



BURNFOOT COTTAGE

CARSPHAIRN, CASTLE DOUGLAS

Galbraith



Sitting Room

BURNFOOT COTTAGE, CARSPHAIRN, CASTLE DOUGLAS

An idyllic, wildlife rich smallholding with a characterful cottage and stunning panoramic views of the surrounding countryside.

Carsphairn 1.9 miles ■ Castle Douglas 25.9 miles ■ Ayr 26.4 miles

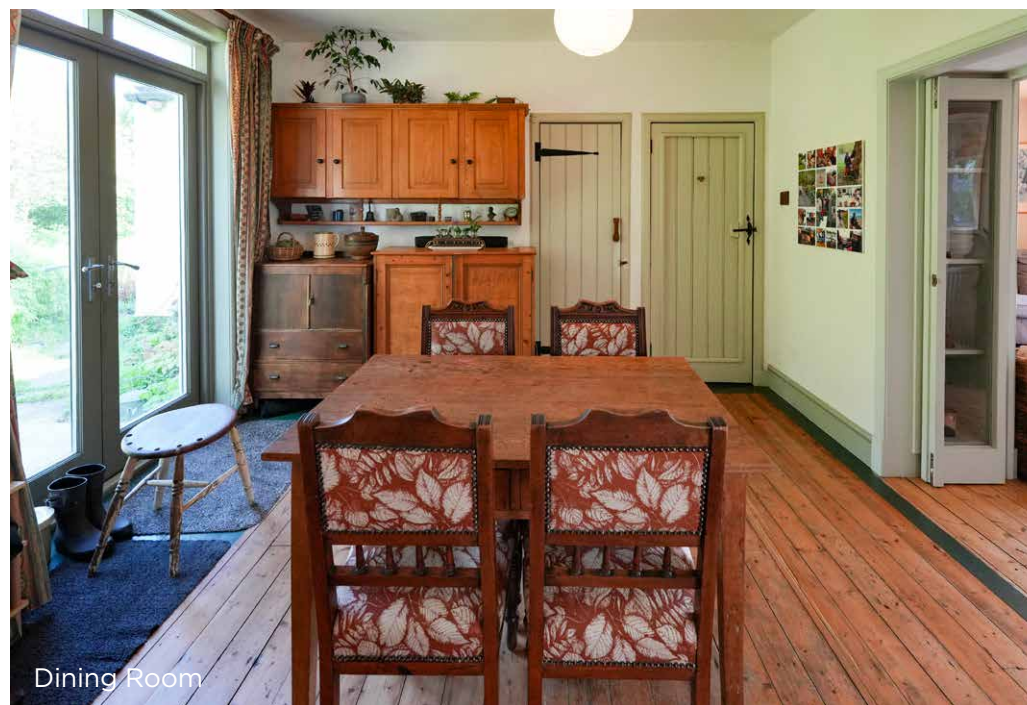
Acreage 5.68 acres (2.3 hectares)

Offers Over £390,000

- 2 reception rooms. 2 bedrooms
- Unique hand carved internal features
- Grazing paddocks
- Wide range of useful outbuildings
- Quaint log cabin with turf roof
- Abundant wildlife

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com



SITUATION

Burnfoot Cottage sits in stunning countryside to the southwest of the village of Carsphairn. Carsphairn has a thriving community and a very good community owned shop (not currently open), as well as numerous community groups covering a wide range of interests. Carsphairn Renewable Energy Fund Ltd has a scheme where every household can apply to a LEDS (Local Energy Discount Scheme, currently £600/pa) towards energy costs. Carsphairn Community Trust endows annual extra-curricular grants for local school age children. Primary schooling, whilst once available in the village, is available at Dalry, approximately 10 miles to the south. Secondary schooling is also available in Dalry up to 4th Year, with 5th and 6th years available in Castle Douglas. Castle Douglas is a popular market town with a wide range of amenities including health centre, 3 supermarkets, primary and secondary schools, livestock market, vets, banks and solicitors. A wider range of amenities including many high street shops is available in Ayr to the north.

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.

