

Glenmidge Smithy

Widdgirth | Dumfries | Dumfries and Galloway | DG2 0SW



Galbraith



An exceptional rural lifestyle property comprising a spacious four-bedroom family home, a charming converted two-bedroom former smithy, and a successful established campsite set within attractive gardens and grounds

Dumfries 11 miles | Thornhill 9 miles | Glasgow 70 miles

(All distances are approximate)

About 0.92 acres (0.37 Ha)

Charming rural lifestyle property in a peaceful setting

Four bedroom principal residence

Converted former smithy providing a two bedroom bungalow

Workshop, office space and WC within outbuilding

Excellent lifestyle and income generating opportunity

Large multifunctional outbuilding with campsite facilities

Offers Over £550,000

Galbraith

93 King Street | Castle Douglas | DG7 1AE
T: 01556 505 346 | E: castledouglas@galbraithgroup.com

galbraithgroup.com

Situation

Glenmidge Smithy enjoys a peaceful and secluded rural setting close to the popular village of Auldgirth, surrounded by attractive Dumfriesshire countryside. The property benefits from a tranquil yet accessible location, offering an ideal lifestyle opportunity with established tourism potential. The nearby town of Dumfries provides a wide range of amenities including supermarkets, independent retailers, healthcare facilities, schooling and leisure pursuits. Excellent opportunities for walking, cycling and wildlife watching are available throughout the surrounding countryside, whilst the area is well placed for access to the Solway Coast and the wider region.

Description

Glenmidge Smithy is a charming and versatile smallholding comprising a substantial detached family home together with the beautifully converted former smithy, now offering comfortable single storey accommodation. The principal residence provides spacious and flexible accommodation including four bedrooms, a family shower room and W.C, a welcoming living room with dining area, kitchen and sunroom enjoying views across the gardens and surrounding countryside.

The former smithy has been sympathetically converted into an attractive two bedroom bungalow, ideal for multigenerational living, holiday accommodation or ancillary guest space. A particular feature of the property is the long established and successful campsite business, Red Squirrel Campsite, which has been operated by the current owners for many years and is a member of the Camping and Caravanning Club. The campsite benefits from 12 electric hook-up points together with excellent supporting facilities housed within a substantial outbuilding. These include cooking and washing facilities, a sink area, washing machine and tumble dryer, in addition to workshop space, office accommodation and a WC.

The property is surrounded by delightful gardens which create a peaceful and private setting, with an abundance of wildlife and thoughtfully planted areas. There is also a productive vegetable garden together with the former piggery, now utilised as a useful potting shed.

Accommodation

Glenmidge Smithy:

Ground floor; Living room, sunroom, kitchen, W.C. bedroom

First Floor; Office space, three double bedrooms, family shower room.

The Old Smithy:

Dining kitchen, Living room, Two double bedrooms and family bathroom

Garden (and Grounds)

The gardens and grounds at Glenmidge Smithy are a particularly attractive feature of the property, having been carefully developed to create a natural and tranquil environment. The extensive grounds incorporate areas of lawn, mature planting, nature gardens and a productive vegetable garden, together with various seating areas from which to enjoy the peaceful surroundings. The former piggery has been repurposed as a practical potting shed, complementing the horticultural appeal of the property. The campsite grounds are well established and thoughtfully arranged, offering an appealing setting for visitors seeking a quiet countryside retreat.



General Remarks and Information

Tenure	Local Authority	Council Tax	EPC
Freehold	Dumfries and Galloway Council	Glenmidge Smithy Band E The Old Smiddy Band C	Glenmidge Smithy Band E The Old Smiddy Band D

Services

Mains electricity and water are connected | Private drainage to septic tank
Oil fired central heating | FTTP (Fibre To The Premises) is available | Mobile Signal Yes

Flood Risk

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

Directions

emporium.stale.caring **Post Code: DG2 0SW**

Solicitors

Pollock and McLean, Thornhill

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.

Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present, working machinery or equipment on the property, as well as any uneven ground or private access route.

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.





Glenmidge Smithy, Auldgirth, DG2 0SW

Approximate Gross Internal Area

2960 sq ft - 275 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.

