

Millhouse Court

Creetown | Newton Stewart | Dumfries and Galloway | DG8 7EN



Galbraith



Millhouse Court offers a delightful, spacious family home with adaptable space to suit the specific needs of the buyer, with attractive grounds surrounding the property providing a generous yet private site.



Creetown 0.5 miles Newton Stewart 6.3 miles Stranraer 30miles Castle Douglas 26 Miles Dumfries 43.7 miles

(All distances are approximate)

About 0.64 acres

5/6 bedrooms. 3 reception rooms

Spacious and adaptable family home

Large Wrap around garden

Annexe accommodation potential

Workshop/tool store

Peaceful edge of village location with Estuary views

Offers Over £525,000

Galbraith

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Situation

Millhouse Court sits in a generous site around 0.5 miles from the small seaside town of Creetown, incorporating both coast and country. Sunsets on the Solway Firth are spectacular. Creetown has a village shop/outreach Post Office, Primary school, Pub /Restaurant and Cairnsmore Health Centre and Dispensary, and sits adjacent to the A75. With a broader range of shops, schools and services in Newton Stewart (6.3 miles distant) and Castle Douglas (26 miles distant). Newton Stewart is a market town on the River Cree known as the Gateway to the Galloway Hills, has a number of primary schools, the Douglas Ewart High School, Merrick Leisure Centre, a museum, three supermarkets, a post office which offers all postal and banking services, a cinema, and a wide range of shops, offices, businesses, hotels and restaurants.

Scotland's Book Town Wigton, approximately 12 miles from Millhouse Court, is renowned for its vibrant literary scene and hosts the internationally acclaimed Wigton Book Festival each September. The town also offers a primary school, a variety of independent shops, bookshops, and welcoming cafés. The area is also well known to artists and offers scope for work in all mediums.

Millhouse Court is approximately one hour from the M74 motorway network by road and there are railway stations in both Dumfries and Lockerbie. Prestwick Airport with its regular flights to other parts of the UK, Ireland and mainland Europe is about 58 miles distant, and Glasgow International Airport is about 90 miles distant. Regular National Express Bus Service running to Ireland and London – passes through nearby Creetown daily.

Description

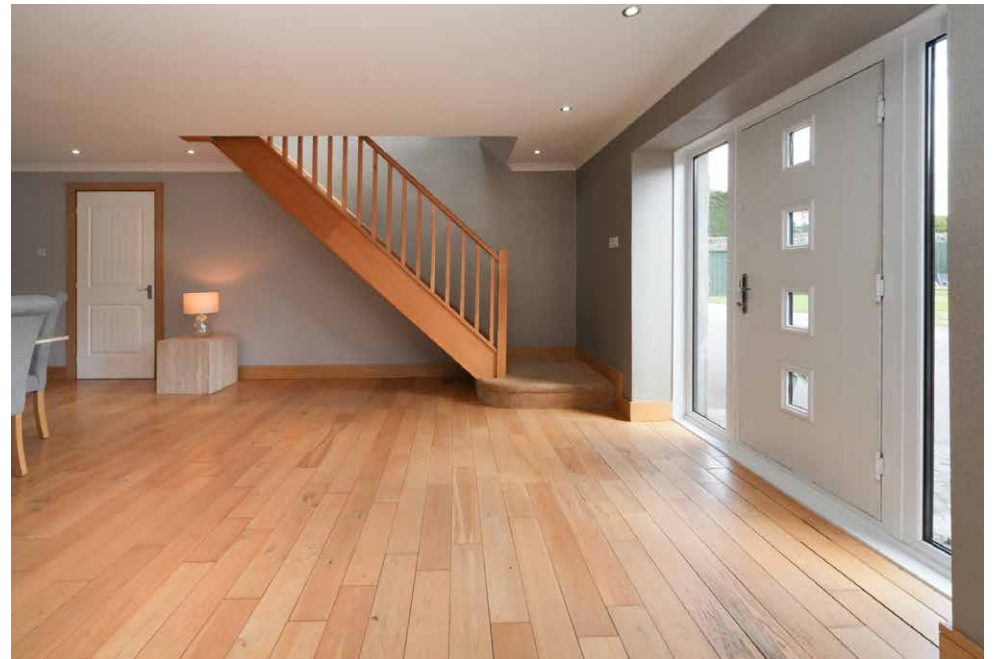
Millhouse Court is set within a small cluster of properties in a peaceful rural location. A private driveway leads to a gated entrance, where electric gates open into an extensive courtyard, creating an immediate sense of arrival and privacy. This striking stone building, formerly a traditional farm steading, has been comprehensively refurbished to create an impressive and spacious family home, blending character with contemporary living.

