



BORELAND FARM COTTAGE

MINNIGAFF, NEWTON STEWART

Galbraith



BORELAND FARM COTTAGE, MINNIGAFF, NEWTON STEWART

A charming extended cottage with large garden in an idyllic yet convenient rural location.

Newton Stewart 2 miles ■ Stranraer 27miles ■ Dumfries 50 miles

Acreage c.1 acre (0.4 hectares)

Offers Over £375,000

- 2 reception rooms (open plan). 4 bedrooms
- 4th bedroom has Airbnb/B&B or granny annexe potential
- Outbuildings comprising former piggery, detached garage, and a timber summer house
- Large mature grounds
- Convenient for all Newton Stewart amenities

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com





SITUATION

Boreland Farm Cottage sits in beautiful countryside close to the RSPB Wood of Cree Nature Reserve, the largest area of ancient woodland in southern Scotland.

Newton Stewart, approximately 2 miles from Boreland Farm Cottage, is known as the Gateway to the Galloway Hills and has a number of primary schools, the Douglas Ewart High School, a museum, leisure centre, three supermarkets, 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. Kिरroughtree Visitor Centre is situated approximately 6 miles from Boreland Farm Cottage and is part of the Seven Stanes range of mountain biking trails. Fishing, shooting, golf and equestrian facilities are all readily available throughout the area. In addition, Newton Stewart has an excellent rugby team, based in Bladnoch, and a number of local football teams both in Newton Stewart in the surrounding villages. Wigtown, Scotland's Book Town, around 9 miles south, holds the annual Wigtown Book Festival, and is home to many bookshops and cafes, with the famous Bladnoch Distillery located just outside the town.

Trains to Ayr and Glasgow are available at Stranraer, about 27 miles west, and ferries to Northern Ireland sail from Cairnryan, a few miles round the coast from Stranraer. Trains also run from the regional centre of Dumfries, 50 miles to the east. Domestic and international flights are available at Prestwick Airport, 48 miles north, and Glasgow and Edinburgh Airports, 81 and 115 miles respectively. Motorway links and trains are available at Lockerbie, 64 miles east, and Kilmarnock, 57 miles north.

DESCRIPTION

Boreland Farm Cottage is a traditional farm cottage which has been extended over the years to form a delightfully spacious and versatile modern home. Sitting in around an acre of ground, the cottage has four bedrooms, two of which are en suite. The fourth bedroom sits on the end, accessed from the rear hallway and would make ideal B&B or Airbnb accommodation. It could also serve as 'granny accommodation' for an elderly relative. A good sized well-appointed kitchen is accessed from the rear hall and leads through to the open plan dining room and sitting room. A patio door leads out to the garden from the dining room and floods the space with light. An attractive fireplace houses a log-burner effect gas fire giving the sitting room a cosy feel. From the hallway beyond the main bedroom accommodation is accessed and comprises two double bedrooms, with one being en suite, a single bedroom and a family bathroom. The single bedroom is ideal as a home office or child's bedroom. The en suite shower rooms and family bathroom are stylish and contemporary. Heating and hot water are via an LPG central heating system, with the tank tucked discreetly behind the detached garage. The garage has pedestrian access to the side, double outward opening doors for vehicle access, power and water supply. In the garden, more fully described below, there is a large summer house which is the perfect place to enjoy a quiet refreshment, tuck up with a favourite book or use as a potting shed. A former breeze-block built piggy provides storage, and potential for a number of uses.

All in all, Boreland Farm Cottage provides a wonderful opportunity to acquire a four bedroom family home in an idyllic rural location but that is ideally placed for an easy school run and handy for running back and forward to after-school clubs and activities. Alternatively, it would make a great small B&B or Airbnb, or simply a second home/holiday let.

NB. Furnishings are included in the sale, however the bed may not be left.

ACCOMMODATION

Ground Floor: Entrance vestibule. Sitting Room. Dining Room. Kitchen. Two En Suite Double Bedrooms. Further Double Bedroom. Single Bedroom/Study. Family Bathroom.

