detailing and traditional proportions. The grounds extend to generous gardens with mature trees and open views, creating a tranquil and picturesque environment.

Perfect for those seeking a lifestyle property or smallholding, Dalmalin Lodge combines historic appeal with practical outdoor space in one of Dumfries and Galloway's most scenic areas, within easy reach of the amenities of Gatehouse of Fleet and the Galloway Hills beyond.

There is evidence of bats roosting in the attics. Bats and their habitats are protected and disturbance can lead to substantial fines.

### ACCOMMODATION

Ground Floor: Entrance Hall, Living Room, Dining Room, Kitchen, Shower Room, Two Bedrooms

First Floor: Master bedroom with en-suite, Three Further Bedrooms, Bathroom

### GARDEN (AND GROUNDS)

Natural garden setting with seasonal colour from spring bulbs, including bluebells, daffodils, and snowdrops. A productive vegetable garden, ideal for growing your own fresh produce. Peaceful seating areas, offering perfect spots to enjoy the surrounding countryside. Two generous paddocks, providing excellent potential for equestrian use, hobby farming, or additional outdoor space







SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic tank	Freehold	Oil central heating	Band E	Band F	FTC	YES depending on provider

DIRECTIONS

From Gatehouse of Fleet at the top of the high street at the war memorial turn left heading for Laurieston via Laurieston Road. Continue passed the golf course and tennis courts on the right, taking the first left at the fork. Follow the road for approx. 1 mile and Dalmalin is located on the left hand side.

POST CODE

DG7 2BH

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: stewing.grapevine.jigging

SOLICITORS

Hall Baird Solicitors Ltd, Castle Douglas, The Old Exchange  
Castle Douglas  
Dumfries and Galloway  
DG7 1TJ

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

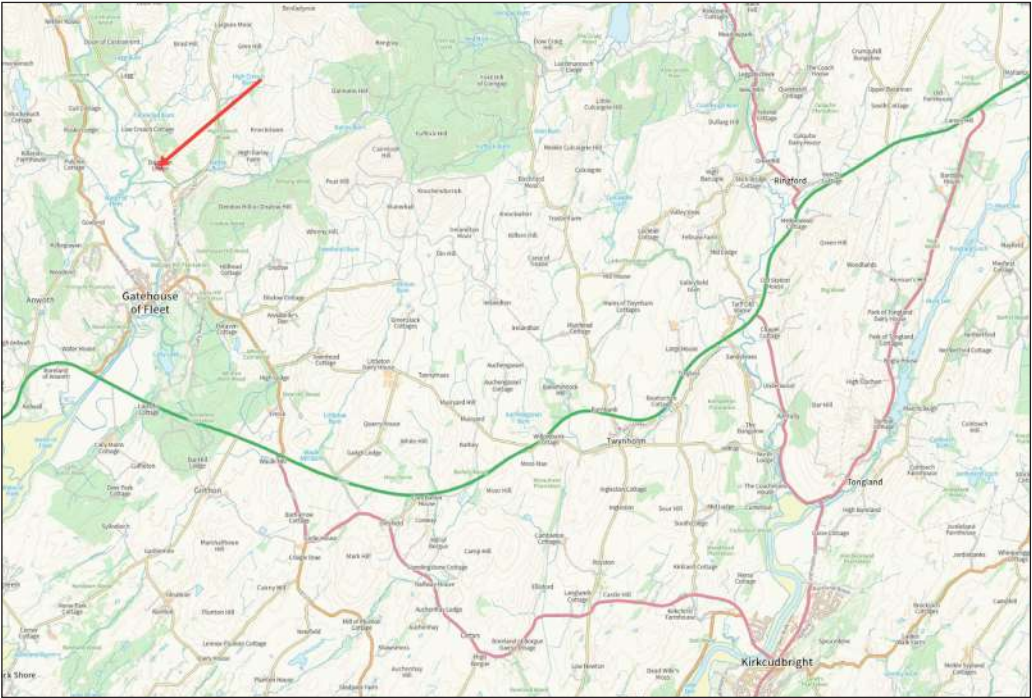
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

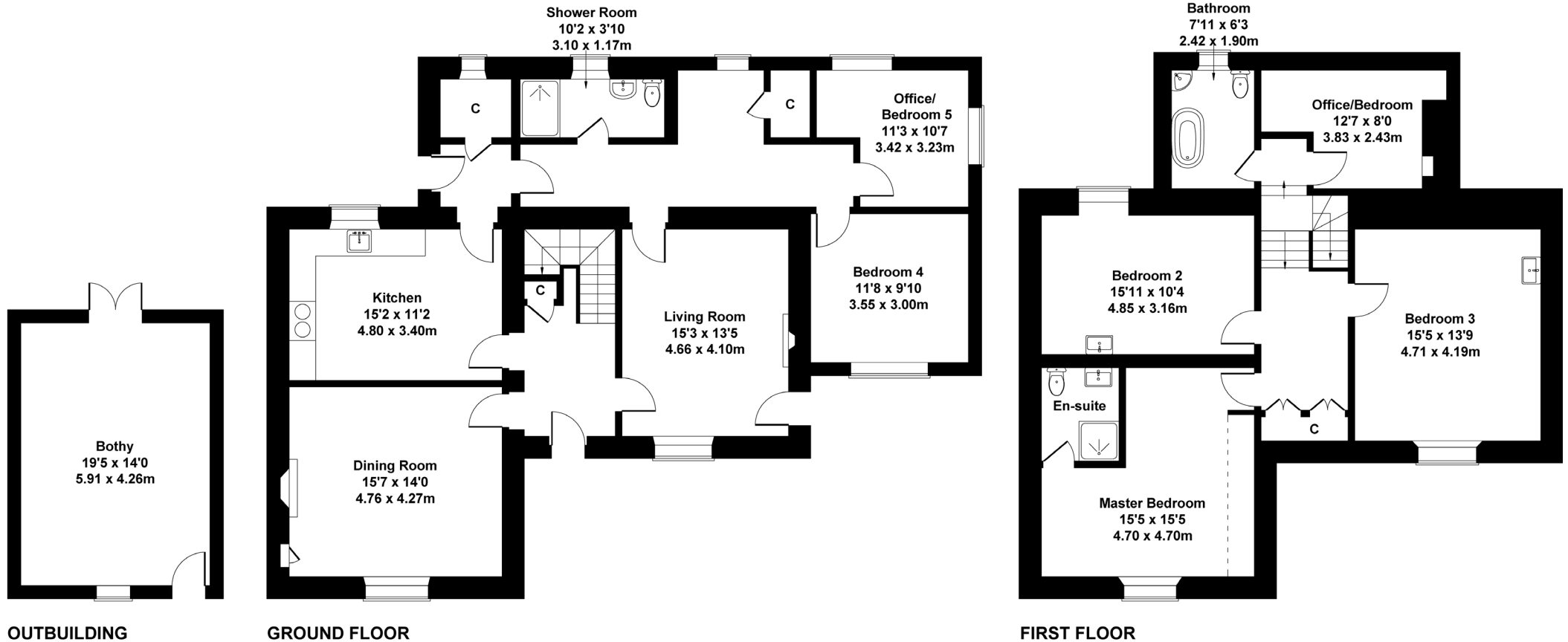
HEALTH & SAFETY

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.



# Dalmalin

Approximate Gross Internal Area  
2562 sq ft - 238 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.

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 November 2025









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