

HOLECROFT
GATEHOUSE OF FLEET, CASTLE DOUGLAS



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Charming rural retreat with stunning coastal views & paddock.

Gatehouse of Fleet 5.7 miles ■ Newton Stewart 12 miles
Castle Douglas 18 miles

Acreage 1.3 acres (0.52 hectares)

Offers Over £485,000

- 2/3 reception rooms. 3/4 bedrooms
- Spacious family home.
- Stunning uninterrupted coastal views
- Peaceful rural setting
- Paddock
- Plentiful parking
- Range of outbuildings

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com





SITUATION

Holecroft is situated in a peaceful rural area with stunning far reaching coastal views just a short distance from the sought after small town of Gatehouse. Gatehouse has a good range of local facilities including a primary school, hotels, chemist, doctor's surgery, coffee shops, postal service and two small supermarkets. A wider range of services can be found in the surrounding towns of Kirkcudbright, Castle Douglas and Newton Stewart.

The area is renowned for its outdoor pursuits, with walking and mountain bike trails in the numerous forests including the Seven Stanes range. The nearest of these is Kirroughtree, which has a large visitor centre and cycle shop. Golf enthusiasts are very well catered for throughout the region, and there is a 9 hole course on the edge of the town, as well as an 18 hole course available in the grounds of the Cally Palace Hotel on the outskirts. Water sports and adventures await on nearby Loch Ken, and the area's rivers and lochs provide good opportunities for salmon, sea trout and trout fishing. Equestrian pursuits are popular with several schools and livery yards available. The harbour town of Kirkcudbright is known as Scotland's Artist Town, and has a blue-flag awarded marina. There are also sandy, picturesque beaches within close proximity at Sandgreen and Mossyard.

There are good communications to the area with regular flights to London and mainland Europe from Prestwick Airport 65 miles north, and Glasgow and Edinburgh Airports, 101 and 117 miles respectively. There is a mainline Railway Station in Dumfries (36 miles) and the M74 Motorway network is 59 miles to the east.

DESCRIPTION

Nestled in an idyllic countryside setting, this exceptional rural property offers the perfect blend of privacy, space and breathtaking scenery. Set on generous grounds, the home boasts panoramic coastal views that stretch across open farmland to the sea beyond, a stunning backdrop for everyday life.



The property lies to the front of the site, originally dating from the 1700s but been extended and altered through the years. The house full of charm yet thoughtfully updated for comfortable modern living, a spacious open plan Kitchen & dining space is at the heart of the home with Rayburn offering not only a centrepiece feature, means of cooking and warmth to the home fuelling central heating and hot water. The space provides a delightful social space ideal for family living. To the front of the property a delightful living room with wood burning stove, windows to the front frame the stunning coastal views. A stunning conservatory offers a relaxing space to absorb panoramic sea views to the front with door providing direct access to the front garden. Adjoining is a delightful space, currently used as a study/home office perfect for those requiring to work from home, yet can still enjoy the outlook. A further reception space, again with coastal views to the front or garden to side could also serve as a fourth bedroom.

To the first floor 2 double bedrooms, one have fitted wardrobes. A third slightly smaller bedroom with fitted wardrobes. All with delightful views over farmland and Wigtown Bay beyond. A bathroom with walk in shower completes the first-floor accommodation.

The property is heated by way of oil central heating from the Rayburn, together with wood burning stove in the living room and double glazing throughout. Water is from a private spring and drainage to a private septic tank, which all title rights exist for maintenance access and upkeep.

Elevated within the grounds are a range of useful outbuildings, ideal for workshops, storage or conversion potential (subject to planning). Whether seeking hobby space, smallholding venture or animal shelter, these buildings offer great potential. The majority are of stone construction with slate roof, two newer additions adjoining are of profile metal sheet construction. One utilised as a car port, the other additional storage space.

