



Galbraith

OAKBANK
KIRKPATRICK, THORNHILL



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A delightful lifestyle property with outbuildings and 19 acres in a desirable rural area.

Thornhill 3.9 miles ■ Dumfries 12.5 miles ■ Carlisle 47 miles

Acreage 19.16 acres (7.75 hectares)

Offers Over £585,000

- 2 reception rooms. 4 bedrooms. 2 Shower Rooms.
- Spacious/Adaptable family home with annexe potential
- Range of Outbuildings
- 'Ready made' earning potential from Airbnb / campsite.
- Strong lifestyle appeal

Galbraith

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SITUATION

Oakbank is located on the edge of the village of Closeburn. Situated on the A76, the area boasts excellent communication links and historical significance, with the nearby Closeburn Castle dating from the 14th Century. Closeburn offers a primary school and community owned village shop with the Trigony House Hotel nearby. A broader range of shops, schools and services can be found in Thornhill, which features a number of individual local businesses as well as the renowned Wallace Hall Academy secondary school.

The regional capital, Dumfries, provides further amenities including a leisure complex, cinema, restaurants, hotels, a large regional hospital with a wide range of outpatient clinics, and the Crichton Campus—home to local campuses of both the University of Glasgow and the University of the West of Scotland.

The area is renowned for its diverse range of outdoor pursuits and activities. There is excellent fishing available on the region's many rivers and lochs, as well as good sea fishing off the coast. Shooting is offered on various estates.

Equestrian pursuits are well catered for, with many stables offering both livery and schooling, and several Pony Clubs hosting gymkhanas and events throughout the year. Golfers can enjoy several excellent courses nearby, including the championship course at Southerness.

Mountain biking enthusiasts benefit from the region's Seven Stanes forests, the nearest being Ae Forest. Hillwalking and hiking opportunities abound across the area's many paths and hills. Birdwatchers will also be endlessly entertained at the nature reserves at Mersehead and Caerlaverock, run by the Wildfowl & Wetlands Trust, where Ospreys and many other species can be seen.

Transport links to the area are excellent. The M74 is around a 40-minute drive away, providing easy access to Scotland's central belt to the north and the M6 leading south.

DESCRIPTION

Oakbank Farm is a well-maintained four-bedroom property, ideal for families and for those seeking a quieter lifestyle within easy reach of Thornhill and Dumfries. The home is spacious and thoughtfully arranged across a single level, offering flexibility in how the accommodation may be utilised.

The property was originally two separate dwellings and has since been incorporated into one, seamlessly integrating the neighbouring cottage. This area now functions as an extension of the main family home, or alternatively, can be easily isolated to provide ancillary accommodation or an additional income stream.

The heart of the home is a generous kitchen with ample space for a dining table, creating a welcoming social hub. The kitchen is fitted with a range of modern floor and wall units, with space for a fridge-freezer and a gas hob (available separately). Off the kitchen is a practical utility room housing the boiler and a sink, with a side entrance providing direct access to the courtyard.

An entrance hallway, featuring cloakroom storage and front access via the porch, connects the remaining accommodation. The bright and spacious dual-aspect living room, complete with a wood-burning stove, offers a comfortable and inviting reception area.

The modern shower room features an attractive walk-in shower, while three generous front-facing bedrooms provide ample space, one of which benefits from a range of fitted wardrobes.

A second reception room, ideal for entertaining, features French doors opening directly onto the front garden and currently includes a bespoke bar, perfect for entertaining family and friends.

A second kitchen/utility space, with a door to the rear courtyard, a modern shower room, and a fourth well-proportioned bedroom complete the accommodation.

Externally, the property enjoys an abundance of outdoor space, with gardens to the front, side, and rear extending through the courtyard, past the outbuildings, and on to the surrounding grounds. Oakbank Farm represents an exceptional lifestyle opportunity, combining a spacious four-bedroom home with approximately 19 acres of land and substantial outbuildings offering flexibility for a range of uses. These include hobby farming, machinery or vehicle work, equestrian pursuits, or operation as a campsite with existing Airbnb income potential. A property of such versatility and appeal, set within a highly desirable location, is a rare find.



ACCOMMODATION

Ground Floor: Utility. Kitchen/Dining. Living Room. Bathroom. Bedroom. Bedroom. Bedroom. Living Room. Kitchen/Utility. Shower Room. Bedroom.

OUTBUILDINGS

Oakbank Farm benefits from an extensive range of outbuildings and workshops, offering significant flexibility for storage, equestrian, hobby farm activities or potential adaptation. Including:

Bothy (4.6m x 3.2m) & Office (3.2m x 1.8m) – An adaptable space that has been used as additional accommodation space or ideal hobby/office space for those requiring to work from home.