The front door opens into a welcoming hall, flowing seamlessly into a dining area spanning the full width of the property, with stairs rising to the first floor. The living room forms one of two principal reception spaces, complemented by a superb party/games room—an ideal space for entertaining, complete with seating area, cinema wall, bar and pool table. A cloakroom, conveniently positioned with direct garden access, includes a WC and fitted storage for outdoor clothing. This could be adapted to provide annexe accommodation, with relevant permission.

The kitchen/dining room is the heart of the home, featuring solid granite worktops which extend to a central island, in addition to a gas hob and storage cupboards and drawers. Integrated appliances include a dishwasher, Whirlpool double oven, grill and microwave combination oven. There is generous space for dining, while a multi-fuel stove provides both a focal point and additional warmth. A separate utility room offers space and plumbing for white goods, along with practical shelving.

An inner hall on the ground floor leading from the dining area leads to a home office, which could be utilised as a bedroom, shower room and two bedrooms. The office and first bedroom overlook the courtyard and front garden, while the principal ground floor bedroom benefits from an en-suite bathroom with bath and separate shower. Fitted cupboards provide excellent storage and house controls for the heating. Heating is supplied by a biomass system, with a Klover PB 35 boiler located externally within a timber shed, adjacent to a 4-tonne wood pellet hopper.





The first floor is bright and airy, illuminated by six Velux windows. The principal bedroom features a dressing room and walk-in wardrobe, one of these spaces could be adapted to provide an en suite and is positioned next to a stylish, fully tiled bathroom with roll-top bath and separate shower. Two further bedrooms, one with its own walk-in dressing room, complete the upper floor.

Outbuildings enhance the property's versatility, offering a workshop and adjoining tool shed for storage or hobby use.

Millhouse Court is an exceptional home, successfully combining a traditional exterior with a modern, sociable and highly functional interior. Enjoying a tranquil rural setting yet located just minutes from Creetown and its amenities, it is ideally suited to those seeking a country lifestyle with the convenience of nearby services.

Accommodation

Ground Floor: Entrance Dining Hall. Living Room. Kitchen/Dining. Utility Room. Reception/Games Room with Bar. Boot Room/Utility. W.C. Shower Room. Office/Bedroom. Bedroom. Bedroom with Shower En-Suite.

First Floor: Landing. Bedroom. Bedroom. Bathroom. Master bedroom with dressing room.

Workshop (7 x 3.5m)

Adjoining: Tool Shed (2.5m x 2m)

Outdoor Store.

Grounds

The grounds wrap round Millhouse Court which not only enhance the privacy of the property but provide great scope for the purchaser to adapt to suit their specific needs. To the front of the property there is a large area of lawn over two levels. Together with two attractive seating areas, ideal for relaxing and dining as a family or with friends. The driveway leads down from the lane and via a controlled gate, leads directly to the parking area at the front/side of the property.

General Remarks and Information

Tenure

Freehold

Local Authority

D & G

Council Tax

Band G

EPC

Band F 30

Residents pay an annual fee to the "Barholm Community" for maintenance of the communal grounds & garden space. Currently £180 p.a.

Services

Mains electricity, Drainage and water are connected

Biomass Boiler

FOTP (Fibre To The Premises)

Mobile Signal Yes

Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

Access

There is a right of access to the storage shed under the neighbouring property, this is currently where the communal lawnmower is housed.

