

A photograph of a traditional stone farmhouse with a grey slate roof. The house features two dormer windows with white frames and two chimneys. It is surrounded by a well-maintained green lawn, a stone wall in the foreground, and a large tree on the right. In the background, there is a forested hill under a blue sky with white clouds.

Galbraith

HIGH MINDORK FARMHOUSE

KIRKCOWAN, NEWTON STEWART



HIGH MINDORK FARMHOUSE, KIRKCOWAN, NEWTON STEWART

A traditional whinstone farmhouse in a peaceful country setting, with outbuilding/garage and views over the surrounding countryside.

Kirkcowan 2.7 miles ■ Wigtown 8.6 miles ■ Newton Stewart 10 miles
Stranraer 17 miles ■ Dumfries 27.7 miles

Acreage 0.17 acres

Offers Over £270,000

- 3 reception rooms. 3 bedrooms
- Biomass boiler heating
- Option to rent approximately 1 acre paddock.
- Outbuilding/Garage and Workshop
- Garden
- Parking

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com



SITUATION

High Mindork Farmhouse is surrounded by open farmland, and less than three miles from Kirkcowan, the nearest village. Kirkcowan has a primary school, shop and Post Office, garage, hotel and good public transport. Wigtown, Scotland's National Book Town, holds the annual Wigtown Book Festival, and is home to many bookshops and cafes, with the famous Bladnoch Whisky Distillery located just outside the town. High Mindork Farmhouse is also within easy reach of a local beach, just eight miles from Craignarget Beach in Auchenmalg.

Newton Stewart, the nearest town is known as the Gateway to the Galloway Hills. Newton Stewart has a number of primary schools, the Douglas Ewart High School, Merrick Leisure Centre, a museum, three supermarkets, 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. Kirroghtree Visitor Centre is situated approximately 13 miles from High Mindork and part of the Seven Stanes range of mountain biking trails. Fishing, shooting, curling, golf and equestrian facilities are all readily available throughout the area. The Galloway International Dark Sky Park was the first forest in the UK to achieve dark sky status, and with the designation as a gold tier Dark Sky Park, Galloway Forest Park enjoys some of the best views and conditions for stargazing.

Trains to Ayr and Glasgow are available at Stranraer, about 17 miles from High Mindork and ferries to Northern Ireland sail from Cairnryan. Trains also run from the regional centre of Dumfries, 57 miles to the east. Domestic and international flights are available at Prestwick Airport, 60 miles north, and Glasgow and Edinburgh Airports, 89 and 116 miles respectively. Motorway links and trains are available at Lockerbie, 70 miles east, and Kilmarnock, 68 miles north.

DESCRIPTION

High Mindork Farmhouse is a traditional whinstone farmhouse sitting under a slate roof, situated in a quiet rural location, with views over the surrounding farmland and an abundance of wildlife in the fields and woodlands adjacent.

The entrance vestibule opens to the double aspect farmhouse kitchen, with an electric hob, oven/grill and integrated fridge. There is space and plumbing for further white goods. The oil aga in situ is no longer in use. Sociable space with ample room for a sizeable table and chairs in the space. Continuing through there are three reception rooms all with high ceilings and open fires, and a modern fitted bathroom. The bathroom has a free-standing roll top bath and separate shower cubicle. The living room and sitting room have views to the front of the property and the third reception room, with a recessed bookcase, could be utilised as a reception room, or a fourth bedroom, depending on the needs and requirements of the new owner.

Stairs lead to the first floor where there are three bedrooms and a shower room. Bedrooms 1 and 2 have sash and case dormer windows with spectacular views over the surrounding countryside in addition bedroom 2 has fitted cupboards. The third bedroom has a upvc window, velux window and storage space in the eaves. The shower room adjacent has circular ceramic basin over a wooden vanity unit and a walk in shower with glass screen, and far reaching views over the paddock and fields beyond.

High Mindork Farmhouse benefits from Biomass boiler heating, fed by wooden pellets the boiler heats the property and water, and a payment is received on a quarterly basis by submitting meter readings. The biomass boiler is situated in the outbuilding/garage and the pellet store is situated to the right of this building. A workshop with heat and power is also included in the sale.

High Mindork Farmhouse is in an idyllic country location, yet just a few miles from the nearest village, providing the best of both worlds. The property is in need of modernisation, a blank canvas with the potential to become a beautiful family home. There is an option to rent the small paddock to the side and front of the property, extending to approximately 1 acre, allowing the opportunity to keep a pony/horse or donkey, no other livestock will be considered.



Reception Room / Bedroom 4

OUTBUILDINGS

Garage and Biomass boiler Store (6.19m x 5.43) of stone construction with power. Sliding door. One step up to concrete floor with biomass boiler and tank.

Workshops, with power, light and heating. 3.01m x 2.45 and 3.04m x 2.48m.

