

## **CULQUHIRK STEADING** WIGTOWN, NEWTON STEWART







## CULQUHIRK STEADING, WIGTOWN, NEWTON STEWART

A detached barn conversion with workshop in a desirable rural location, on the edge of Scotland's National Booktown

Wigtown 1 mile ■ Newton Stewart 6 miles  
Stranraer 30 miles ■ Dumfries 53 miles

Acreage 0.6 acres (0.24 hectares)

Offers Over £365,000

- 2 reception rooms. 6 bedrooms
- Barn Conversion
- Large general purpose shed
- Extensive garden grounds
- Far reaching countryside views and Wigtown Bay

### Galbraith

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com

 OnTheMarket





Sitting Room



Sitting Room

## SITUATION

Culquhirk is situated about 1 mile from the town. Wigtown, is a very popular town especially in late September, when it hosts an annual book festival. The town becomes a hub of activity as people come to listen to authors, visit the many bookshops, eat in the cafés and wander through the 'Kist' with stalls displaying work made by local artists and craftspeople. Wigtown has a primary school, church and chapel, post office, supermarket, a number smaller shops and cafés as well as Scotland southernmost distillery in nearby Bladnoch. Newton Stewart is the nearest town, a market town on the River Cree known as the Gateway to the Galloway Hills. Newton Stewart has a number of primary schools, the Douglas Ewart High School, a museum, leisure centre, three supermarkets, a post office which offers all postal and banking services, a cinema, and a wide range of shops, offices, businesses, hotels, restaurants and a modern distillery. The area is well known for outdoor pursuits, sports and wildlife. Kirroughtree Visitor Centre is situated approximately 4 miles from Newton Stewart and is part of the Seven Stanes range of mountain biking trails. The Galloway Forest Park offers superb walking opportunities and is home to Britain's first Dark Sky Park, where phenomenal views of the night sky can be enjoyed.

Fishing, shooting, golf and equestrian facilities are all readily available throughout the area. There are a number of local nature reserves perfect for watching local wildlife and birds including the RSPB Crook of Baldoon, just over 4 miles from Culquhirk, and Wood of Cree near Newton Stewart. Beaches too are popular with wild swimmers, especially at Garlieston and St Medan's. Trains to Ayr and Glasgow are available at Stranraer, about 26 miles from Wigtown, and ferries to Northern Ireland sail from nearby Cairnryan. Trains also run from the regional centre of Dumfries, 53 miles to the east. Domestic and international flights are available at Prestwick Airport, 57 miles north, and Glasgow and Edinburgh Airports, 90 and 123 miles respectively. Motorway links and trains are available at Lockerbie, 65 miles east, and Kilmarnock, 63 miles north.

## DESCRIPTION

Culquhirk Steading offers a sizeable family home in a desirable part of Wigtownshire within close proximity to the popular town of Wigtown. The barn conversion, completed in 2002, offers accommodation over two floors currently offering 6 bedrooms, 2 reception rooms and a Kitchen/Dining Room with complete flexibility for the new owner to adapt and change to suit their specific needs. The large kitchen /breakfast room typically provides the heart of the home, ideal for gathering family and friends in a sizeable sociable space. The reception room adjoining with feature full height vaulted window looking out to the courtyard and above to the mezzanine connecting hallway, flooding both spaces across two levels with natural light, provides a great relaxation and/or entertaining space with double doors opening to each side, either to garden or to courtyard. Completing the ground floor a further three bedrooms one of which en-suite shower room, utility room, bathroom and store/hobby room. Staircase with mezzanine hallway rises from the living room providing access to three further bedrooms and a family shower room with large reception room at one end, offering great entertaining space and far reaching countryside views to Wigtown bay beyond. The workshop adjacent offers a fantastic space for those with a particular hobby/business/ storage need. Allowing those with a business the ability to have their work and home space combined.



## ACCOMMODATION

### Ground Floor:

W.C. Hobby Room. Bedroom. Utility Room. Kitchen. Sitting Room. Bathroom. Bedroom. Bedroom en suite.

### First Floor:

Living Room. Shower room. Three further bedrooms.

**General Purpose Shed - (14.5m x 7m).** Box profile construction with concrete floor with lighting/power. One side currently set as workshop with roller door. Partially separated with large storage space with mezzanine storage level above (6.5m x 3.65m).