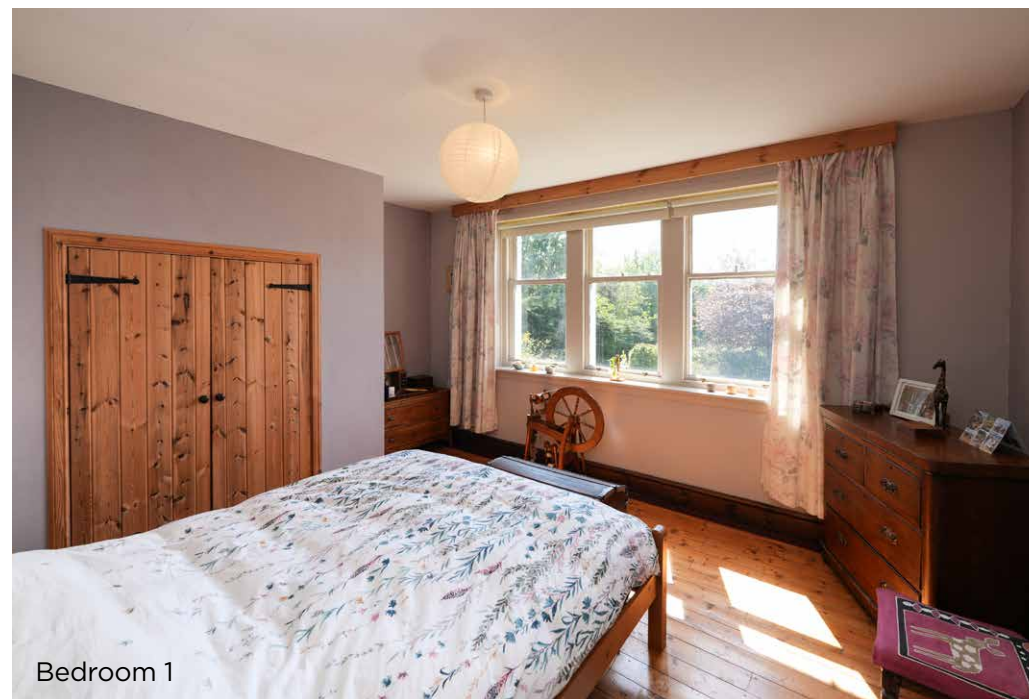
The region is famed for its outdoor sporting opportunities including mountain biking at the various Seven Stanes forest centres, fishing and shooting on the stunning lochs, hillsides, coast and rivers, golf at numerous courses including the championship course at Southernness, and equestrian pursuits.

DESCRIPTION

Burnfoot Cottage is a wonderful two bedroomed home set in a country garden and adjacent paddocks, vegetable garden and woodland. The house has been enhanced by the current owner by the addition of a lovely sunroom, with electric Velux windows, which adds additional reception space as well as light and views of the garden and red squirrels, which frequently visit the feeder by the house. The spacious sitting room has a hidden secret, the cupboard doors open to reveal small stairs up to the attic space. The attic space has generous storage space with plenty of shelving. Throughout the house are bespoke doors and carvings forming handles and shelving, a charming and artistic touch which adds to the warm and inviting character of the property.

The heart of the home is undoubtedly the dining kitchen with its striking cabinetry, Belfast sink and quarry tiled floor. The dining end has wood flooring with ample space for table and chairs looking out at the back garden through the glazed double doors. Two good sized bedrooms with wardrobes and a bathroom are complemented by a small office space and a useful utility room with sink. A boot room with WC completes the accommodation. The house is heated by an air source heat pump, which is still benefits from a domestic RHI with two years left to run.

Burnfoot Cottage offers a chance to embrace an idyllic rural lifestyle, as well as a degree of self-sufficiency by growing your own produce and wood fuel. The outbuildings include two garages, two stables, a log cabin with turf roof, a workshop and four sheds, including a large woodstore. The attractive species-rich paddocks provide the opportunity to keep a small number of sheep or a couple of ponies.



ACCOMMODATION

Dining Kitchen. Sitting Room. Sunroom. Two Double Bedrooms. Bathroom. Utility Room. Boot Room. WC.