GARDEN

A driveway leads from the public road and runs past the front of the cottage leading to a small parking area and the garage. The garden wraps around the other three sides and is mainly laid to grass with some areas being left for pollinators with cut paths through. There are numerous mature trees and shrubs giving shelter and privacy. In winter when the trees are bare there are far reaching views across the surrounding countryside. The garden has huge potential for creating a number of different areas including vegetable garden, orchard and perhaps a chicken coup.

There is a timber summerhouse with large windows looking out over the rear garden. The breeze-block built piggery measures approximately 7.34m x 2.55m in total and comprises a number of different storage areas. The detached garage, which has power and water supply measures 4.72m x 5.72m.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	LPG	Band F	F30	FTTP	YES

FLOOD RISK

There is no specific risk to the property according to SEPA.
Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

PROPOSED WIND FARM

There is a proposed wind farm, Blair Hill, which will be sited beyond the front horizon. The current owners have made enquiries with the company, RES (Renewable Energy Systems Ltd) and were told that an acoustics assessment concluded that there would be a maximum noise level of 25.3 dB at the property. For context this is comparable to the noise from a soft whisper and well within the permissible limits of 37.5 dB.

RES also said that the Zone of Theoretical visibility would suggest turbines will not be visible at Boreland Farm Cottage. RES provided images showing what visual impact there might be to Boreland Farm Cottage and these can be obtained by contacting the selling agent. In summary, the turbines will not be visible if the trees on the horizon remain.

POST CODE

DG8 6SL

WHAT3WORDS

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

SOLICITORS

Gillespie Gifford & Brown
33 High Street
Dalbeattie
DG5 4AD

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

The appliances and all furnishings are included in the sale. For the avoidance of doubt, the bed may not be included.



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.