The grounds included with Holecroft are a particular highlight. Bound by dry stone dyke predominantly and with ease of access from a vehicular gate or additional pedestrian gates. Access directly from the rear of one of the outbuildings. Could be used for grazing or self-sufficiency projects.

Holecroft offers a rare opportunity to purchase a rural haven offering privacy, yet still within easy reach of local amenities, schools and transport links. The perfect location for those looking to embrace a peaceful countryside lifestyle property.

ACCOMMODATION

Ground Floor:

Boot Room/Utility. Kitchen/Dining. Pantry. Living Room. Reception Room/Bedroom. Conservatory. W.C.

First Floor:

Bedroom. Bathroom with Shower. Bedroom. Bedroom.

OUTBUILDINGS

There is a range of traditional buildings of stone construction with slate roof. Two further open fronted profile metal sheet buildings adjoining.

GARDEN

Accessed from the public road over a gravel driveway with ample parking and access to the outbuildings and down to the property. Gardens wrap around the property with lawns to the front and side with some mature trees and shrubs. To the rear a paddock wraps around the outbuildings. Predominantly bound by dry stone dyke with gate access to the paddock from the driveway, mature trees and shrub on the boundary enhance the privacy of the site. A patio area to the rear provides a delightful spot to relax and dine al fresco. Grounds extend to about 1.3 acres in all.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private / Spring	Mains	Septic Tank	Freehold	Oil Central Heating	Band C	F34	FTTP	YES

FLOOD RISK

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

POST CODE

DG7 2HA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: inspects.glitz.abundance

SOLICITORS

AB & A Matthews, Newton Stewart,
Bank Of Scotland Buildings
37 Albert Street
Newton Stewart
DG8 6EG



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.