GARDEN AND GROUNDS

The garden is a beautiful cottage garden with areas of lawn, surrounded by uncut grassland, mature shrubs and trees, making it a haven for wildlife including regular red squirrel visitors, and a wide variety of wild birds. A generous patio leads out from the sunroom with steps down to the front garden, an ideal place for outdoor entertaining or relaxing with a glass of something chilled on a warm summer evening. To the side, there is a vegetable garden in which can be grown a wide variety of produce, with a polytunnel to the rear of the property. Wooded areas give shade and shelter. Two garages, stables, tack room, chicken run with shed and second polytunnel, workshop, three garden sheds and wood store can support a wide variety of rural lifestyles and hobbies. A log cabin with turfed roof sits in the rear garden and has a log burner, making it a wonderful addition to the accommodation and somewhere to enjoy chillier days. The land, holding number 82/509/0056, is ideal for a small number of sheep or ponies etc to graze. From the top of the holding, the views of the surrounding countryside are panoramic, showing the beauty of this rural, yet accessible, area.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Borehole	Mains	Septic Tank	Freehold	Air source	Band D	C77	FTTC	YES

FLOOD RISK

There is no specific risk of flooding to 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/ SERVITUDES ETC

The track leading from the minor public road to the property is shared maintenance with the neighbouring farm on a 50:50 basis.

There are currently two wind farm proposals affecting the area – Shepherd’s Rig and Quantans Hill.

DIRECTIONS

From the A713 just south of Carsphairn, take the turning signed Moniaive B729. Follow this road along for approximately 1.5 miles. Turn up the Marbrack Farm track to the left beside Old Burnfoot Cottage. Continue on over the cattle grid and 100m Burnfoot Cottage gates are on the right hand side.

POST CODE

DG7 3TE



WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: school.shining.wheat

SOLICITORS

Gillespie Gifford & Brown
135 King Street
Castle Douglas
DG7 1NA

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. For the avoidance of doubt, the Bosch dishwasher, LG cooker hood, fridge and Rayburn* are included. The bookshelf in the office is expressly excluded from the sale.

**It should be noted that the Rayburn is not currently in working order.*

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.