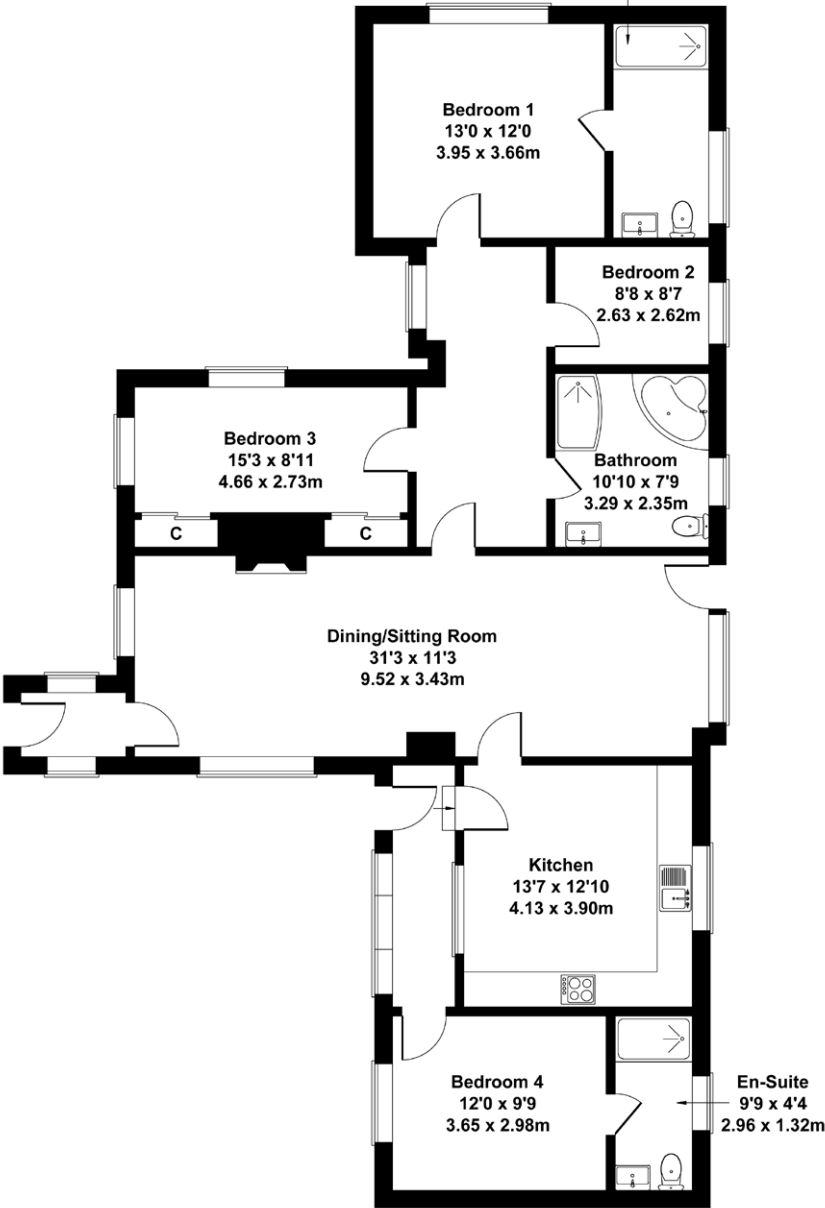
IMPORTANT NOTES

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 July 2025.