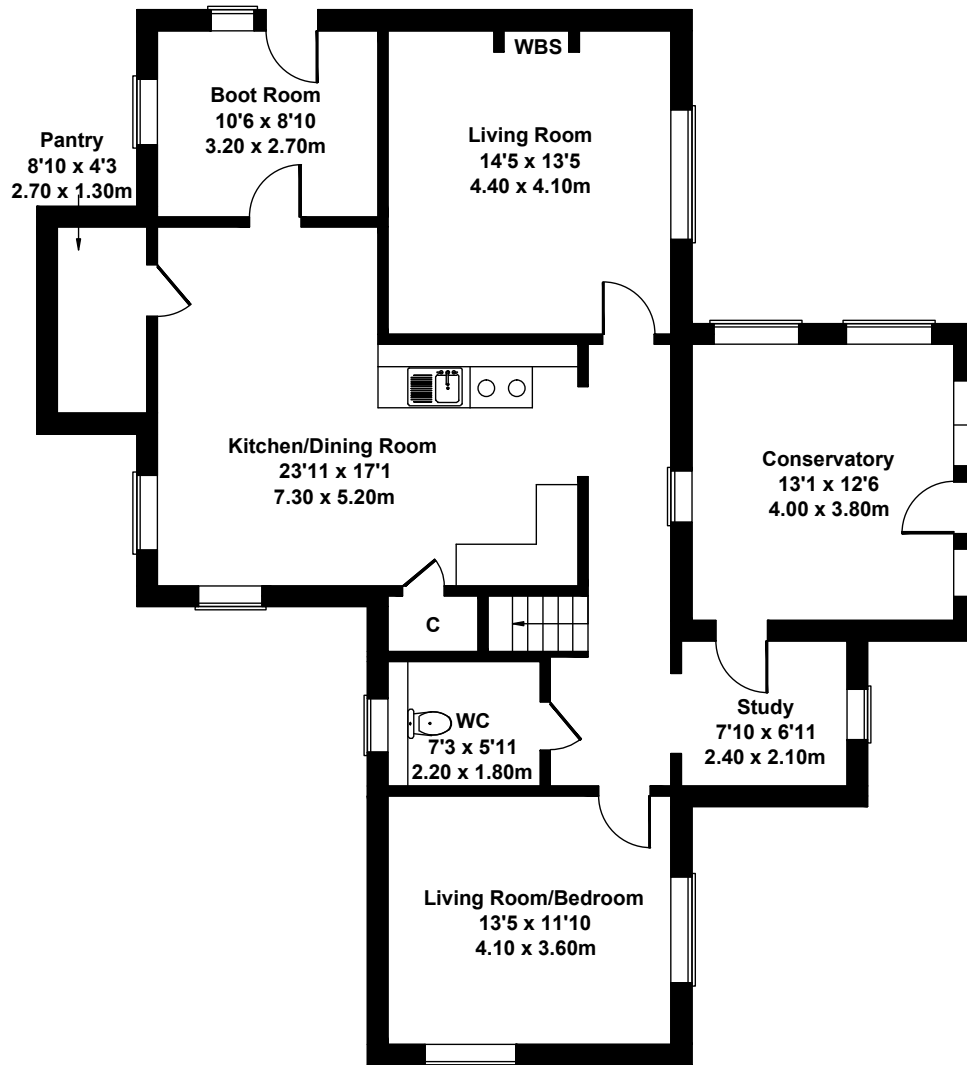
IMPORTANT NOTES

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

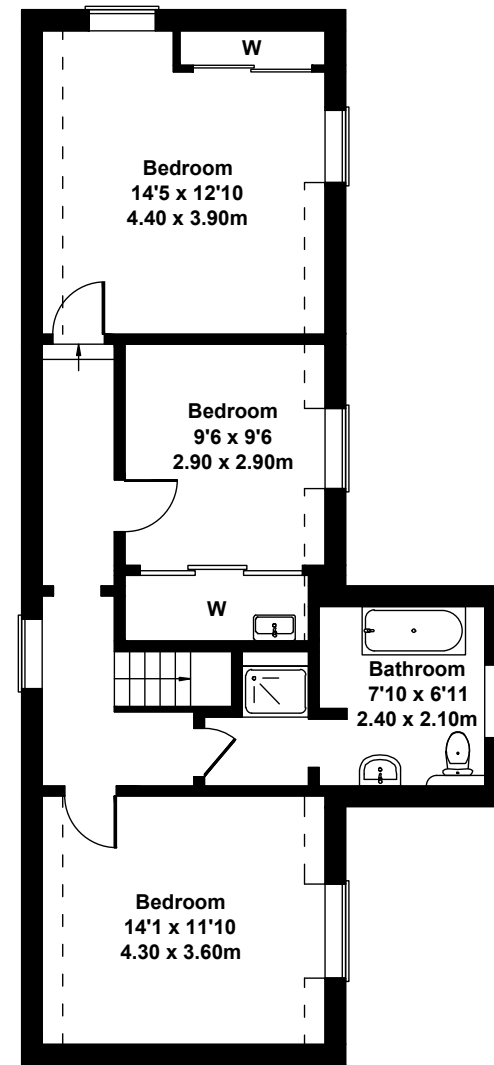


Holecroft

