



**Galbraith**

**DUNMHOR**

MAIN STREET, TWYNHOLM, KIRKCUDBRIGHT, DUMFRIES AND GALLOWAY



# DUNMHOR, MAIN STREET, TWYNHOLM, KIRKCUDBRIGHT, DUMFRIES AND GALLOWAY, DG6 4NT

A luxuriously appointed family home set within landscaped gardens in an edge of village location.

Kirkcudbright about 3.5 miles ■ Castle Douglas about 8 miles. ■ Dumfries 26 about miles.

Acreege 1.02 acres (0.41 hectares)

Offers Over £575,000

- 4 reception rooms. 3 bedrooms
- Spacious family home
- Far reaching countryside views
- Stunning landscaped gardens
- Garage
- Home office
- Swimming Pool
- Paddock (about 0.17ha)

## Galbraith

Castle Douglas  
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castledouglas@galbraithgroup.com

 OnTheMarket





## SITUATION

Dunmhor sits in an elevated site on the edge of the village of Twynholm, which provides a primary school, village shop, church, garage, village hall, a small hotel and is on major bus routes being immediately accessible to the A75 euro-route. Also to be found at Twynholm is The Cocoa Bean, a tourist attraction chocolate factory with workshops, wedding and conference venues, and both indoor and outdoor children's play areas. A wider range of amenities and services are available in the nearby towns of Kirkcudbright and Castle Douglas. The harbour town of Kirkcudbright, also known as Scotland's 'Artists' Town', The town provides a range of services including two small supermarkets and individual specialist shops, parish church, museum, library, doctor's surgery, optician, bank, a cottage hospital, two veterinary practices, swimming pool, tennis court, bowling green, as well as a primary and secondary school. The harbour is a main feature in the centre of the town, and there are delightful river sidewalks as well as a renowned 'blue-flag' marina providing excellent sailing facilities. The nearby market town of Castle Douglas also has a good range of shops, and other services, and is designated Dumfries and Galloway's 'Food Town'. The regional capital of Dumfries offers a wider range of shops, retail outlets and services including the Dumfries and Galloway Royal Infirmary and the Crichton Campus providing further education courses.

The Southwest of Scotland is well known for its mild climate, attractive unspoilt countryside and abundance and diversity of its recreational and sporting pursuits, such as shooting and stalking, as well as trout and salmon fishing on the region's numerous rivers and lochs. A wide variety of beaches, coastal paths and beautiful walks are within easy reach of the property. There are water sports and sailing on nearby Loch Ken as well as on the Solway, along with excellent hill walking in the nearby Galloway Hills and cycling along some of the numerous cycle routes, as well as a nationally renowned network of mountain biking routes in the hills and forest parks making up the Seven Stanes centres. The Galloway Forest Park well known for its beauty and tranquillity is also recognised as Britain's first Dark Sky Park and affords astronomers phenomenal views of the stars with a newly opened Observatory. For golf enthusiasts there are several courses within a short driving distance, as well as the Championship course at Southernness on the picturesque Solway Coast.

Communications to the area are very good, with railway stations in both Dumfries and Lockerbie. The M74 motorway is accessible at Moffat and Lockerbie, allowing easy access north and south. Regular flights to parts of the UK and Ireland as well as continental Europe depart from Prestwick Airport, which around an hour's drive north. Both Glasgow and Edinburgh with their international airports are around two hours' drive. A daily ferry service to Northern Ireland operates with Stena Link from Cairnryan around 50 miles to the west, close to Stranraer.

## DESCRIPTION

Dunmhor sits in an elevated position towards the very eastern edge of Twynholm village and enjoys far reaching views across the lush green countryside towards Screel and Bengairn. The house is generously proportioned and has been extended over the years providing extensive yet adaptable accommodation space on one level. All front facing rooms have a direct connection to the front terrace from which to enjoy stunning outlook over the countryside beyond.