ACCOMMODATION

Ground Floor: Entrance Vestibule. Kitchen. Sitting Room. Living Room. Study/Office. Bathroom. Porch

First Floor: 3 bedrooms. Shower Room. Box Room/Store

GARDEN AND GROUNDS

From the track the entrance leads to the farmhouse on the left, workshop/garage and biomass pellet store on the right and parking space in front of the farmhouse. The garden, laid to lawn with mature trees and wraps around three sides of High Mindork Farmhouse. A dry stone wall forms the boundary.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private Supply	Mains	Septic Tank	Freehold	Biomass Boiler	Band C	G	None	Yes

FLOOD RISK

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

There is a right of access over the entrance road to the parking area in front of the farmhouse. The farmer owns and works the remaining buildings together with the surrounding farmland.

DIRECTIONS

Travelling from Dumfries take the second exit at Newton Stewart roundabout and stay on the A75 for 7.4 miles, turn left (at Halfway House) on to the B733 for 0.8 miles and turn right for 1 mile, then slight left and continue for for 0.6 miles. High Mindork Farmhouse will be directly in front of you on the left-hand side of the road.

POST CODE

DG8 0DE

WHAT3WORDS

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

SOLICITORS

AB & A Matthews
37 Albert Street
Newton Stewart

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.



Living Room



Sitting Room

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/June 2025.

