

Cargenglen Trout Farm

Dumfries | Dumfries and Galloway | DG2 8PX



Galbraith

Idyllic riverside home with paddock and fishing rights



Dumfries 3.6 miles | Carlisle 38 miles | Glasgow 80 miles
(All distances are approximate)

Acreage 2.8 acres (1.13 hectares)

3 reception rooms. 4 bedrooms

Well appointed family home

Picturesque location

Extensive adaptable grounds

Large out building (7.2m x 29m)

Post and Rail fenced paddock (0.31acres)

Offers Over £550,000

Galbraith

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Situation

Sitting to the west of Dumfries Cargenglen Trout Farm is situated in a picturesque rural setting on the banks of the Cargen Water. Cargenglen Trout Farm is approximately 3.6 miles from the centre of Dumfries and just a short distance to the Dumfries & Galloway Royal Infirmary. The property enjoys a tranquil and private position surrounded by mature woodland, offering an abundance of wildlife. Kilnford Farm & Coffee Shop is also just a short distance from the property.

Dumfries is the regional capital with an extensive range of amenities typical of a town of this size including high street shops, retail parks, supermarkets, primary and secondary schools, parks and leisure facilities, golf clubs, cricket club, rugby club, and the famous Queen of the South football club. The Crichton Campus is home to Dumfries & Galloway College, and the southern campuses of the University of Glasgow and the University of the West of Scotland. Dumfries railway station connects with Glasgow, Edinburgh and Carlisle. There is a mainline station at Lockerbie, around 16.6 miles with connections to Glasgow, Edinburgh, Newcastle, Manchester, Birmingham and London. Domestic and international flights are available from Edinburgh and Glasgow airports, both around 86 & 80 miles distant.

Description

Cargenglen Trout Farm is a modern, architecturally designed home completed in 2008, offering well-balanced and flexible accommodation arranged over two levels. Designed to take full advantage of its stunning riverside setting, the principal living accommodation is positioned on the lower ground floor, with bedrooms located on the ground floor.

The ground floor provides four well-proportioned double bedrooms. The principal bedroom benefits from a dressing room, en-suite shower room, and a private balcony enjoying elevated views over the garden and the Cargen Water. A second bedroom also features an en-suite shower room, while two further double bedrooms are served by a well-appointed family bathroom with both bath and separate shower.

On the lower ground floor, the property offers an impressive open plan living space with a natural flow between the kitchen, dining room, sitting room, and sun room. This layout provides an ideal setting for both family living and entertaining. The dining room and sitting room open directly onto a decked area overlooking the garden and river, while the sun room leads onto a separate patio, allowing full enjoyment of the surrounding landscape.

The property benefits from underfloor heating at ground floor level and solar panels, contributing to excellent energy efficiency and economical running costs.

Accommodation

Ground Floor: Four double bedrooms, Family bathroom.

Lower Ground Floor: Kitchen, Dining room, Living room, Sun Room, Utility room, W.C and Boot room.

Garden (and Grounds)

The property is set within attractive garden grounds extending to a tranquil riverside setting, with direct access to the Cargen Water and the added benefit of fishing rights, further enhancing its appeal.



The gardens are well stocked with an abundance of mature flower borders, shrubbery and trees, providing colour and privacy throughout the seasons. Discreetly positioned private seating areas are nestled within the grounds, creating ideal spaces for outdoor entertaining as well as peaceful relaxation.

A paddock extending to approximately 0.31 acres is included, offering excellent potential for a pony or small livestock.

The outbuildings comprise a substantial barn measuring approximately 30m x 7m, currently configured with two loose boxes and offering potential for equestrian or smallholding use. In addition, there is a useful storage shed extending to approximately 37 square metres.

General Remarks and Information

Tenure	Local Authority	Council Tax	EPC
Freehold	Dumfries and Galloway Council	Band E	Band B

Services

Mains electricity and water are connected | Private drainage to septic tank
Oil fired central heating | FTTP 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

From the A75 roundabout at Dumfries and Galloway Royal Infirmary, take the exit for the Old Glen Road. Follow the road as it passes under the A75, then take the first right. At the fork, keep left, then take the first right, where you will see the property name and driveway.