The quality of finish throughout the property is clear to see with stunning Clive Christian room fittings, bespoke fitted kitchen with stunning Aga at the heart. The generous breakfast kitchen with dining table, integrated oven/grill and fitted floor and wall units connects through to the garden room adjacent and to the rear patio, enjoying views over the rear garden. This is a stunning spot to relax and dine with friends and family. The garden room provides a delightful bright space, comfortable year round looking towards the garden at the rear with direct access to the patio. Off the kitchen is a sizeable utility space providing additional storage space and standing space for fridge & freezer. Continuing through the property a cosy snug/tv room enjoys direct access to the terrace and far-reaching views. A large, double aspect formal dining completes the reception space to this wing, with a feature fireplace to the centre of the room and a door to the front connecting to the front balcony. Further, a bedroom with fitted storage units, views to the front and a walk-in, fully fitted dressing room. There is also a bathroom and further bedroom to the rear of the property with fitted storage. Connecting through to the swimming pool is a large shower room and dressing room with large storage cupboards, ideal for pool wear and towels. Doors to the front of the pool room fill the room with light but connect to the front terrace, a decorative bridge over the pool provides a practical, yet attractive finish. To the rear of the room is a large

office, ideal for those requiring to work from home and direct access to the rear garden. Adjoining is the plant room with pool controls. Continuing through to the North Wing of the property a delightful living space, flooded with light from the front facing windows and doors connecting to the terrace. A wood-burning stove at the centre of the room is ideal for cooler evenings. A range of fitted furniture includes TV storage unit and wine chiller. The breakfast kitchen opposite with a range of fitted floor and wall units, allows additional utility space including integrated microwave, coffee machine, dishwasher, oven with worktop hob and extractor over, with space for a table at the heart overlooking the garden to the rear. A stunning master suite completes the accommodation offering a delightful double aspect master bedroom with a range of fitted storage units, continuing into a fitted dressing room and a stunning en suite with bath and walk-in shower, 'His and Hers' sinks over a fitted vanity unit. The property is fitted with a security camera and security lighting system.

The elevated location is approached via a sweeping driveway to a turning circle and parking area to the side and rear of the property. The grounds of Dunmhor are beautifully maintained and offer a fine blend of mature planted beds, lush lawns, rose gardens & vegetable beds within a tastefully landscaped design. A small paddock runs to the rear of the property.

Dunmhor is a wonderful family home, having evolved over the years with various extensions, high quality fittings and attention to detail. The swimming pool gives someone the option of retaining and incorporating it into their lifestyle or changing the configuration to create another living area or function room. The configuration of the property would also allow for split living to each wing of the property depending on the needs of the buyer.

## ACCOMMODATION

Ground Floor:

Entrance Vestibule. Master Bedroom including Dressing room & En Suite. Kitchen. Lounge. W.C. Swimming Pool. Music Room/Office. Shower Room/Changing Room. Bedroom. Bathroom. Bedroom with dressing room. TV Room/Snug. Dining Room. Dining Kitchen. Utility Room. Garden Room.

## GARDEN

Through an elegant entrance with electric gates the driveway sweeps up to a large turning circle and parking area to the side of the property, continuing to the rear with further parking space, ideal for larger vehicles motorhomes or caravans. The garden is a delight and has been immaculately maintained and landscaped by the current owners. The grounds are beautifully maintained and offer a fine blend of mature planted beds, lush lawns, rose gardens & vegetable beds within a tastefully landscaped design. A small paddock runs to the rear of the property.

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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Oil Central Heating (Total of 3 boilers, one dedicated to Swimming Pool)	Band G.	D58	FTTP	YES