Bike Shed (13.9 x 6m) – Sliding doors to front. Brick built corrugated roofing with concrete floor. Workshop/Cold storage to rear.

Wood Shed (14.5m x 10.3m) – Large swing open doors. Single pedestrian door to entrance. Vast space with part mezzanine level storage. Steel portal frame with box profile cladding /walls and polished concrete floor. Insulated with wood burning stove installed.

Tractor Shed (13.5 x 7.3m) – Concrete block and steel portal frame with concrete floor. Sliding door. Housing oil tank.

Adapted Storage Container (5.75m x 2.4m) – External lean to shelter with 4 bike charging points and bike repair stand. Internally electric and plumbing for appliances. Currently serves the campsite as a laundry.

Shower Block with facilities of timber construction to serve the campsite.

GROUNDS

Oakbank Farm is approached via its own private driveway, leading to the front of the house and into a courtyard that provides access to the side of the property and all outbuildings. There is also ample parking available to the front of the house.





The approximately 19 acres of land are securely fenced and divided into manageable sections, making them practical for a variety of uses. The grazing and pastureland are well suited for sheep, goats, or cattle, and are equally ideal for equestrian purposes.

For those seeking a more spacious and self-sufficient lifestyle, the land offers excellent potential for the creation of amenity areas, wildflower meadows, and the opportunity to grow your own produce. An enclosed garden area lies to the front and side of the house, predominantly laid to lawn, with the grounds extending to the rear of the property and around the outbuildings.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private Drainage	Freehold	Oil Central Heating	Band F	E39	FTTP	YES

FLOOD RISK

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

POST CODE
DG3 5JL

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: pressing.carbonate.songs

SOLICITORS

Robert Wilson & Sons
Thornhill

LOCAL AUTHORITY

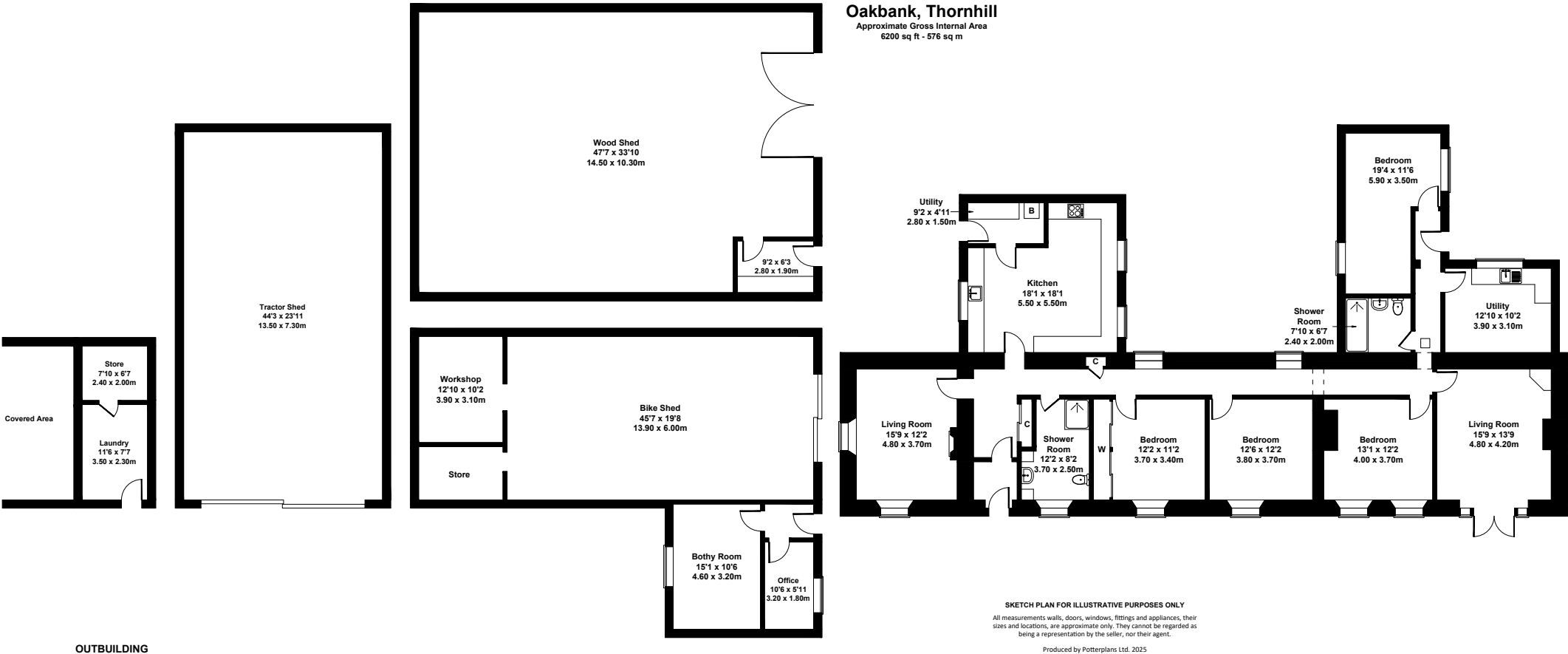
Dumfries & Galloway Council

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.