Approximate Gross Internal Area
4327 sq ft - 402 sq m



GROUND FLOOR



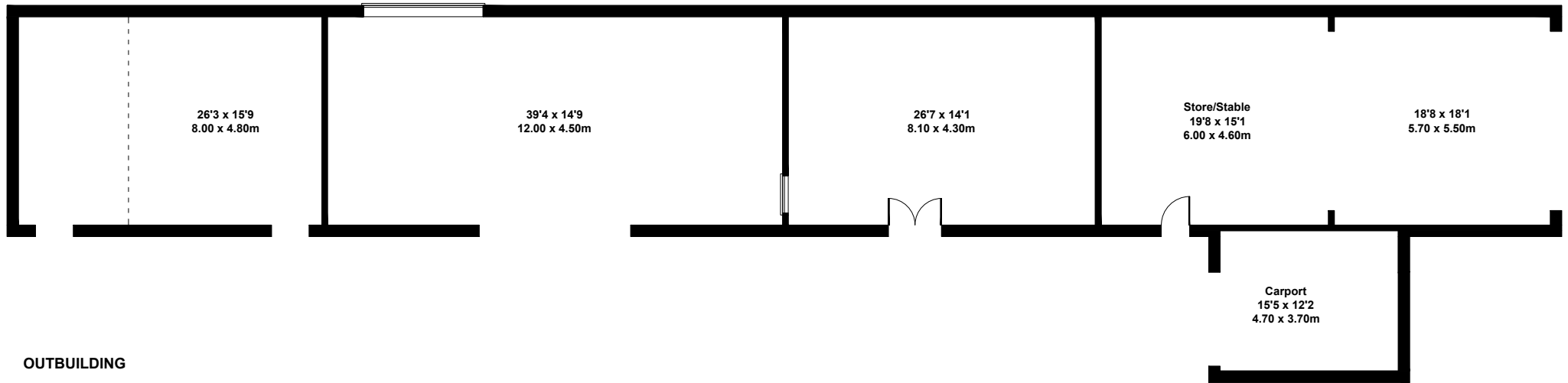
FIRST FLOOR

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.