Directions



[longingly.avocado.lyricism](https://www.longingly.avocado.lyricism)



Post Code: DG8 7EN

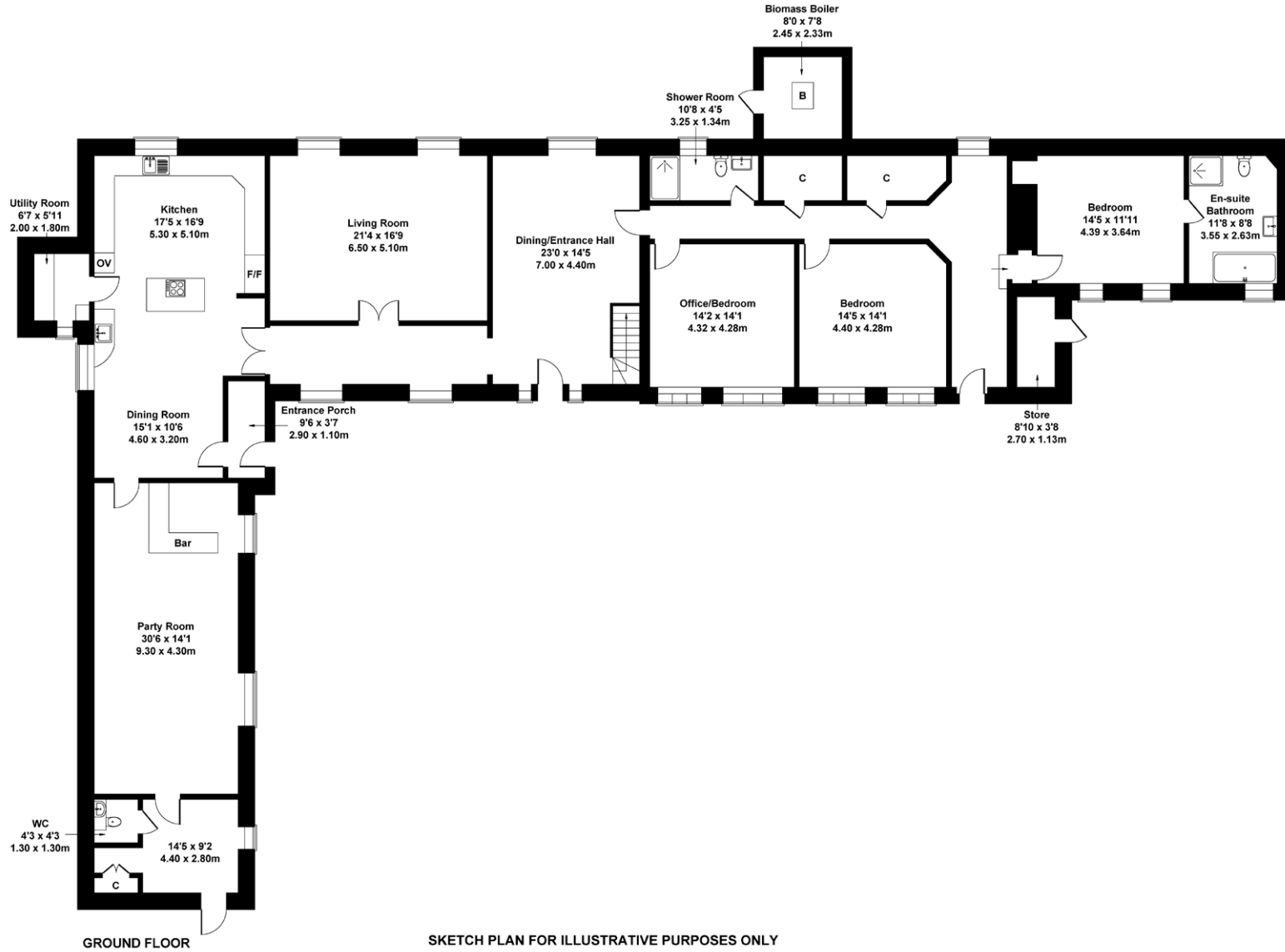
Solicitors

TBC



Millhouse Court, Creetown, Newton Stewart, DG8 7EN

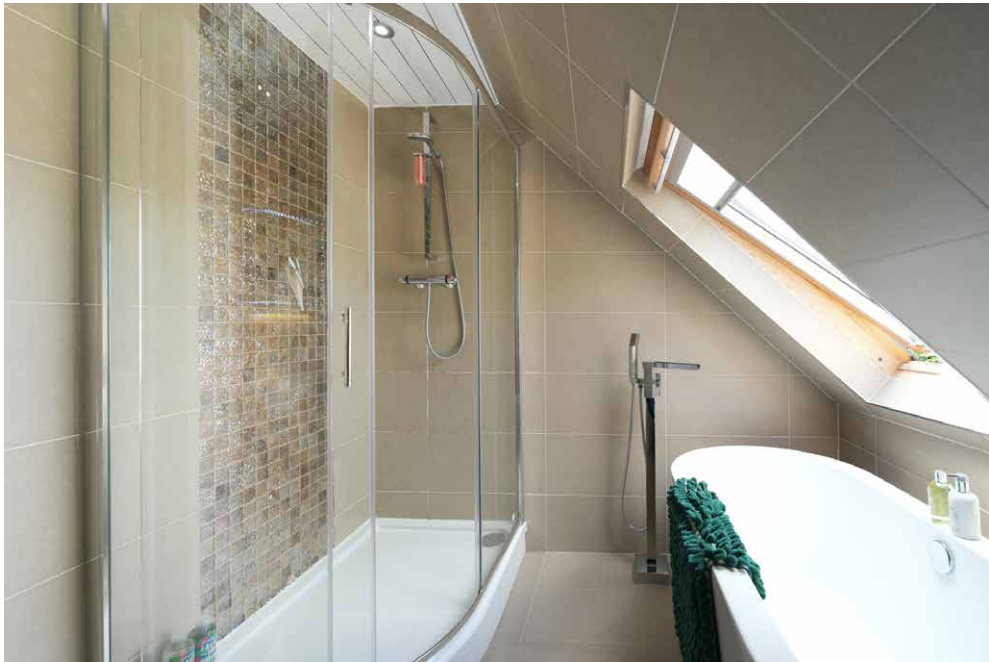
Approximate Gross Internal Area
4672 sq ft - 434 sq m



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.

