

An aerial photograph of a large, white stone house with a grey slate roof, situated in a lush green landscape. The house features a prominent chimney on the left side and several dormer windows. A swimming pool is located in the courtyard area, surrounded by a paved deck. The property is surrounded by rolling hills, a winding road, and a stone wall. In the background, there are wind turbines on a distant hill. The overall scene is bright and sunny, with vibrant green grass and trees.

Galbraith

**BARMARK**  
CORSOCK, CASTLE DOUGLAS





# BARMARK, CORSOCK, CASTLE DOUGLAS

A peaceful lifestyle property in stunning rural location

Castle Douglas 12 miles ■ Dumfries 18 miles ■ Carlisle 52 miles

- Detached family home
- 3 reception rooms. 3/4 bedrooms
- Principal field extending to about 12 acres
- Range of outbuildings
- Potential to convert (subject to permissions)
- Far reaching countryside views
- Stables/workshop

Acreege 14.4 acres (5.82 hectares)

Offers Over £520,000

**Galbraith**

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 OnTheMarket







### SITUATION

Barmark is situated near to the village of Corsock, and only 8 miles from the village of Crocketford, which has a popular village shop and village pub, the Galloway Arms. Crocketford sits on the main A75 trunk road leading east to Dumfries and west to Castle Douglas. There is a good range of individual shops and services in Castle Douglas, known as the region's Food Town, and a broader range of high street shops, larger supermarkets, retail parks, large hospital and university campuses in Dumfries. There is a village primary school in nearby Springholm and in Dalry, New Galloway and Moniaive. The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and the diversity of sporting and recreational pursuits. There is good hill walking in the nearby Galloway Hills and cycling along some of the designated cycle routes, as well as the Seven Stanes forest mountain bike trails. The nearest of these is Dalbeattie Forest with its extensive network of specialist cycle paths, bridal ways and footpaths. There are varied sporting opportunities such as shooting and stalking, as well as trout and salmon fishing on the regions numerous lochs and rivers. For golf enthusiasts there is the championship course at Southernness, and several other courses nearby, including the 9 hole courses at Castle Douglas, Dalbeattie, and New Galloway. Barmark sits just a short distance from the Galloway Forest Park, which is home to the Dark Skies Park, the first such designated outside of the USA. Spectacular night skies are visible both in the locality and in the Park. A short distance away lies Loch Ken, which has a popular sailing centre with a number of water sports and activities available. The Solway coast is also popular with sailors, with both Kippford and Kirkcudbright having safe moorings.

Communications to the area are very good. There is a main line railway station in Dumfries and also Lockerbie providing excellent links to both the north and south. The M74 motorway network can be reached in about an hour and there are regular flights to other parts of the UK, Ireland and Continental Europe from Prestwick Airport which is a 51 mile drive to the North. International airports at Edinburgh 100 miles and Glasgow 85 miles distant.



### DESCRIPTION

Barmark offers a delightful lifestyle property in appealing rural location, just a short distance from a range of local amenities. Offering the best of both worlds by way of rural location and countryside views, yet main towns & services nearby, 8 Miles to village shop/pub, Castle Douglas just 12 miles distant. Barmark itself originally dates from the mid 1800s (around 1863) with additions to the farmhouse in the early 1900s. Providing a spacious property over two levels with well-appointed rooms and a fine balance between entertaining, family space and bedroom space with a flexibility to re-configure to adapt to a specific purchasers needs. The traditional farmhouse kitchen/dining with fitted units and Oil fired Rayburn provides the heart of the home with supporting back Kitchen accessed through opening. Large front window looks across the courtyard to the outbuildings. The property maintains many original features with corncicing, ceiling rose and window shutters with sash and case style windows and farmhouse latch doors maintain that more traditional feel. The main living room with wood burning stove and multi aspect views is a great space to unwind on a cooler evening, looking out over the field and to the rolling countryside beyond. The property further benefits from double glazing throughout with oil fired central heating. Water is via a private supply, with holding tank which is gravity fed and filtered through UV filtration. The extensive range of outbuildings at Barmark support the property/diversification and offer such flexibility by way of how they might be utilised, specific to the buyers needs. With stables (currently set up as 3), workshop and vast storage space and appealing development potential particularly to the former Hay Barn/Loft - subject to relevant consents. Barmark is a delightful lifestyle offering with such great opportunity for a rural buyer. The land is currently grazed with cattle on a 'gentleman's agreement' with a local farmer.