## GARDEN (AND GROUNDS)

The principal access to the property approaches to a central courtyard between the property and the general purpose shed with parking for numerous vehicles, beyond is an expansive area of hard standing (with separate access). The garden to the side and rear is predominantly laid to lawn and provides a great space to relax and socialise with family and friends. There is potential for the new owner to tailor the space to their specific needs.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Culquhirk Steading	Mains	Mains	Septic Tank	Freehold	Oil Central Heating	Band E	D67

## POST CODE

DG8 9TJ

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: bravery.superhero.nametag

## SOLICITORS

AB & A Matthews  
37 Albert Street  
Newton Stewart  
DG8 6EG

## 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.



Living Room



Bedroom



Bedroom



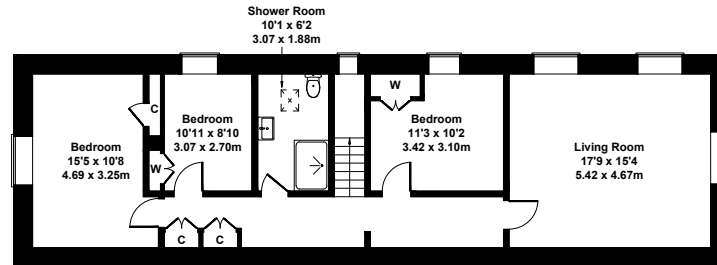
Bedroom



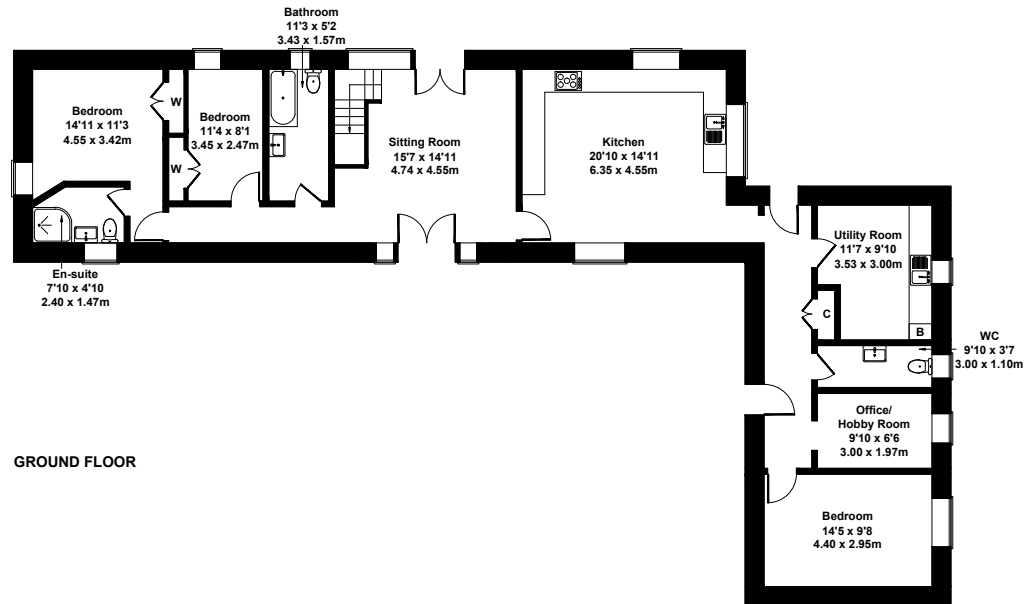


## Culquhirk Steading

Approximate Gross Internal Area  
3627 sq ft - 339 sq m



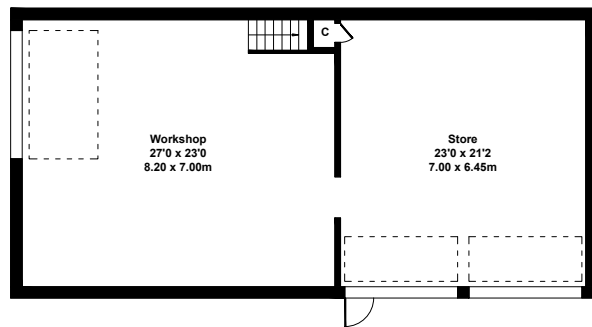
FIRST FLOOR



GROUND FLOOR



MEZZANINE



OUTBUILDING

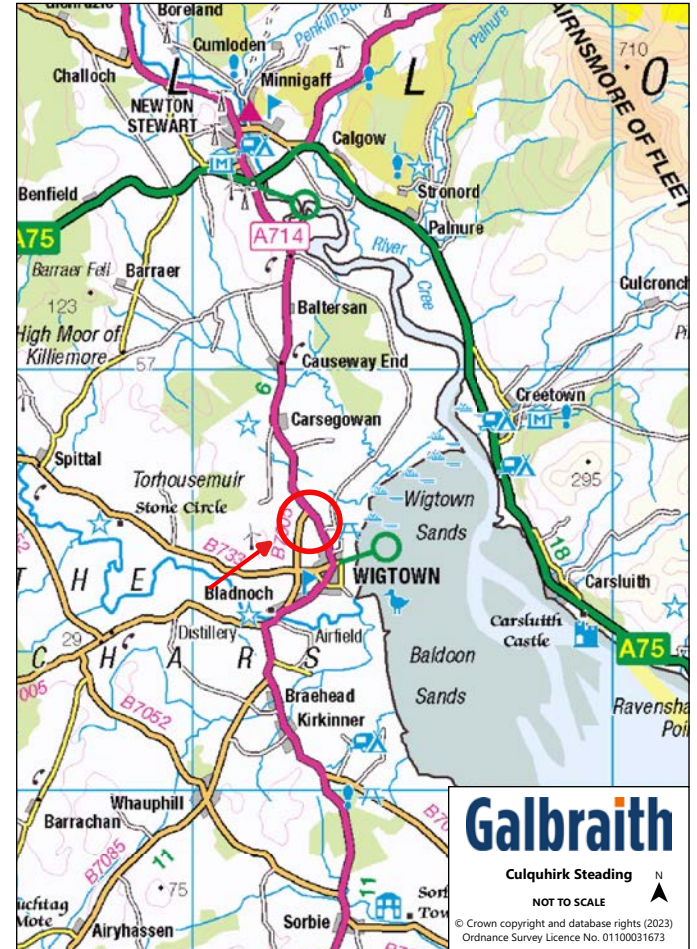
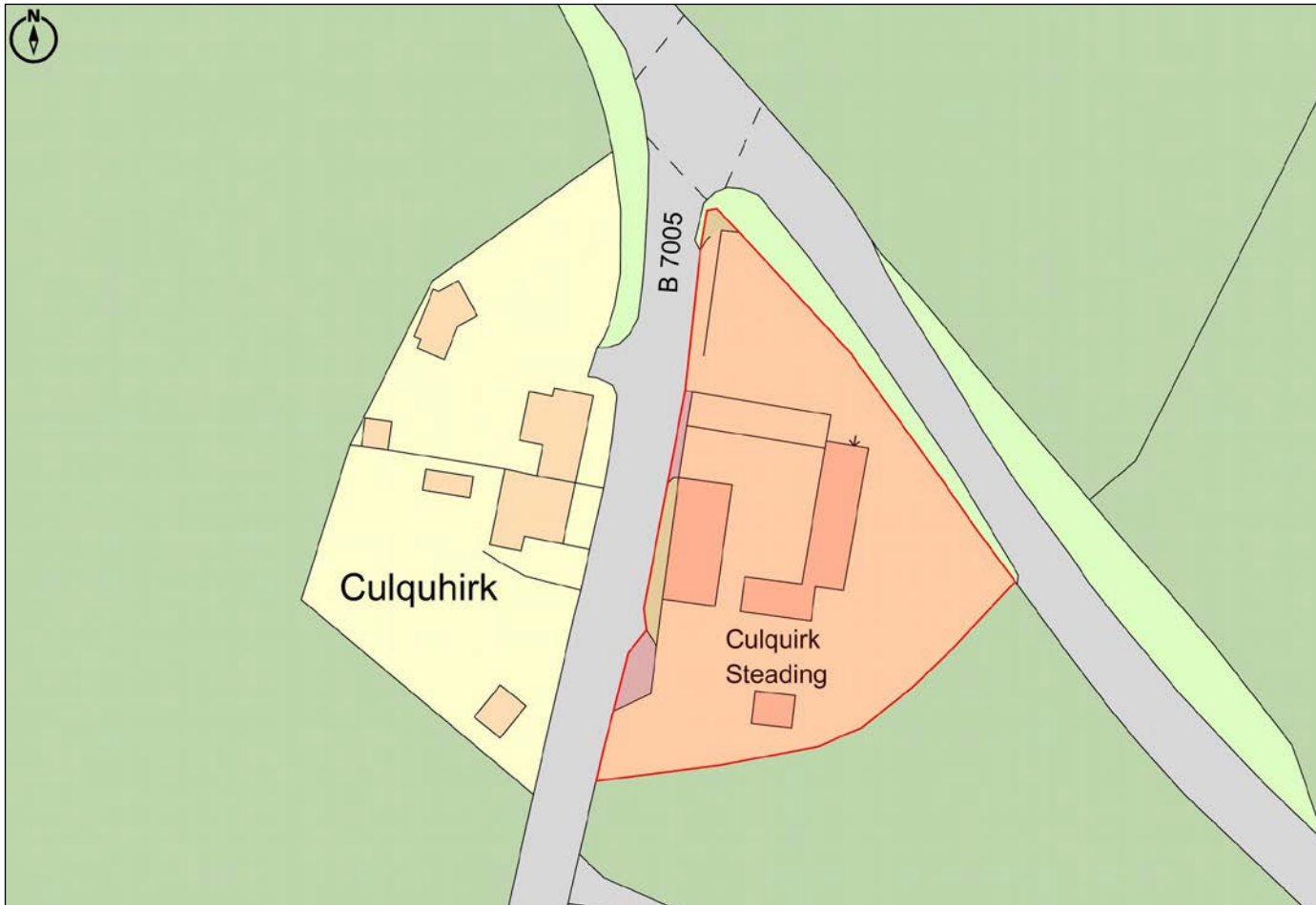
**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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. 2023

### 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 2023.











**Galbraith**



RESPONSIBLY PRINTED  
PLEASE RECYCLE