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Post Code: DG2 8PX

Solicitors

A B & A Matthews, Dumfries

Fixtures and Fittings

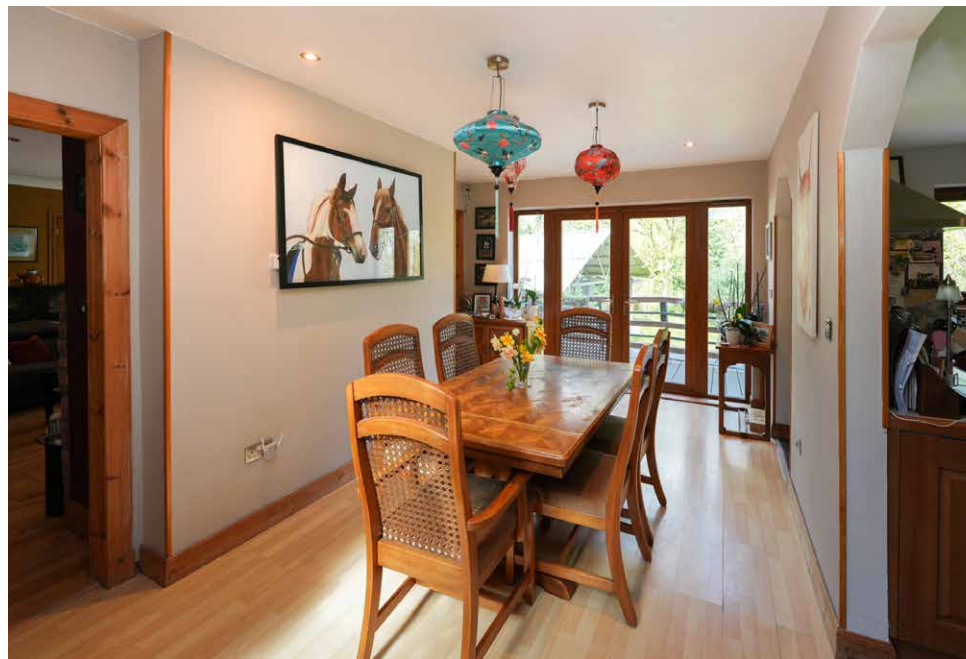
No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.

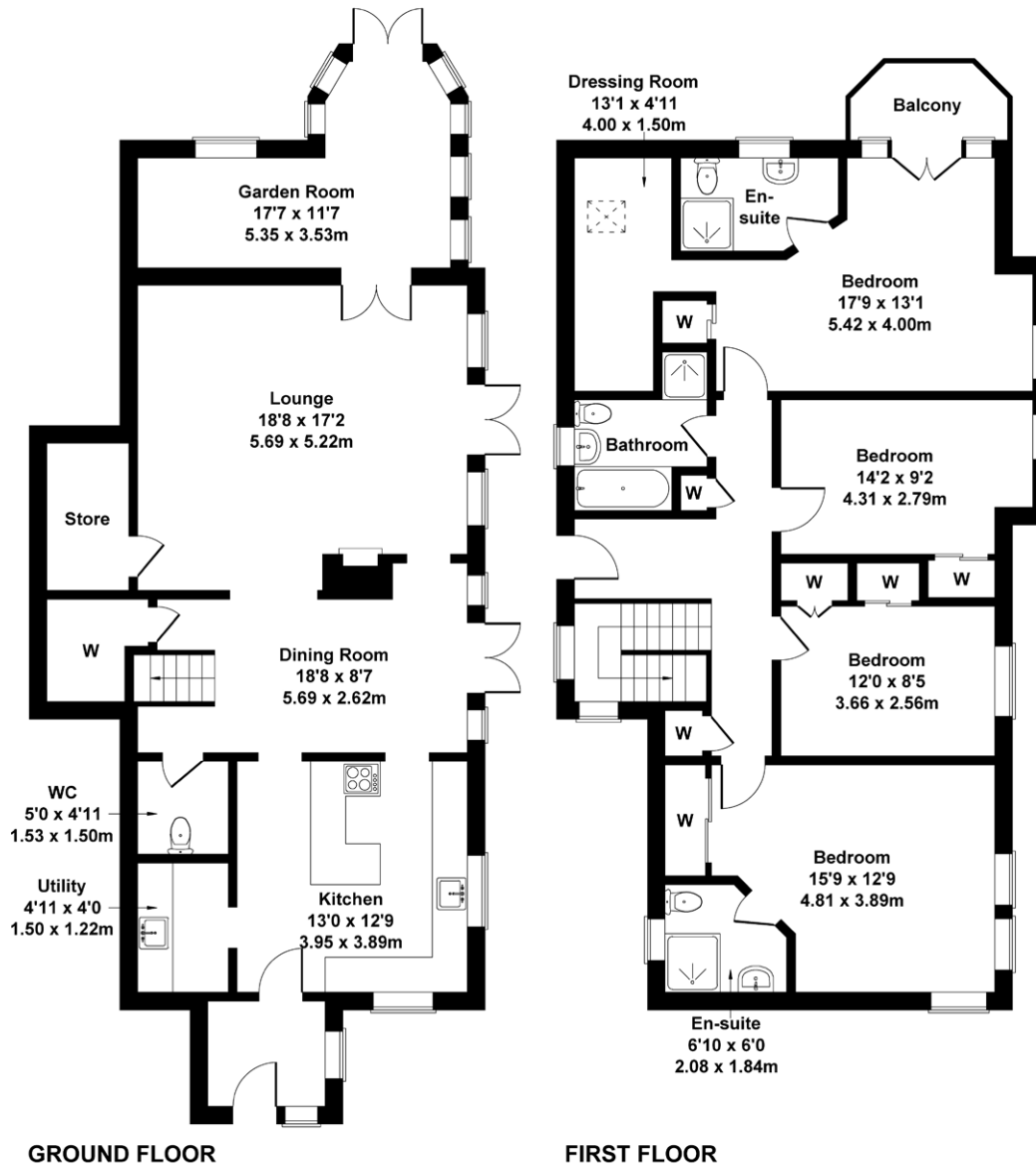
Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.