## ACCOMMODATION

### Ground Floor:

Entrance Porch. Kitchen/Breakfast Room. Back Kitchen. Dining Room. Snug. Living Room. Bedroom. W.C.

### First Floor:

Bedroom. Bathroom. Bedroom. Shower Room. Bedroom/ Dressing Room.

## OUTBUILDINGS

Formed around a traditional courtyard steading, majority with electric/ with power in workshop and garage:

**Open Fronted Store** 10.1m x 4m

**Tool Store** 2.4m x 3.7m

**Tank Room** 3.7m x 4.3m

**Byre (2 doors access)** 3.9m x 6.3m

**Garden Store** 3.9m x 4m

**Stables x2 (Corner)** 3.9m x 10.9m

**Single Stable / Store** 3.8m x 3.6m

**Workshop** 5.1m x 11.2m

**Log Store** 6.1m x 4.8

**Large Garage** 4.8m x 3.9m

**Hay Loft Above (accessed via stairs from Log Store)** 4.9m x 10.4m

## GARDEN (AND GROUNDS)

The access track is owned by Barkmark but the upkeep/maintenance is shared proportionately between all those who have a right of access over it, as detailed in the Title Deeds. This leads to the private central courtyard. The grounds extend predominantly to the front of the property with a large field enclosure extending to about 12.75 acres, the garden grounds compliment the farmhouse beautifully with a range of mature shrubs and trees but not compromising on the outlook. The land that wraps around the courtyard, courtyard itself and field in total provides about 14.4 acres.

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

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Barkmark	Private Supply	Mains	Septic Tank	Freehold	Oil Central Heating	Band E	E 53

