



**MULLOCH HOUSE**   
NEW GALLOWAY, CASTLE DOUGLAS

**Galbraith**





# MULLOCH HOUSE, NEW GALLOWAY, CASTLE DOUGLAS

A stunning lifestyle property in an idyllic edge of village location with far reaching views.

Castle Douglas 15 miles ■ Dumfries 26 miles ■ Ayr 37 miles

Acreage 12 acres (4.86 hectares)

Offers Over £795,000

- Stunning energy efficient farmhouse recently renovated
- Accessible modern detached 2 bedroom cottage
- Extensive range of outbuildings
- 12 acres
- Private position enjoying far reaching countryside views.
- Biomass boiler fuelling both homes with an income per annum
- EV Charger point

## Galbraith

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com







### SITUATION

Mulloch House is situated in an elevated location on the edge of Scotland's smallest Royal Burgh New Galloway. New Galloway has two hotels, a community shop, Post Office and the Glenkens Medical Practice, as well as a popular 9 Hole Golf course. The village also boasts the Catstrand visitor centre with café, exhibition space, shop and 90 seater theatre where events run all year round. Kells Primary School is situated in New Galloway and buses provided to Secondary school in St Johns Town of Dalry and Castle Douglas. New Galloway is situated on the edge of the Dark Sky Park with a new State of the Art Observatory Facility to be built at Clatteringshaws, just 4 miles distant. Mulloch House plays host to regular wildlife visitors from wild deer, pine martens, red kites, buzzards and the occasional glimpse of a Golden Eagle.

The nearby market town of Castle Douglas has a good range of shops, supermarkets and other services, and is designated Dumfries and Galloway Food Town. The regional capital of Dumfries, about 26 miles distant, 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.

Communications to the area are very good, with a daily bus service from New Galloway and railway stations in both Dumfries and Lockerbie. The M74 motorway is about 50 miles distant 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 is 42 miles to the north. Both Glasgow and Edinburgh international airports are 78 and 106 miles respectively. A daily ferry service to Northern Ireland operates with Stena Link from Cairnryan 45 miles to the west, close to Stranraer.

### DESCRIPTION

Mulloch House forms a stunning lifestyle package and occupies an elevated site on the edge of the village of New Galloway enjoying total privacy. Offering the best of both worlds with a rural/country feel, far reaching countryside views, yet just a short walk into the village. The current owners have overseen significant change to Mulloch House since they purchased in 2012. The



farmhouse and newly formed Granary Cottage are both finished to a high standard, offering all the comforts and wants of modern living. The farmhouse, which has been extended by the current owners offers a fine balance of reception and bedroom space together with a stunning open plan kitchen/dining area which undoubtedly provides the hub of the home, with doors opening directly to the front patio and garden. Adjacent to one side are the two principal reception rooms, both with a dual aspect providing generous well-lit space with a Stovax Clearview wood burning stove in the sitting room and access to a chimney in the Living Room, should a wood burner or open fire be desired. Both rooms offering flexibility in use to fit the specific needs of the buyer. To the other side of the Kitchen space is a W.C. and a utility/boot room. An internal hallway leads to the principal bedroom with en-suite shower. A beautifully proportioned and well-lit bedroom, benefitting from a triple aspect with double doors opening directly to the garden.

The first floor, with access via two staircases, offers 3 double bedrooms. Two bedrooms to the front, one of which offers an en suite bathroom and benefits from far reaching views of the countryside. The other with fitted cupboard space, connects directly to a walk in dressing area which then continues to the bathroom. This continues through to the first-floor landing area with office space and storage cupboard, three Velux windows flood the space with natural light. The final light and spacious bedroom provides a shower room en suite.

Granary Cottage which has underfloor heating throughout, is a delightful 2-bedroom conversion from an original derelict farm building, enjoying stunning views down the valley and over the surrounding countryside. The reception space is open plan with a kitchen area, dining and living space combined, with doors connecting directly to the front garden. Adjoining is a utility room with plumbing/space for washing machine, fitted floor and wall units. A modern fitted shower room is also accessed from the open planned space. To the rear of the building are an entrance porch, accessed directly from the parking area and two bedrooms, one of which has a shower room. This property offers huge flexibility, be it a comfortable home for family/extended family or holiday let potential for those seeking a regular income.