Cargen Glen, Trout Farm, Dumfries, DG2 8PX

Approximate Gross Internal Area
2056 sq ft - 191 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.

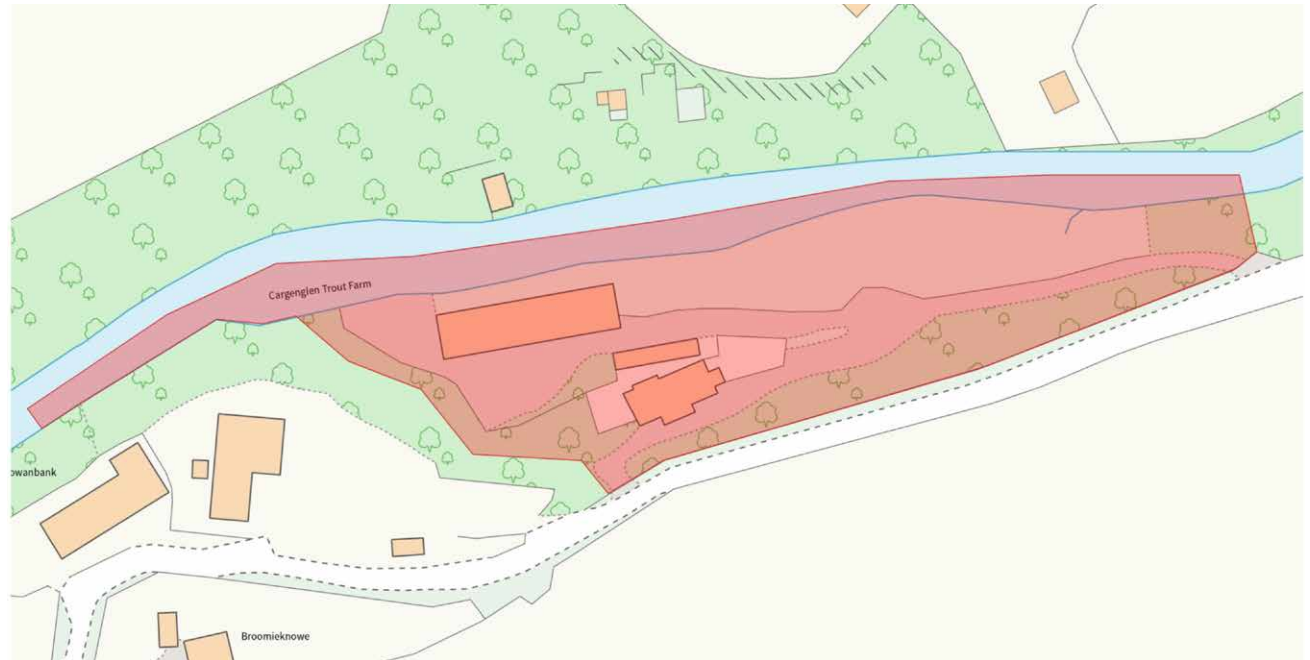
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Anti Money Laundering (AML) Regulations

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 April 2026







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