Boreland Farm Cottage, Minnigaff, DG8 6SL

Approximate Gross Internal Area
1442 sq ft - 134 sq m

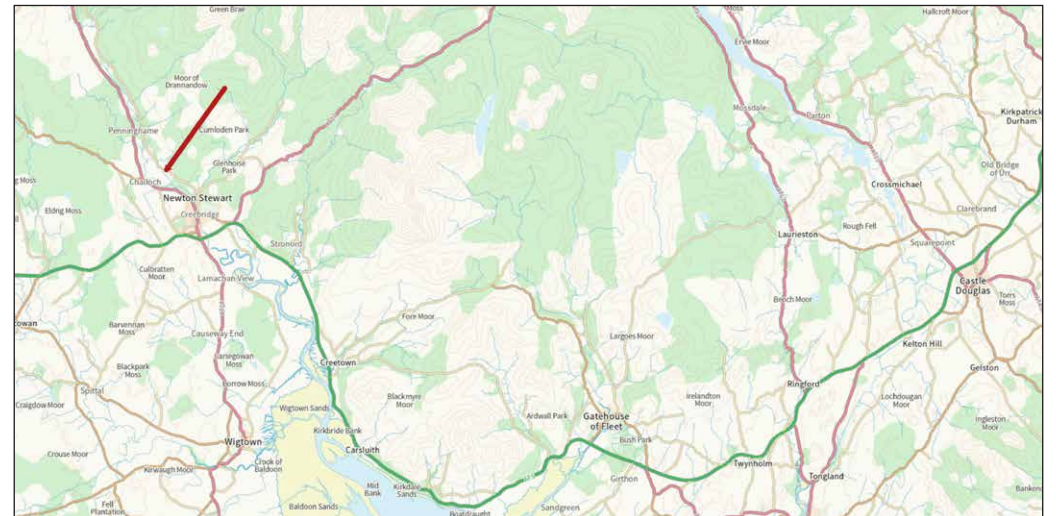
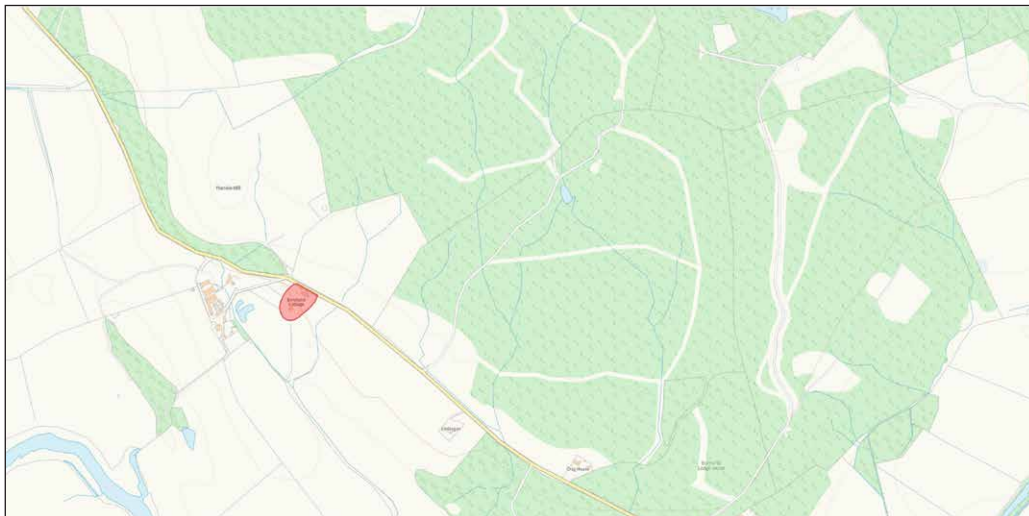
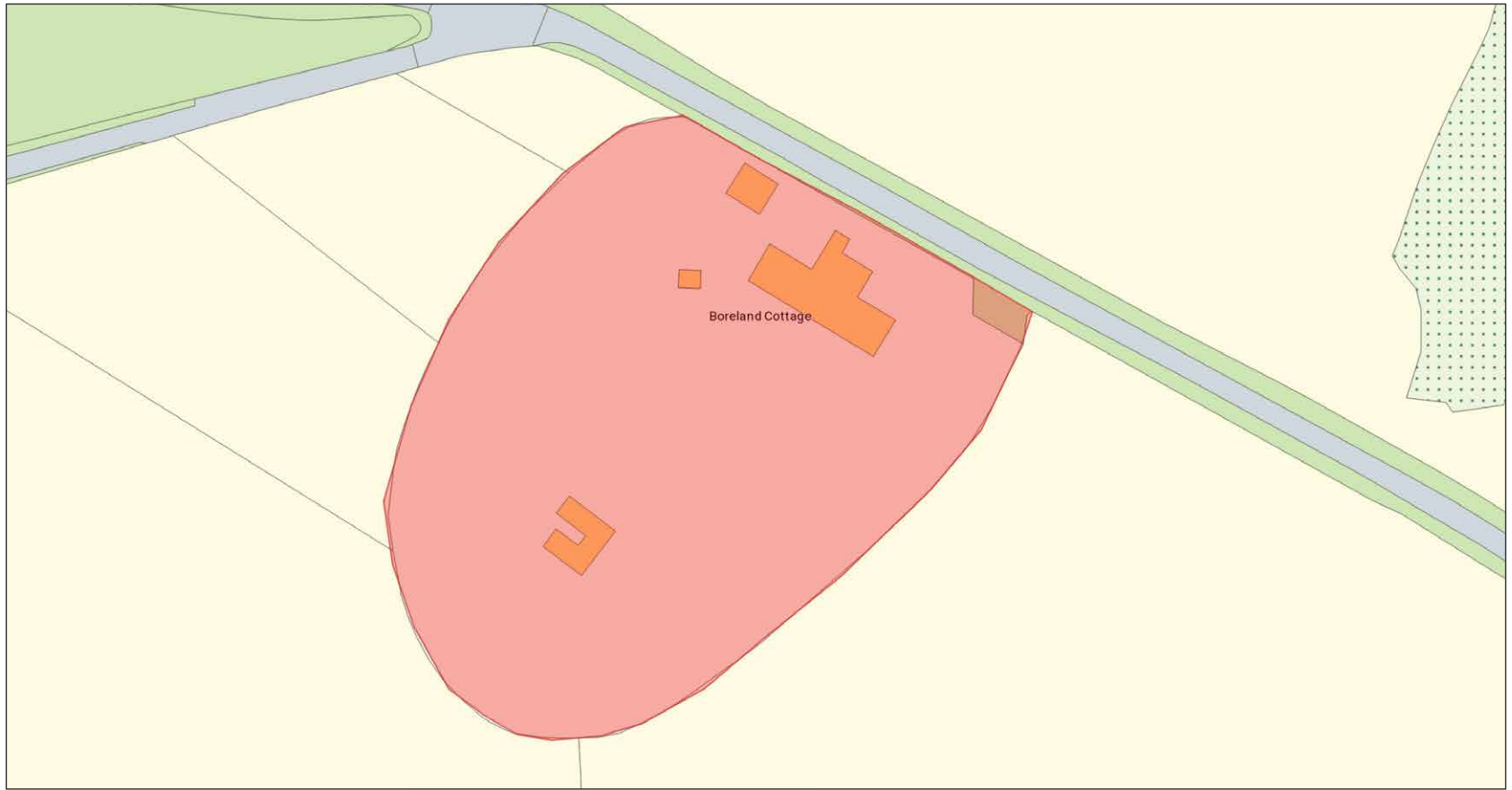
En-suite
9'10 x 4'5
3.00 x 1.35m



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.









Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE