

**Galbraith**

**FOREST MOOR**  
KIRKINNER, NEWTON STEWART









# FOREST MOOR, KIRKINNER, NEWTON STEWART

Beautifully private large country cottage set in superb woodland grounds.

Wigtown 4.6 miles ■ Newton Stewart 11.2 miles ■ Dumfries 58.3

Acreage 2.5 acres (1.01 hectares)

Offers Over £420,000

- 2 reception rooms. 3/4 bedrooms
- Conservatory
- Stunning woodland including superb specimen trees
- Large workshop
- Garden room and hot tub

## Galbraith

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com





### SITUATION

Forest Moor sits a short distance from Kirkinner. Kirkinner is a small rural village in Wigtownshire with a primary school, shop & post office, small play park, village hall, sports hall and bowling green. Kilsture Forest is nearby for woodland walks, and in fact wraps around Forest Moor, and the harbour village of Garlieston and Rigg Bay are less than five miles away, ideal for coastal walks, fishing or boating activities. Hillside is also close to other ports and harbours on the peninsular including the Isle of Whithorn.

Wigtown, Scotland's National Book Town, around 4.6 miles from Forest Moor, and hosts a very successful book festival in late September. 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 town where local artists and craftspeople display their work. Wigtown has a primary school, various denomination churches, supermarket, a number of smaller shops, a golf club and Scotland's southernmost whisky distillery is in nearby Bladnoch.

Newton Stewart, a more commercial town, is known as the Gateway to the Galloway Hills. It has a number of primary schools, the Douglas Ewart High School, a museum, leisure centre, three supermarkets, a bank and a post office which offers all postal and banking services, a cinema, and a wide range of shops, offices, businesses, hotels and restaurants. The area is well known for outdoor pursuits and sports. Kirroughtree Visitor Centre, situated approximately 12.5 miles east, is part of the Seven Stanes range of mountain biking trails and has a number of designated walks. The Galloway Forest Park is one of the best places in Britain to enjoy the night sky, the Galloway International Dark Sky Park is committed to protecting dark skies by controlling light pollution.

Communications to the area are good. Trains operate from stations in Stranraer, Dumfries and Lockerbie.

Ferry links to Northern Ireland run from Cairnryan, which is approximately 32 miles. The international airports of Prestwick and Glasgow are approximately 54 miles and 88 miles

### DESCRIPTION

Forest Moor is a delightful 19th Century two storey cottage, set back off the road via a track and is largely hidden from view by the gentle rise of the land, giving a hugely private location. The current owners have carried out improvements to create a warm and welcoming home with ample space for entertaining between the beautiful dining hall with its exposed stonework wall, the bright and inviting conservatory and the cosy sitting room. Three bedrooms upstairs are supported by a possible fourth on the ground floor in the form of the study, off the sitting room, which has its own door out to the garden. A well appointed kitchen leads to a good sized utility room which houses the boiler and has a WC off.

Outside is a large workshop (7.17 m x 4.81m) created from an original stone barn, which is spacious enough to support a number of hobbies and interests. A garden room looks out over the rolling farmland to the side and features a hot tub, only installed in August 2024, from which to enjoy those warm summer evenings.

A detached garage sits adjacent to the parking area at the top of the track, where there is room for several vehicles. Beneath the house, there is a good sized cellar storage area.

What sets this wonderful rural retreat apart from the crowd, however, is the amazing woodland garden. There are winding walks through the many specimen trees, some of which are registered in the Scottish Archive of the National Register of Trees and include magnificent eucalyptus trees, tulip trees and monkey puzzles. In late winter and spring it is carpeted with snowdrops, daffodils and bluebells, and wildlife abounds with many varieties of wild and garden birds attracted to the peace and shelter. Great Spotted Woodpeckers and red squirrels are frequent visitors to the feeders near the house.





ACCOMMODATION

**Ground Floor:** Entrance Porch. Hallway. Dining Hall. Conservatory. Sitting Room. Study/Bedroom 4. Kitchen. Utility Room. WC.