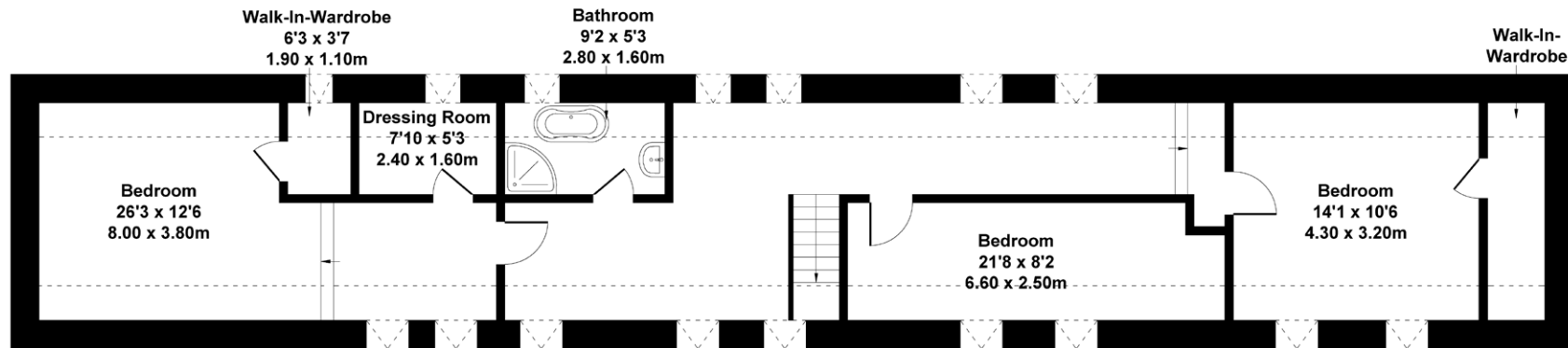
Produced by Potterplans Ltd. 2026



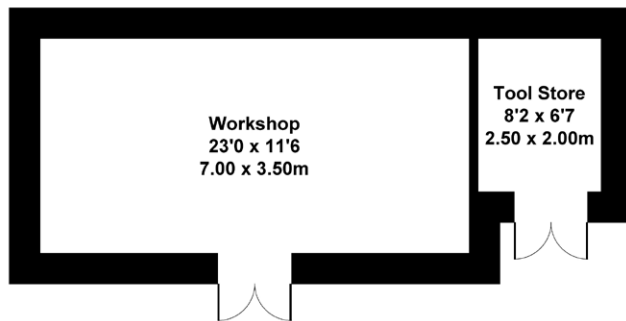
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FIRST FLOOR



OUTBUILDINGS

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Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.

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.