The outbuildings are immaculately kept and offer a whole host of uses, currently set up as a garage space, adjoining workshop, boiler room and wood store. With a separate studio space in the garden area.

The grounds extend to about 12 acres in all and offer ideal grazing for livestock or equestrian. 3 acres of woodland with two paddocks extending to about 7 acres, together with the courtyard and garden including a small orchard with a range of fruit trees and bushes extending to about 12 acres in all.

The current owners had a focus on efficiency of the home during much of their renovations, the wood pellet fired biomass boiler is a major contributor to that, running both the farmhouse and The Granary and returning about £7,700 p/a, 9 years currently remaining on that scheme.

Mulloch House has been beautifully renovated and improved during the current tenure and now offers a delightful lifestyle property offering so many desirable attributes in a delightful private location.

### ACCOMMODATION

#### Mulloch House

##### Ground Floor:

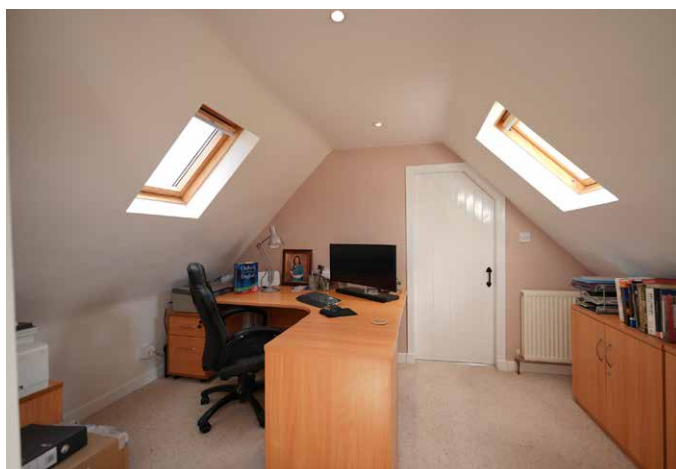
Entrance Hall. W.C. Utility/Boot Room. Kitchen/Dining. Living Room. Sitting room. Bedroom with Shower En Suite.

##### First Floor:

Bedroom En Suite bathroom. Bedroom. Dressing area. Bathroom. Office. Landing area. Bedroom Shower Room En Suite.