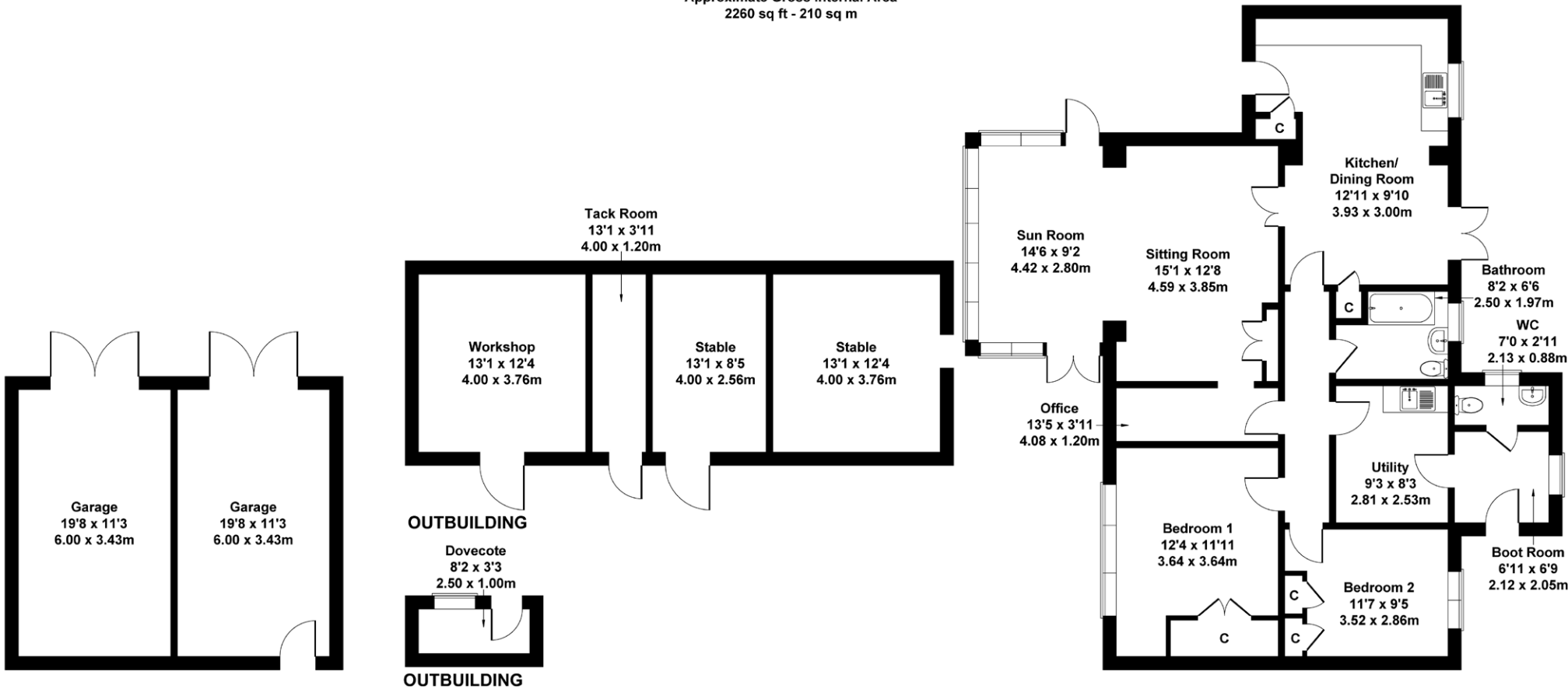
IMPORTANT NOTES

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 2025.