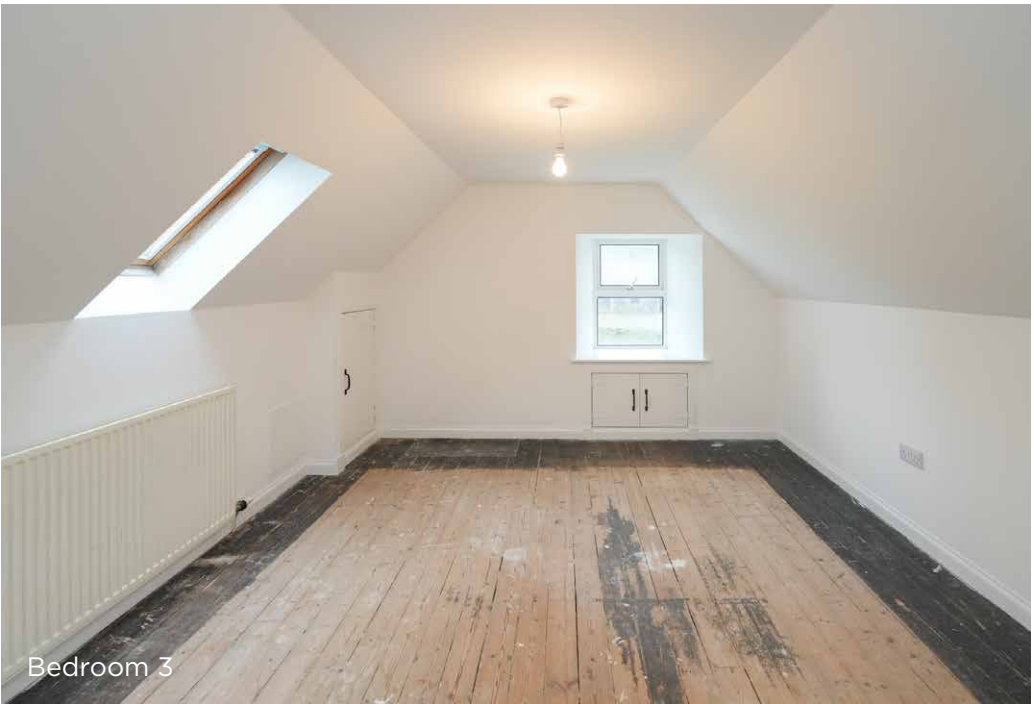




Bedroom 1



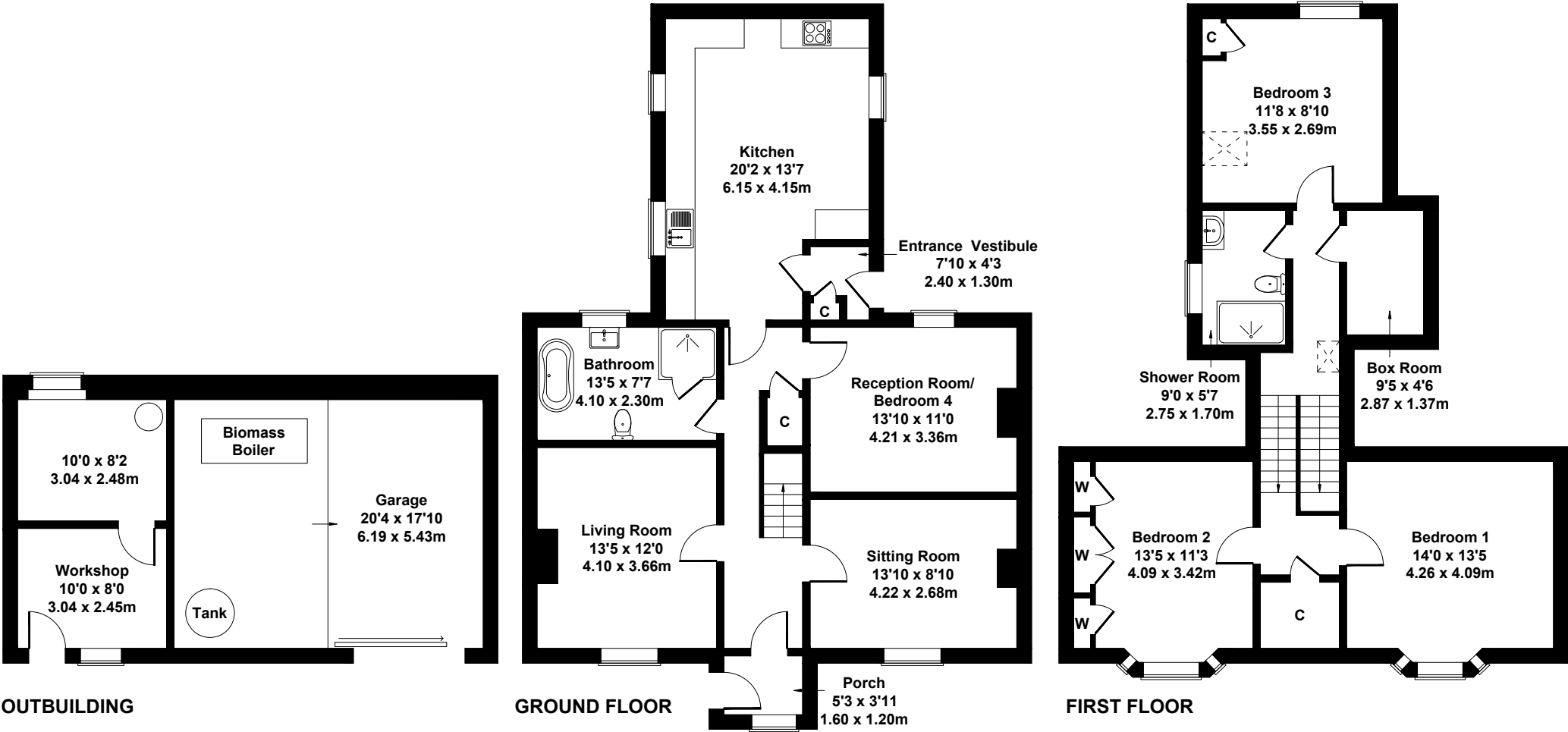
Bedroom 2



Bedroom 3

High Mindork Farmhouse, Kirkcowan, Newton Stewart, DG8 0DE

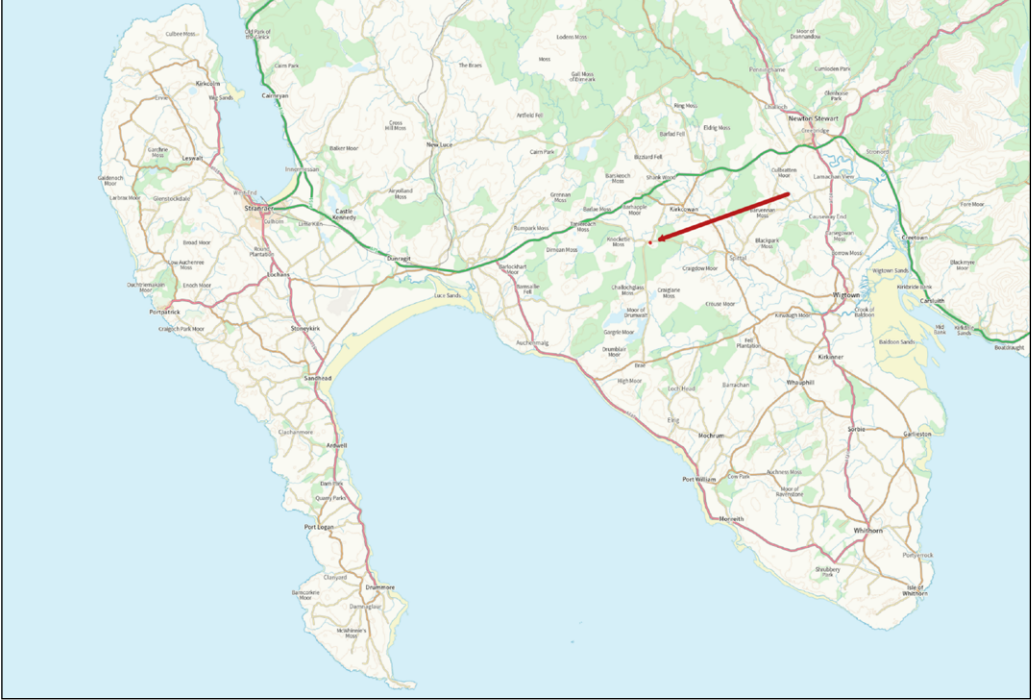
Approximate Gross Internal Area
2249 sq ft - 209 sq m



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.







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