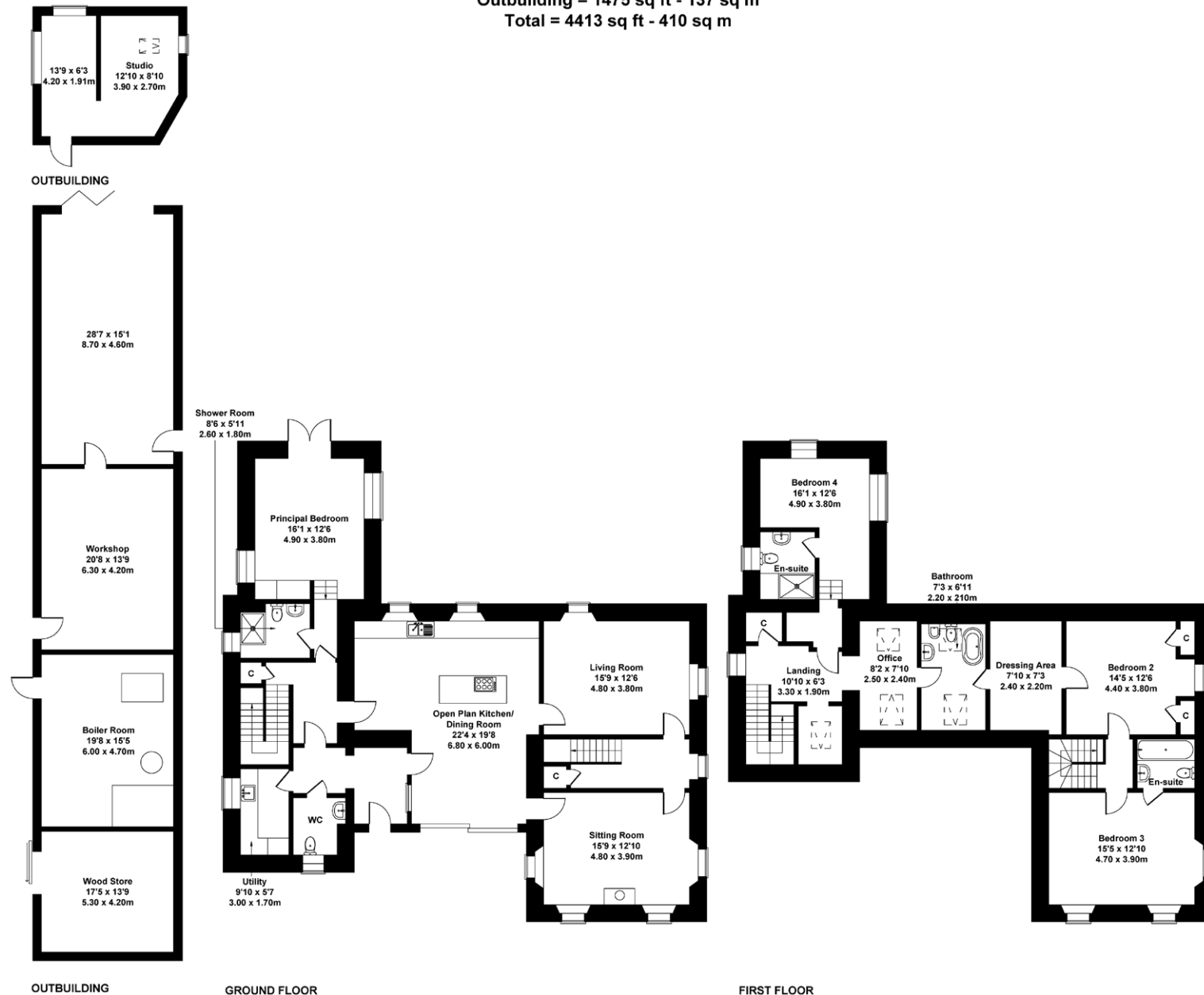
#### The Granary

Open Plan Kitchen/Living/Dining Area. Utility Room. Shower Room. Bedroom 1. Master Bedroom. Shower En Suite.



# Mulloch House New Galloway

Approximate Gross Internal Area  
Main House = 2863 sq ft - 266 sq m  
Outbuilding = 1475 sq ft - 137 sq m  
Total = 4413 sq ft - 410 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.

GARDEN AND GROUNDS

The property is approached via private driveway. The grounds are beautifully kept surrounding the farmhouse and cottages with a driveway/yard laid to gravel. Extensive area of lawn with two ponds, 30ft greenhouse, area of raised beds, a vegetable cage, chicken run and an array of vantage points to absorb the peaceful surroundings and distant views. A small orchard of apple & plum trees together with redcurrant, gooseberry & blackcurrant bushes. Beyond the grounds are about 3 acres of woodland with two paddocks extending to about 7 acres together with the courtyard and garden extend to about 12 acres in all. The paddocks provide ideal grazing for livestock or equestrian. The owners currently rent the grazing to a local farmer.

OUTBUILDINGS

Studio Space (3.9m x 2.7m, 4.2 x 1.9m)  
A room with a partial divide, side access door with glazing to front and side affording far reaching countryside views. An ideal hobby space.

Garage (8.7 x 4.6m)  
With electric door. Connected to the workshop and additional door to side.

Workshop (6.3m x 4.2m)  
Connected to the Garage.

Boiler Room (6m x 4.7m)  
Housing Wood Pellet Boiler and pellet store.

Wood Store (5.3m x 4.2m)

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	Bio Mass (Pellet) Both House & The Granary	Mulloch – Band F The Granary – Band D		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>

DIRECTIONS

From the A713, take the turning at Kenbridge Hotel on to the bridge (A712) signed for New Galloway. Follow the road over the bridge and around towards the village. Continue through the village, up High Street. At the Town Hall Clock, turn right. Continue up that road, just beyond the edge of the village is a right hand turn signposted for Mulloch.