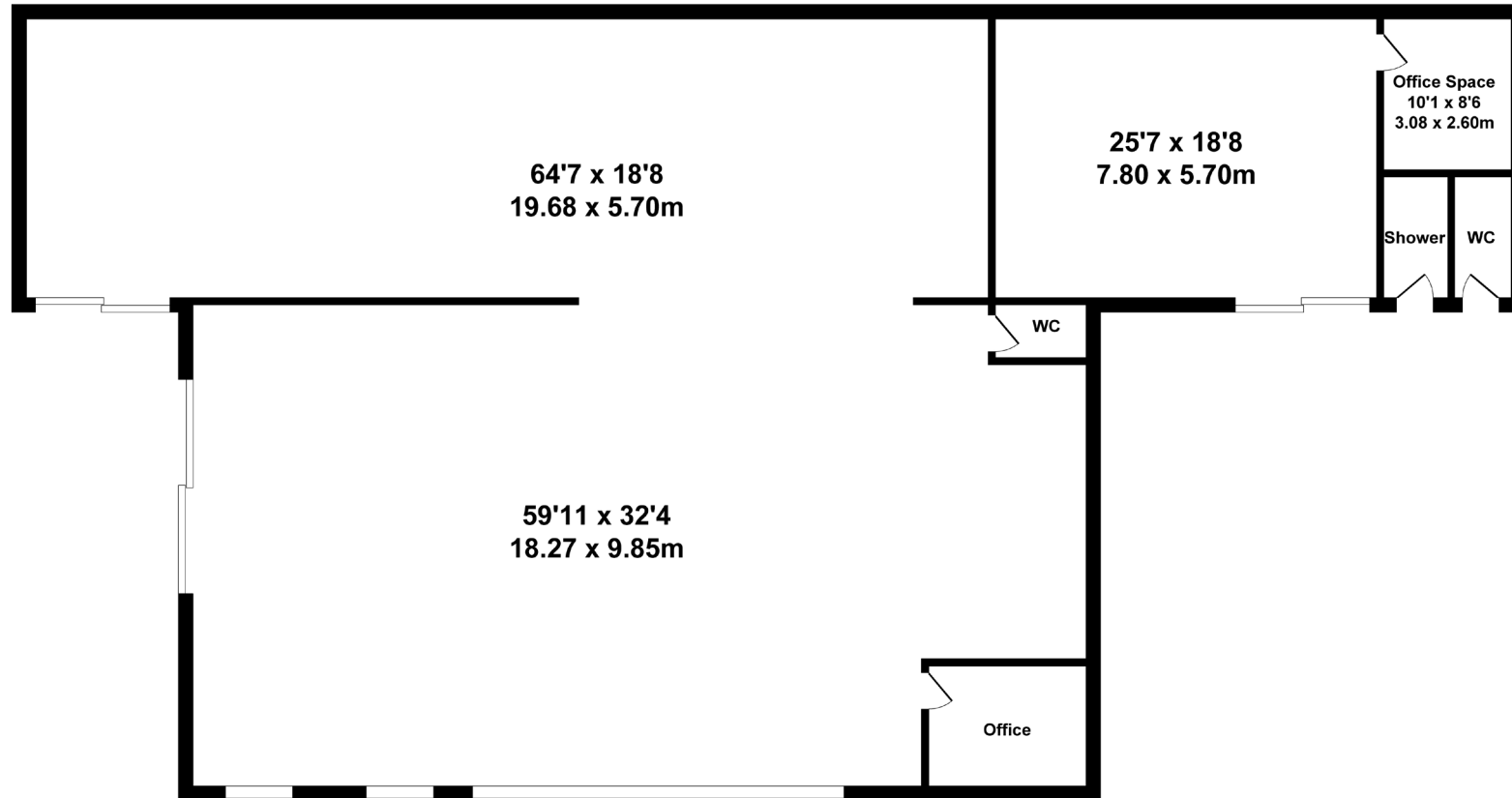
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Old Smithy



Glenmidge Smithy, Auldgirth, DG2 0SW

Approximate Gross Internal Area
3821 sq ft - 355 sq m



OUTBUILDING GLENMIDGE

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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 May 2026



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