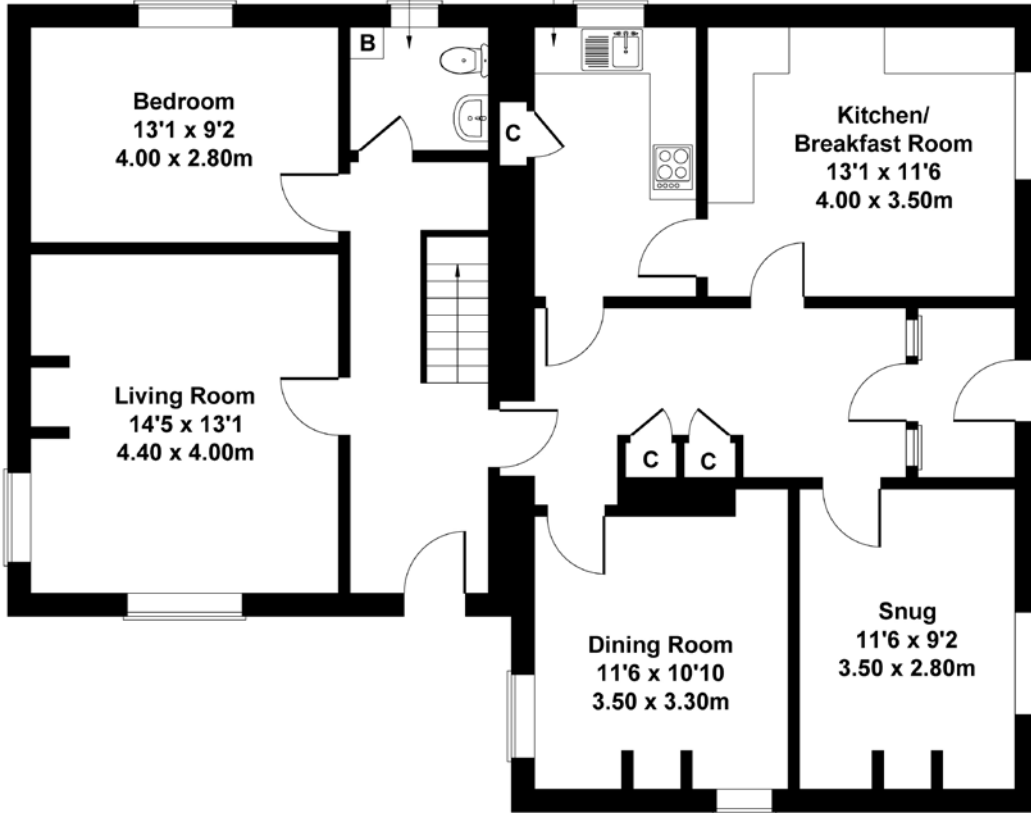


# Barmark

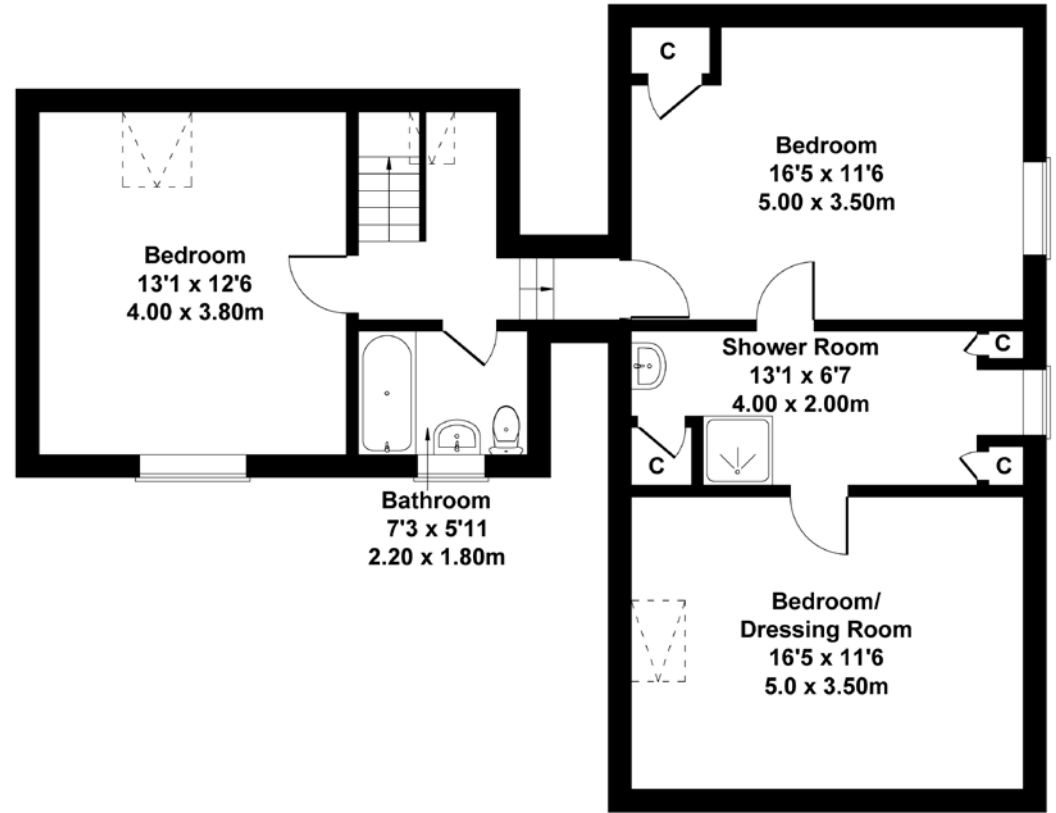
Approximate Gross Internal Area  
2034 sq ft - 189 sq m