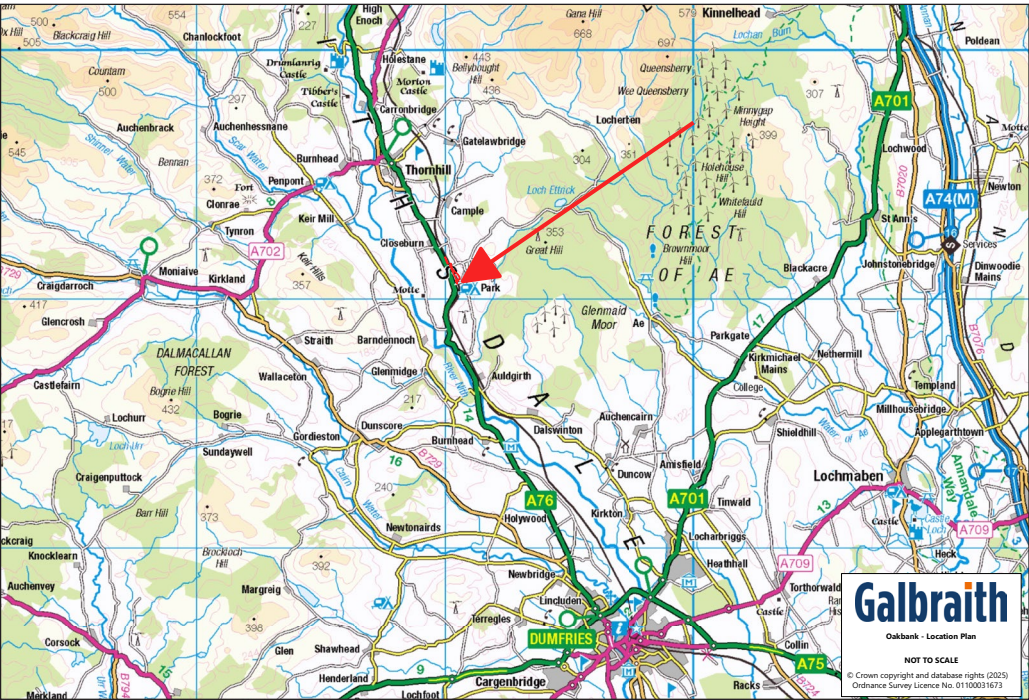
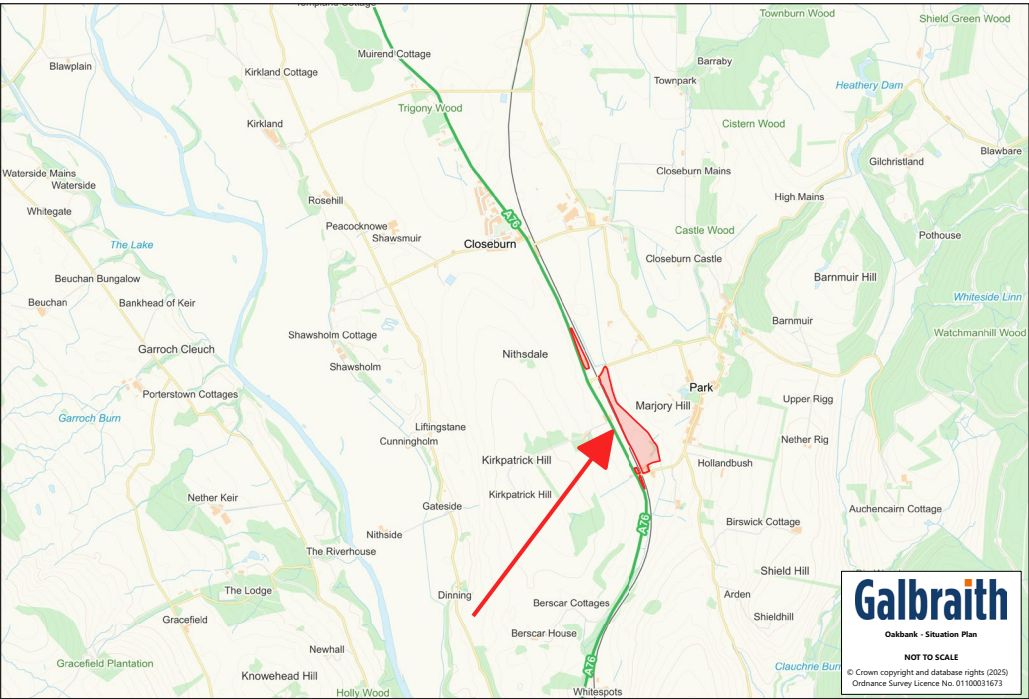
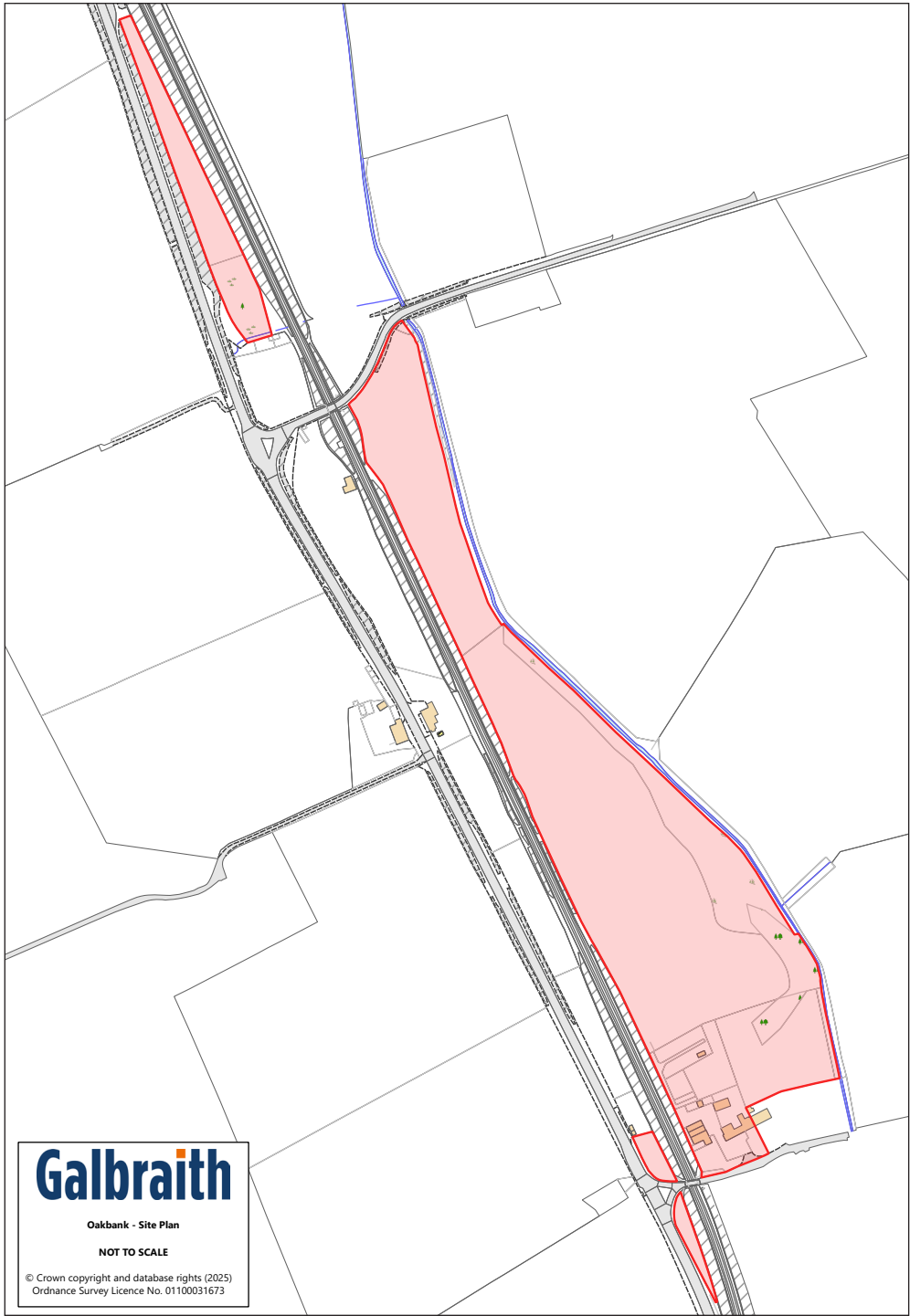
AMC PLC FINANCE

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application.

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 October 2025.











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