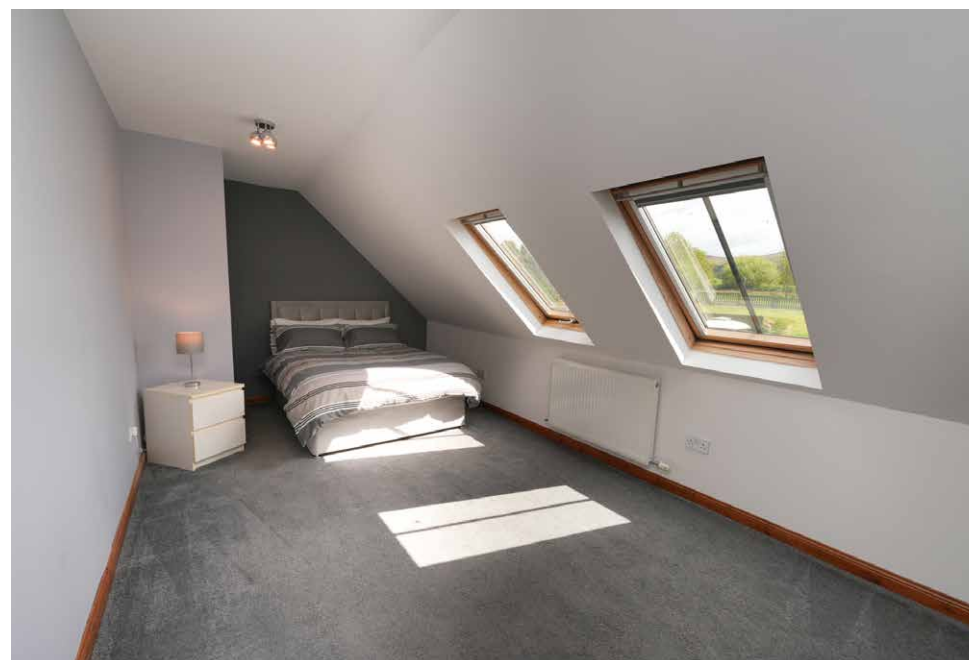
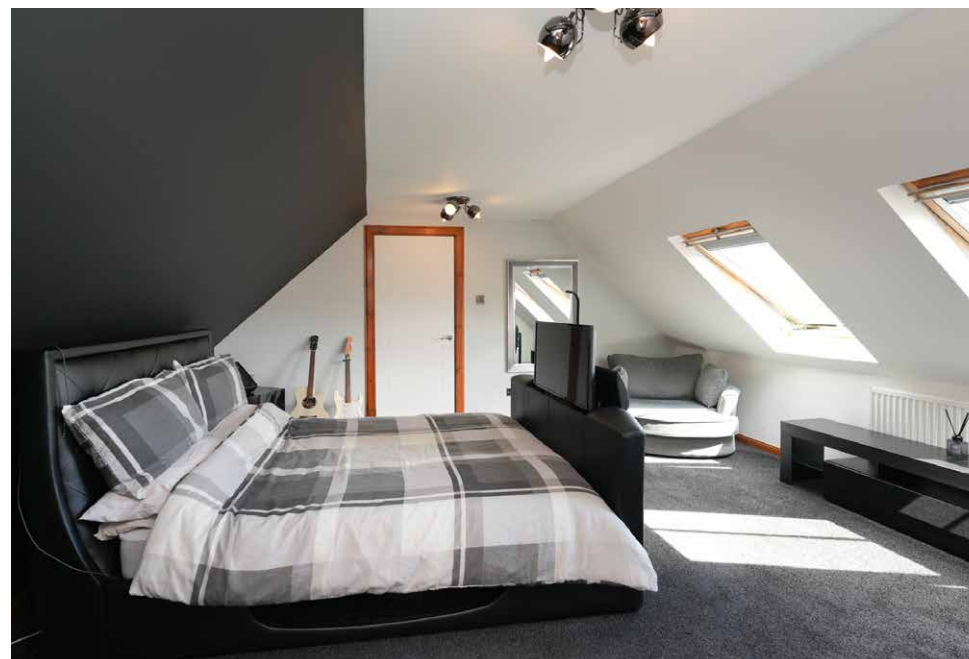
Anti Money Laundering (AML) Regulations