Burnfoot Cottage, Carsphairn, DG7 3TE

Approximate Gross Internal Area
2260 sq ft - 210 sq m



GARAGES

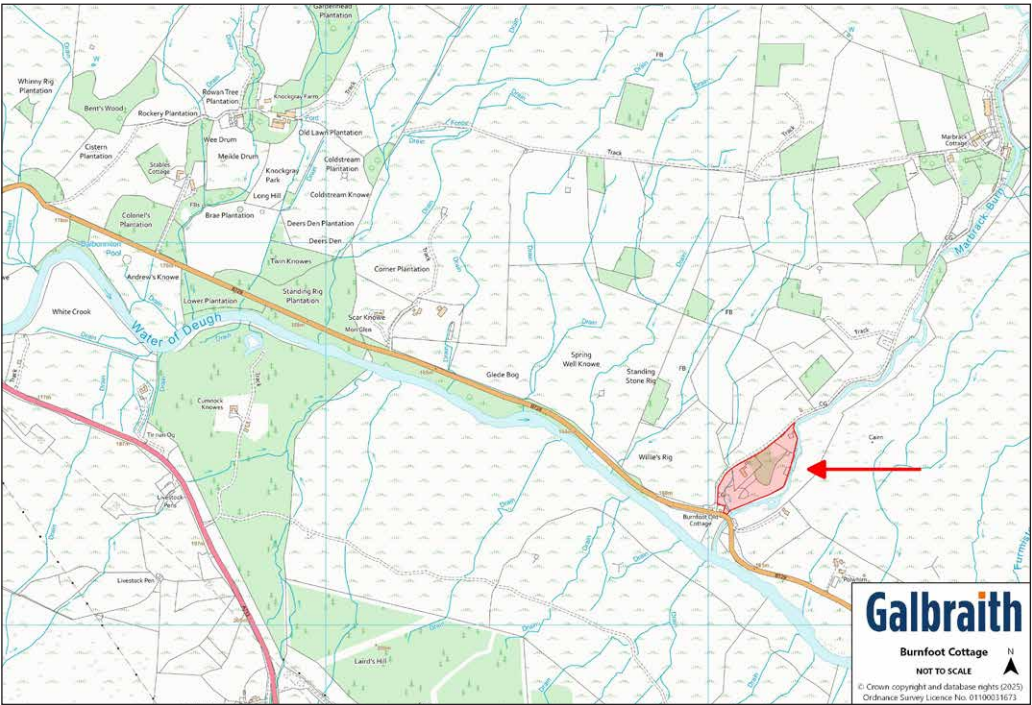
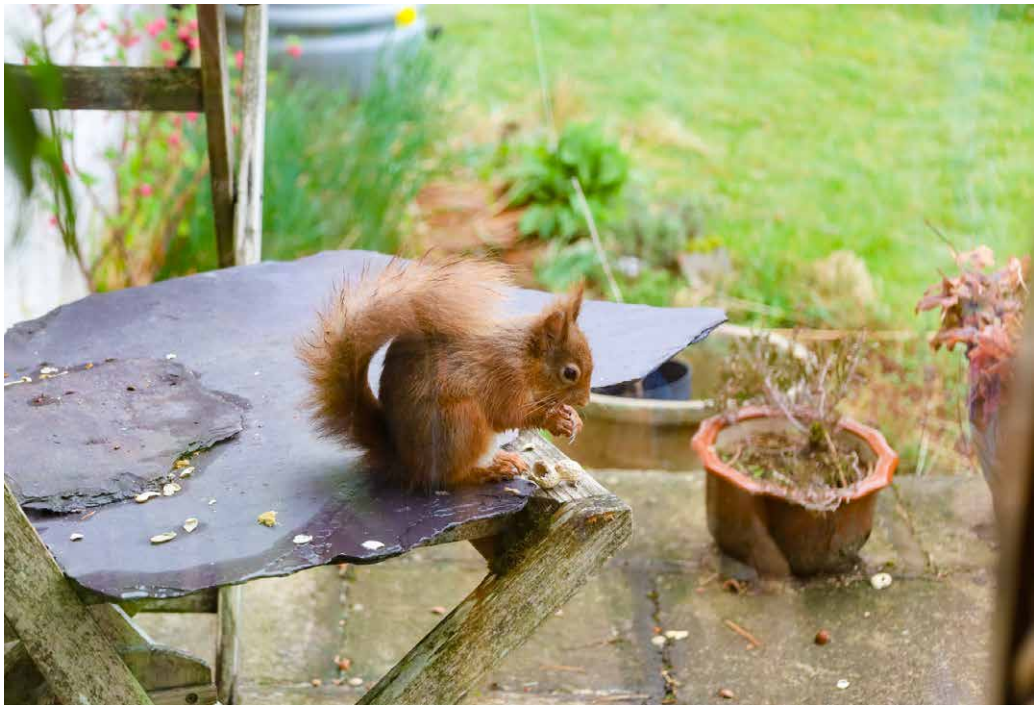
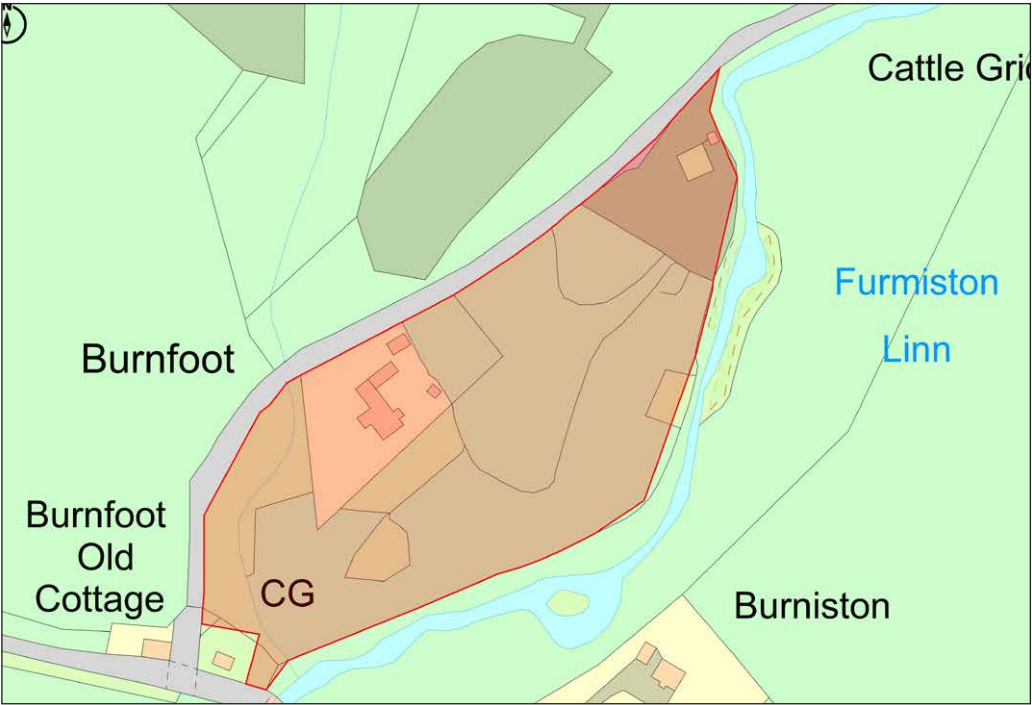
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

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