Bathroom  
5'11 x 5'11  
1.60 x 1.80m

Kitchen  
11'10 x 6'11  
3.60 x 2.10m



GROUND FLOOR



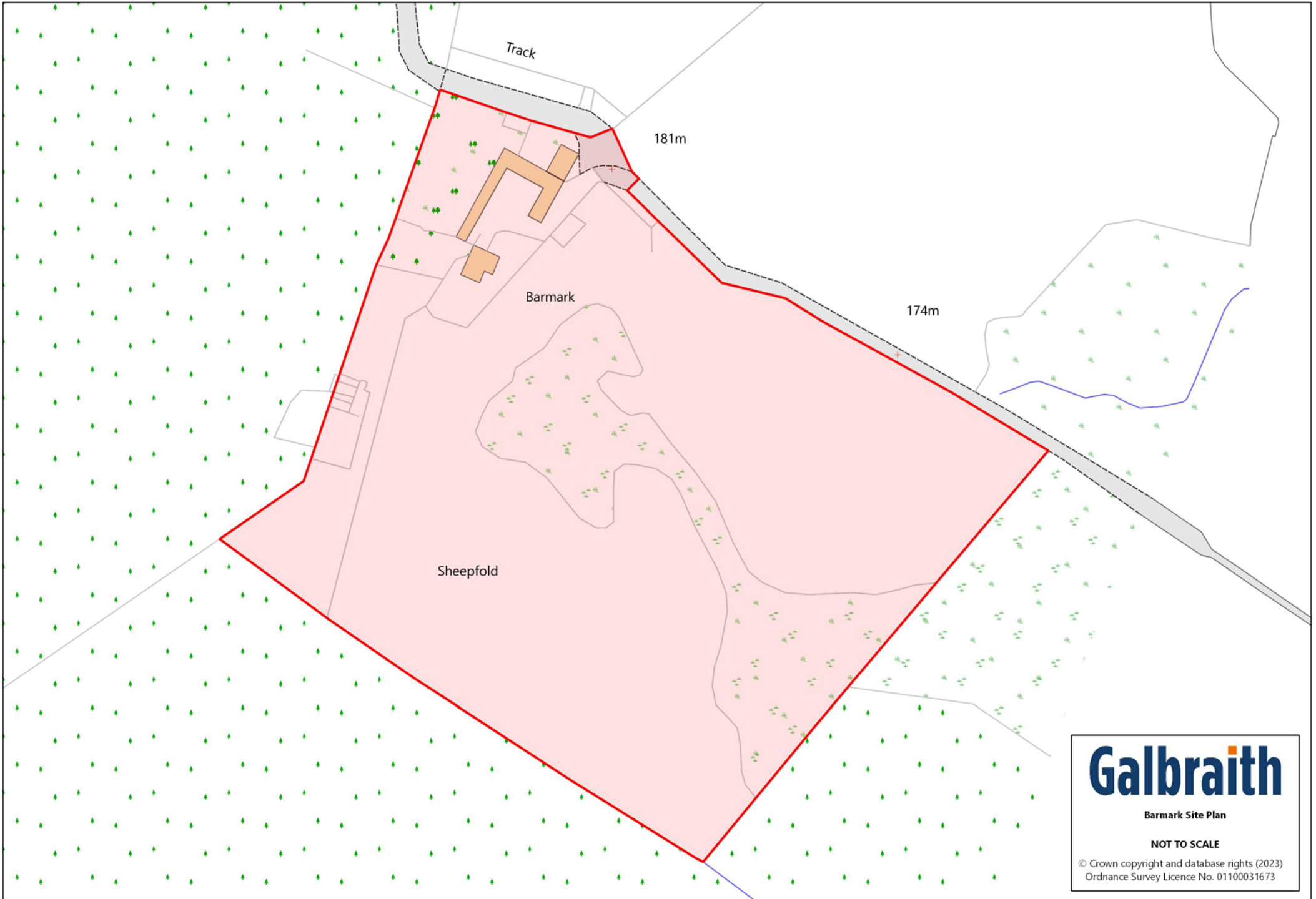
FIRST FLOOR

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.

Produced by Potterplans Ltd. 2023





**Galbraith**  
Barmark Site Plan  
NOT TO SCALE  
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### POST CODE

DG7 3DS

### WHAT3WORDS

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

URBAN.FACED.SWERVING

### SOLICITORS

Cavers and Co,  
40-42 St. Mary Street  
Kirkcudbright  
DG6 4DN

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. Carpets, Curtains, Blinds and light fittings are all included. Further items available by separate negotiation.

### VIEWINGS

Strictly by appointment with the Selling Agents.