**First Floor:** Three Bedrooms. Bathroom.

GARDEN AND GROUNDS

The top of the track opens to a large parking area, with garage and workshop. Behind the workshop lies the garden room and hot tub area with views across the fields. To the front of the house tucked behind attractive stone dykes gravel paths lead through areas of lawn with mature shrubs. To the side lies a larger lawned area with a greenhouse, leading around to the rear. The garden to the rear features a patio area adjacent to the conservatory, and a large area of lawn surrounded by mature trees and shrubs of numerous varieties which give colour and interest year round. To the other side, further lawns, two further greenhouses, potting shed, and a small vegetable patch. Beyond this sits the woodland, more fully described above, and truly a woodland wonderland which would be an amazing place for children to play and learn.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains via farm	Mains	Private	Freehold	LPG CH	Band F	E46	FTTP	YES

FLOOD RISK

There is a 0.5% chance of surface water flooding to the property in any one year according to SEPA. Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Access is over a private track leading from the public road. Access is over a private track leading from the public road, with maintenance shared on a user basis.

POST CODE

DG8 9DF

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: parked.national.conquests

SOLICITORS

AB & A Matthews  
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.

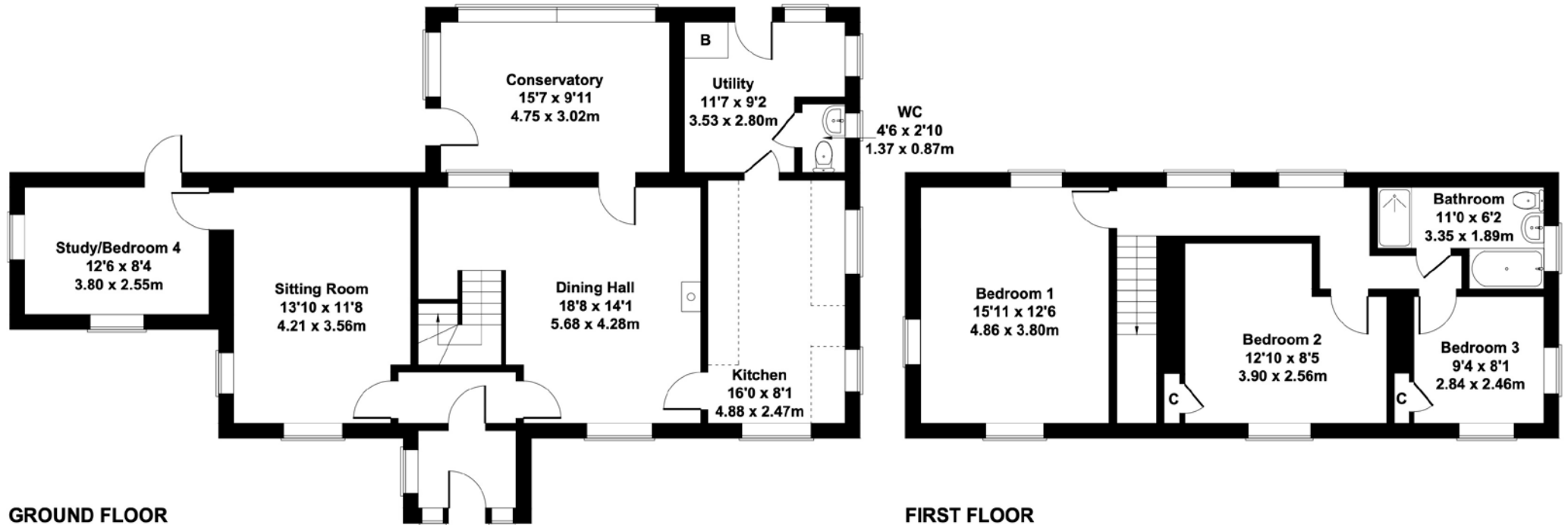
### IMPORTANT NOTES

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 May 2025.



## Forest Moor, Kirkinner, DG8 9DF

Approximate Gross Internal Area  
1722 sq ft - 160 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





















**Galbraith**



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