Holecroft

Approximate Gross Internal Area
2390 sq ft - 222 sq m



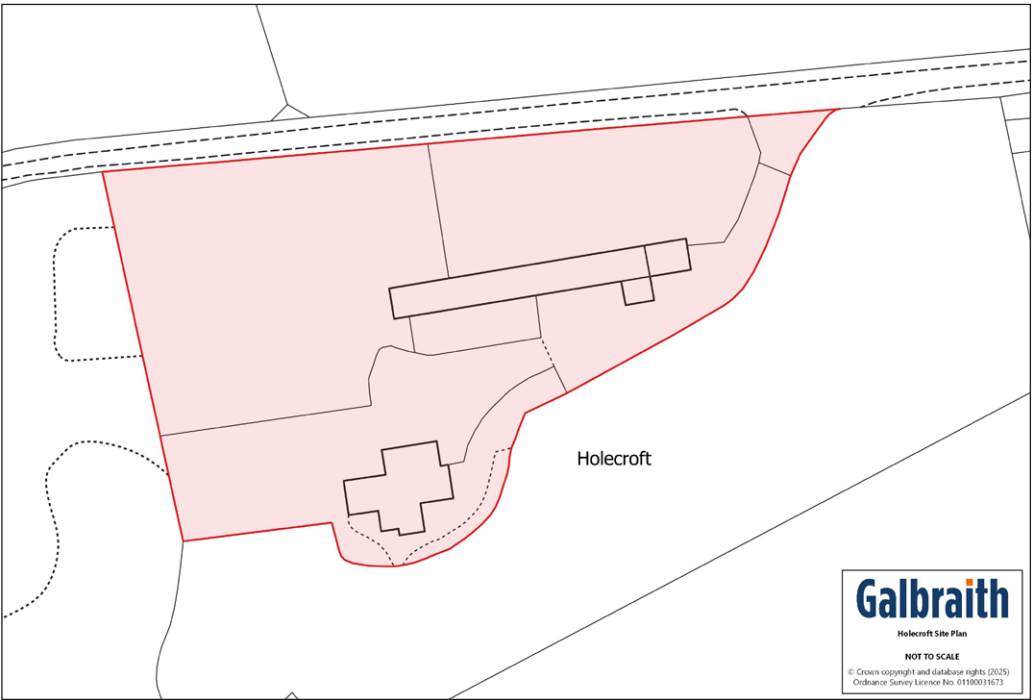
OUTBUILDING

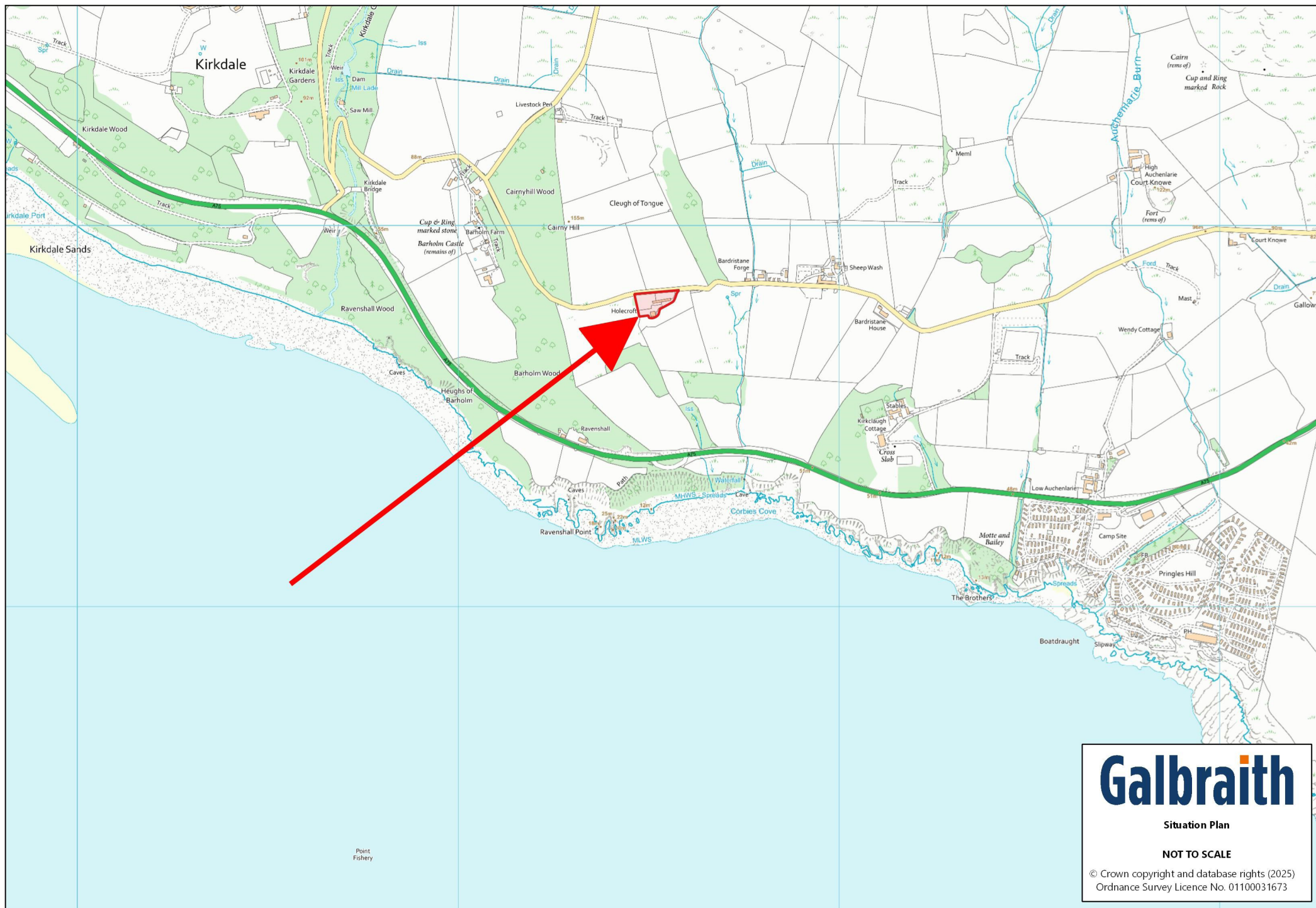
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Produced by Potterplans Ltd. 2025







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Situation Plan

NOT TO SCALE

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