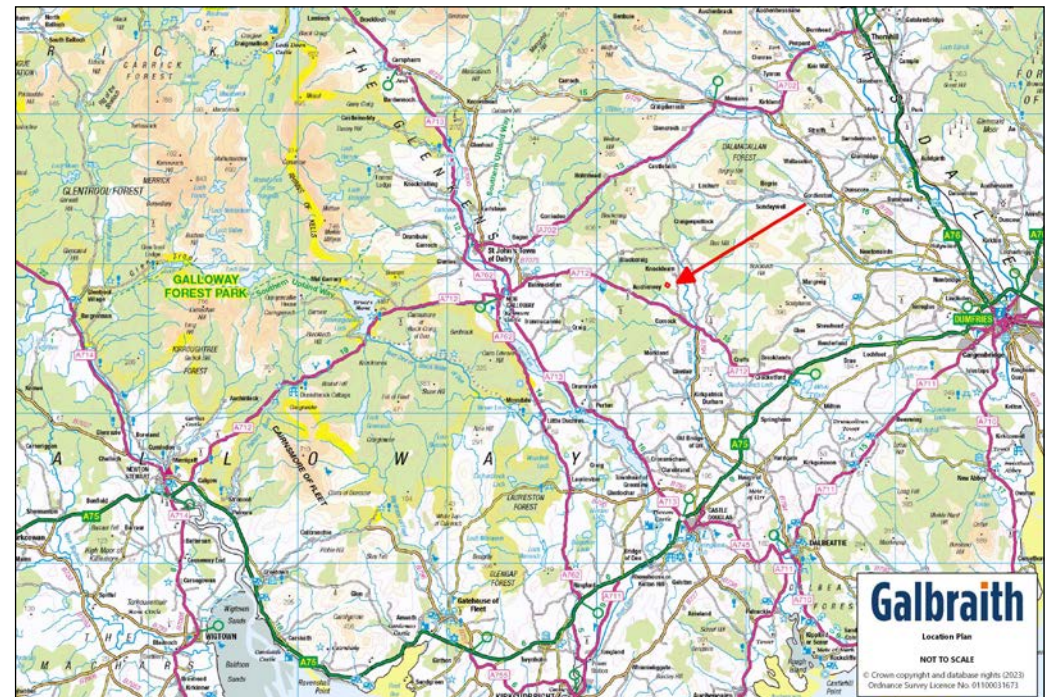
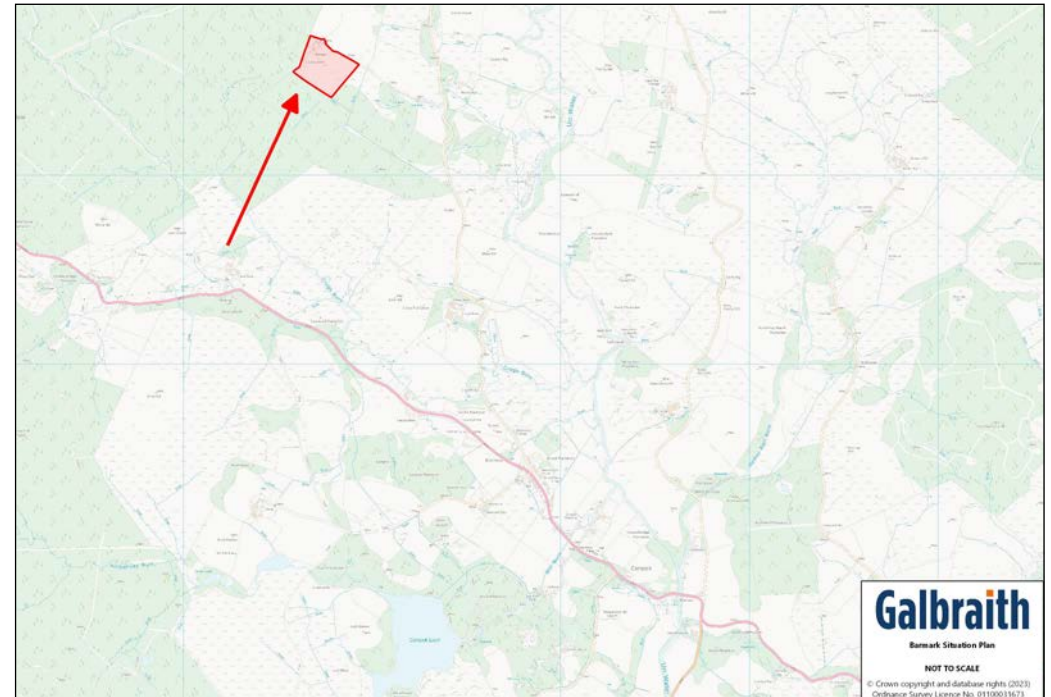
### ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

### 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 2023.











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