\*Fibre To The Premises

## FLOOD RISK

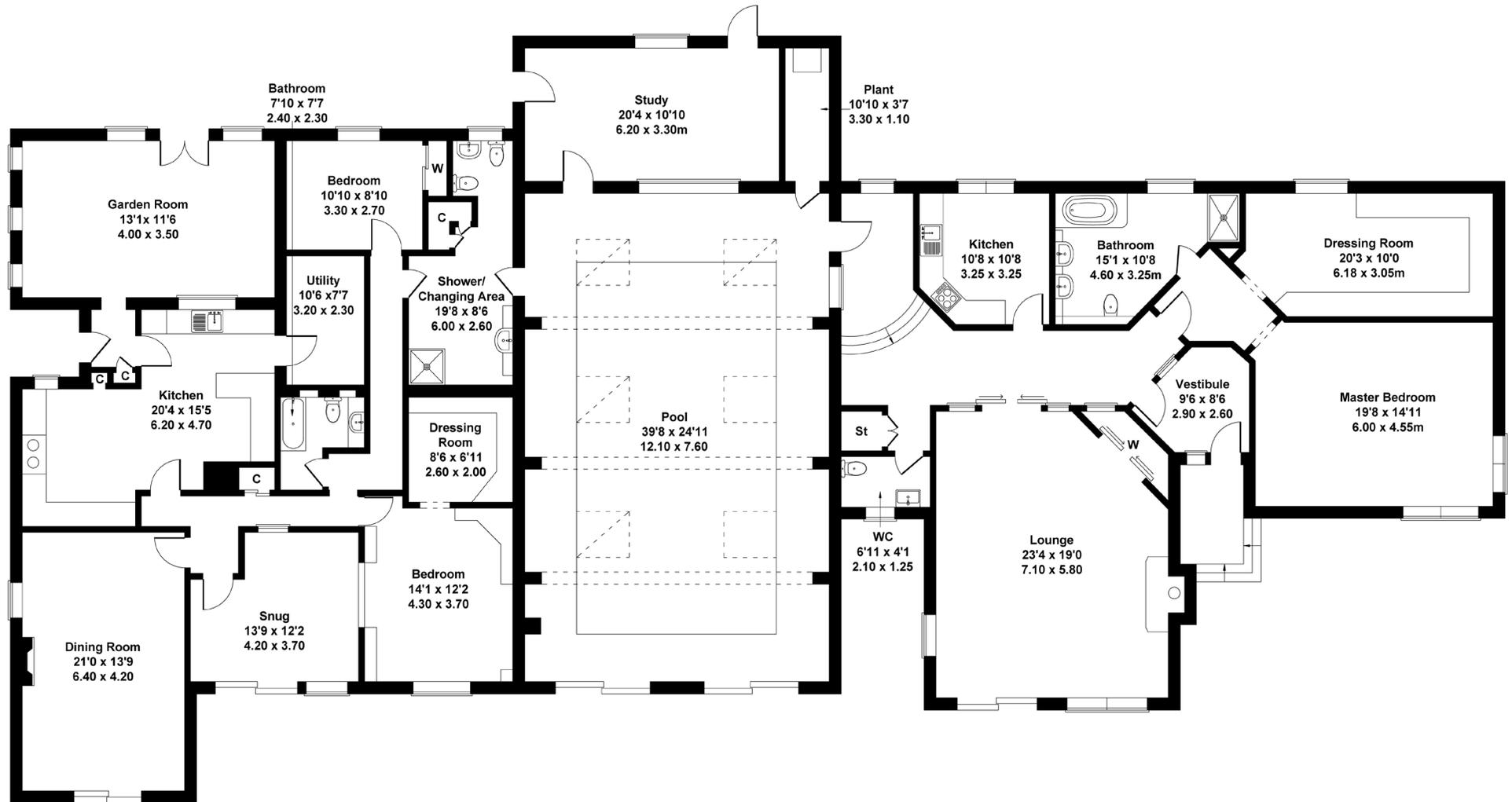
Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

## POST CODE

DG6 4NT

# Dunmhor, Twynholm DG6 4NT

Approximate Gross Internal Area  
4876 sq ft - 453 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 July 2025.