POST CODE

DG7 3SB

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: dean.telephone.ridiculed

SOLICITORS

Gillespie Gifford & Brown  
Castle Douglas

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 April 2025





The Granary



The Granary



The Granary



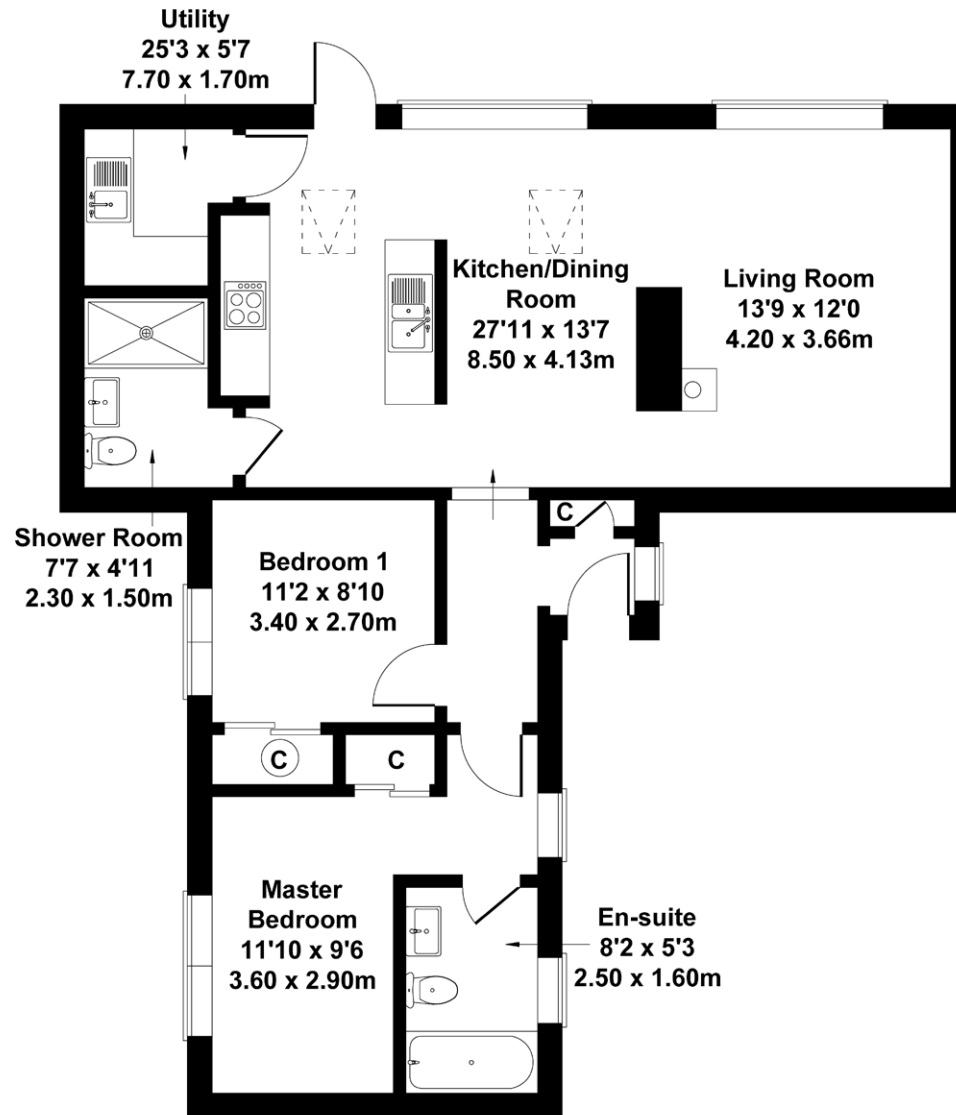
The Granary



# Granary Cottage, Mulloch, New Galloway

Approximate Gross Internal Area