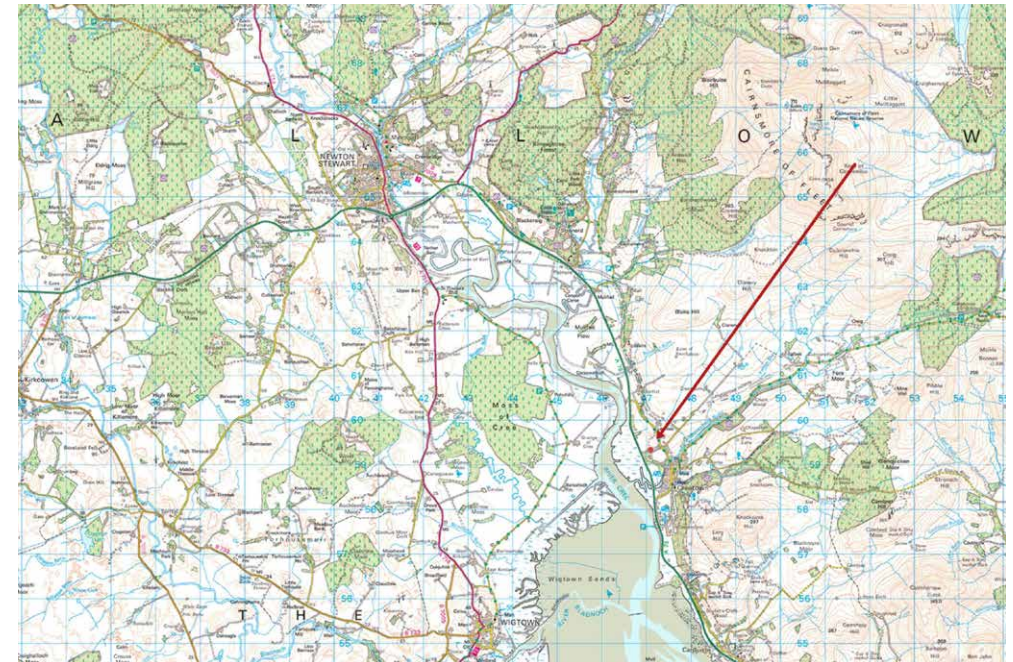
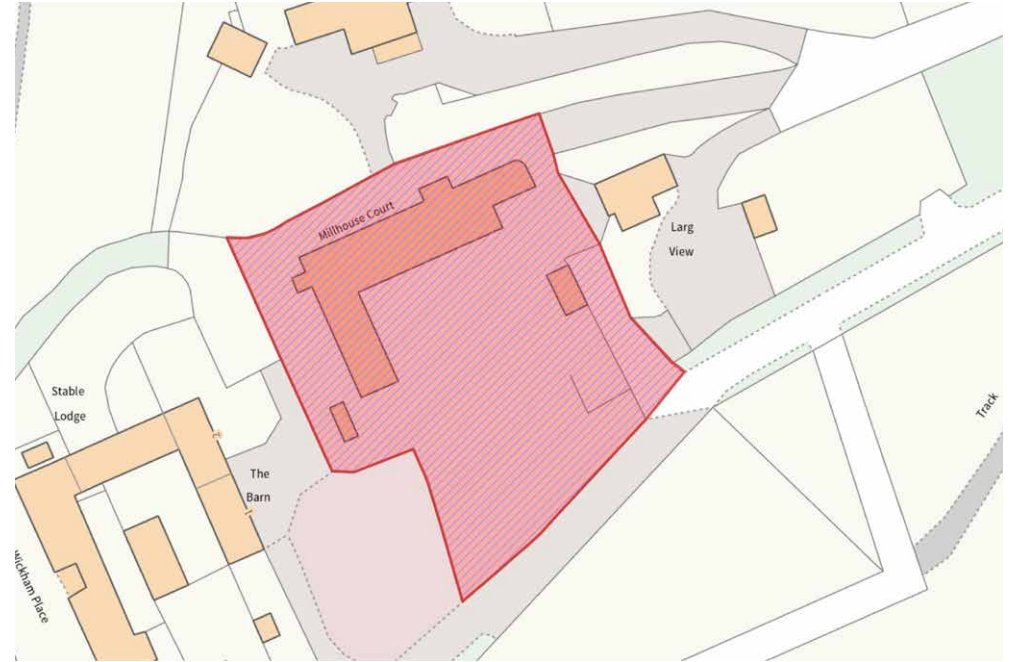
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

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 May 2026









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