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:  
ages.forum.pacifist

### SOLICITORS

### LOCAL AUTHORITY

Dumfries & Galloway

### 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

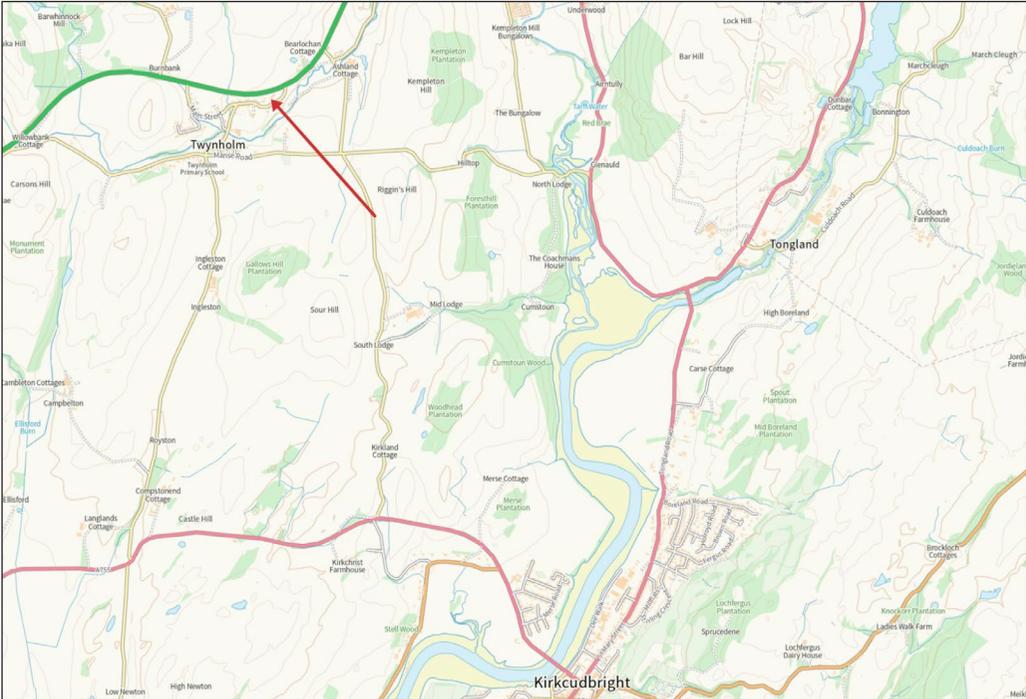
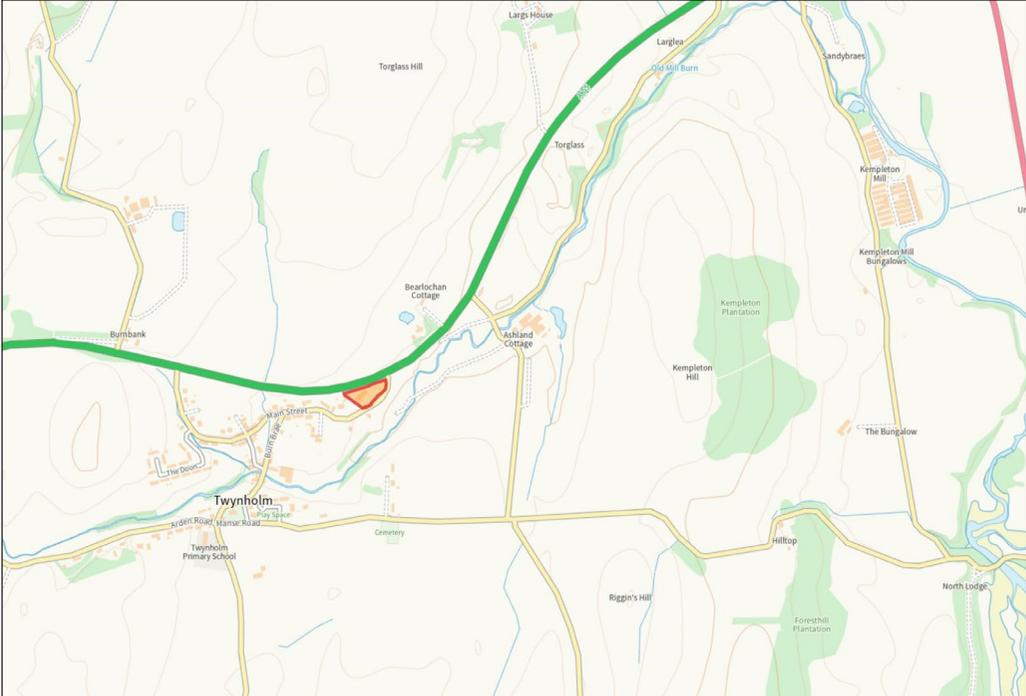
Failure to provide required identification may result in an offer not being considered.

### 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.















**Galbraith**



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