829 sq ft - 77 sq m



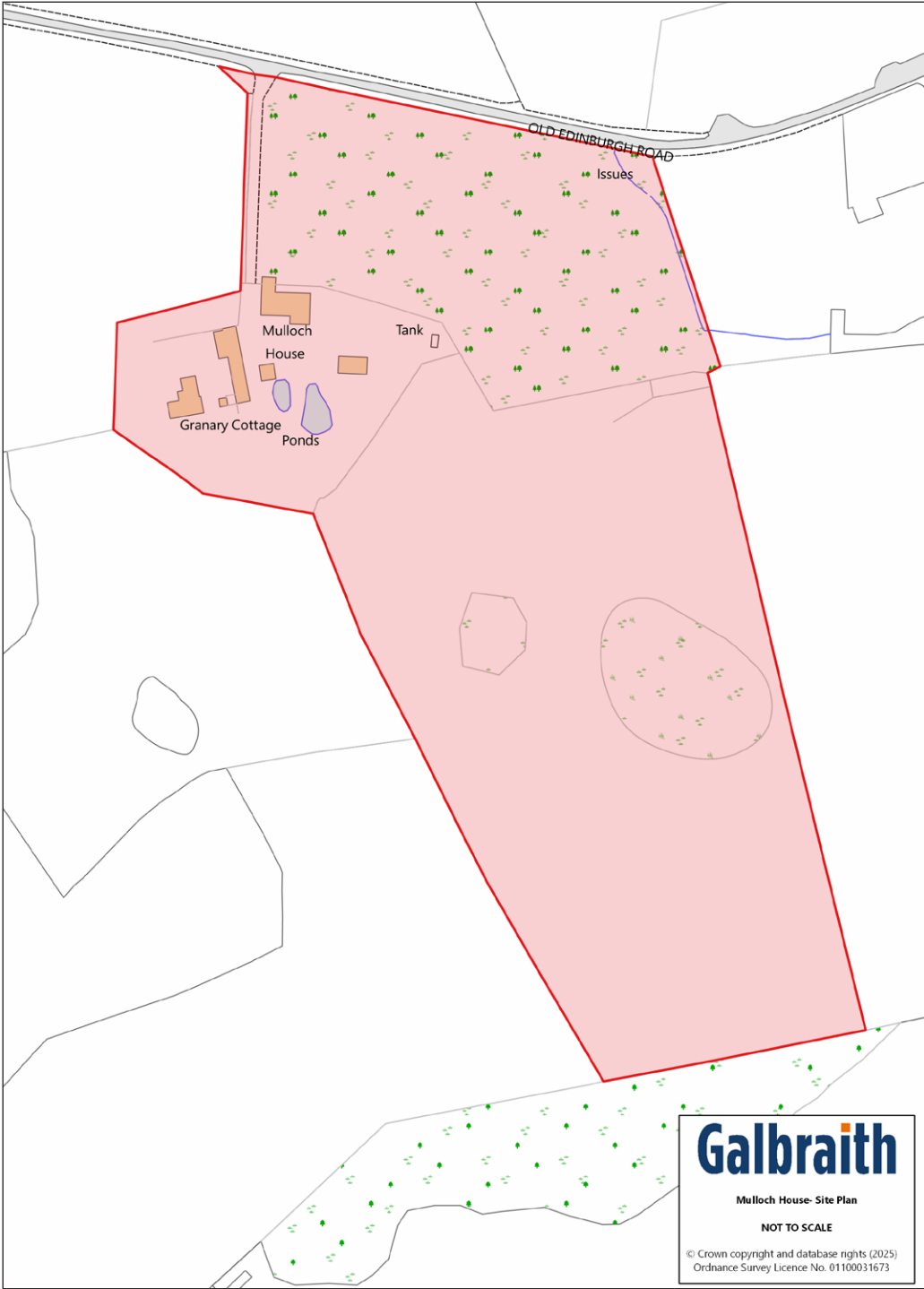
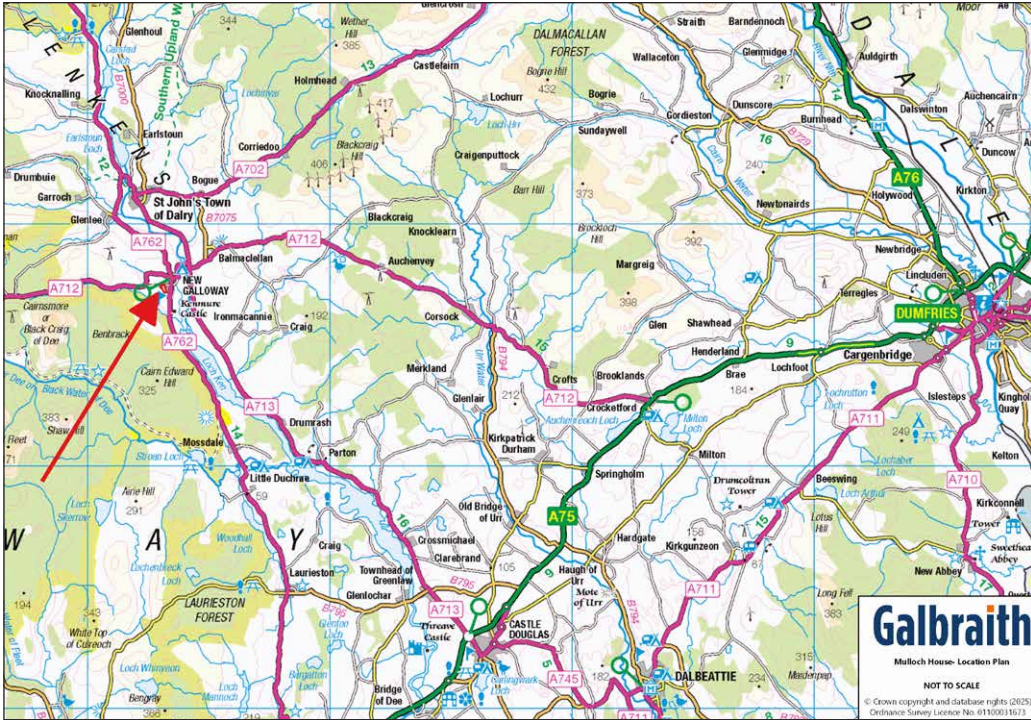
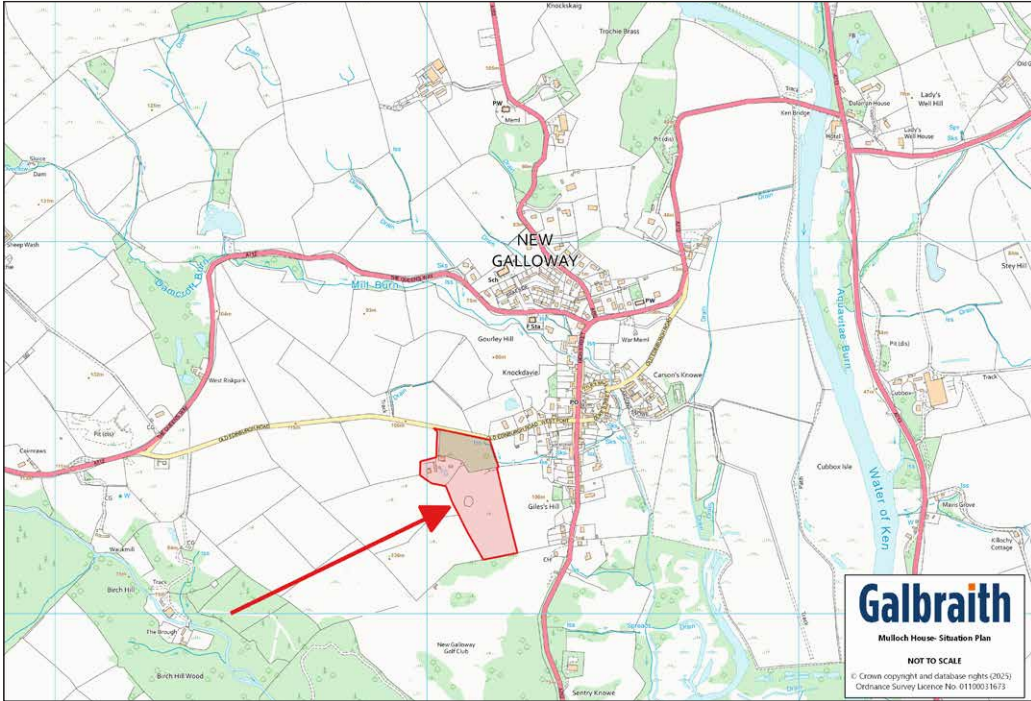
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