

Galbraith

MILLDRIGGAN MILL

BRAEHEAD, KIRKINNER, NEWTON STEWART



MILLDRIGGAN MILL, BRAEHEAD, KIRKINNER, NEWTON STEWART

A charming B Listed former corn mill, with outbuildings including a former cart shed and byre, in a small rural village.

Wigtown 2.6 miles ■ Newton Stewart 9.3 miles
Stranraer 28 miles ■ Dumfries 52 miles

Acreage 0.88 acres

Offers Over £450,000

- 2 reception rooms. 4 bedrooms (1 en-suite)
- Sitting room with vaulted ceiling and mezzanine level above
- Master Bedroom with enhanced views from the balcony
- Open plan kitchen/dining room
- Extensive Utility Room with Studio/Home Office/ Further Bedroom above
- Garden
- Parking for several vehicles

Galbraith

Castle Douglas
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castledouglas@galbraithgroup.com

 **OnTheMarket**



SITUATION

Milldriggan Mill is situated in Braehead, a small hamlet which you pass through to enter Kirkcubright from the north side. Kirkcubright is a small rural village in Wigtownshire with a primary school, shop & post office, small play park, village hall, sports hall and bowling green. The RSPB Crook Of Baldoon Nature Reserve is just a few minutes from Milldriggan Mill where you can ramble through wide-open spaces, watching for Lapwings and Wheatears, as the Galloway Hills look on in the distance.

Kilsture Forest is nearby for woodland walks and the harbour village of Garlieston and Rigg Bay are less than five miles from the property, ideal for coastal walks, fishing or boating activities.

Wigtown, Scotland's National Book Town, is just under three miles from Milldriggan Mill, and hosts an annual book festival in late September. The town becomes a hub of activity as people come to listen to authors, visit the many bookshops, eat in the cafe and wander through the Kists with stalls displaying work made by local artists and craftspeople. Wigtown has a primary school, supermarket, a number of smaller shops, a golf club and Scotland's southernmost whisky distillery is in nearby Bladnoch.

Newton Stewart, a more commercial town, is known as the Gateway to the Galloway Hills, it has a number of primary schools, the Douglas Ewart High School, a museum, leisure centre, three supermarkets, a 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, Kirroughtree Visitor Centre, situated approximately 11.8 miles from Milldriggan Mill, is part of the Seven Stanes range of mountain biking trails and has a number of designated walks. The Galloway Forest Park is one of the best places in Britain to enjoy the night sky, the Galloway International Dark Sky Park is committed to protecting dark skies by controlling light pollution.

Communications to the area are good, there is a regular bus service and trains operate from stations in Stranraer, Dumfries and Lockerbie.

Ferry links to Northern Ireland run from Cairnryan, which is approximately 31 miles from the property. The international airports of Prestwick and Glasgow are approximately 56 miles and 89 miles from Milldriggan Mill respectively.

DESCRIPTION

Milldriggan Mill is a charming B Listed former watermill, thought to date from the late-18th century. The listed building record for the Mill notes it may have originally been built as a textile mill later becoming a corn mill. The water-driven mill was rebuilt and extended in the early-19th century by William Routledge, a miller from Cumbria.

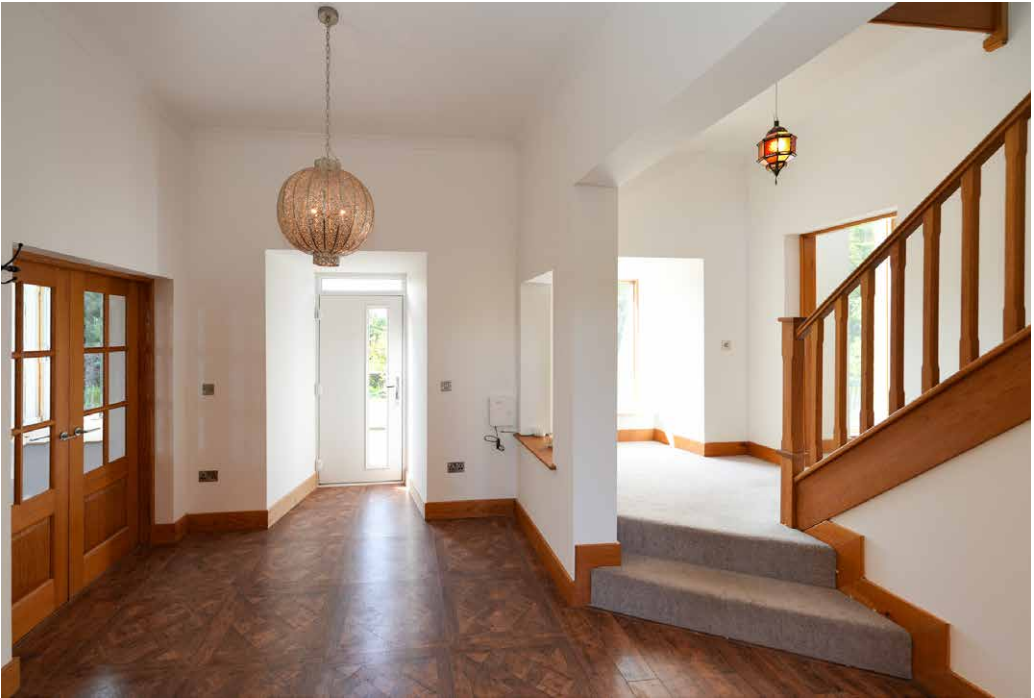
Externally the rustic charm and character of the property has been retained, providing a nod to the buildings rich history. The cart shed has double timber doors under a stone archway, in addition a wood store and storeroom form part of the main building at ground level. Further outbuildings including a former byre and two workshops are adjoined on an upper ground level at the back of the property. On entering Milldriggan Mill the stature of the property becomes clear, following years of renovation it is now a warm and welcoming family home, in an idyllic situation beside the Maltkiln Burn, which flows under the former railway bridge at the bottom of the garden.

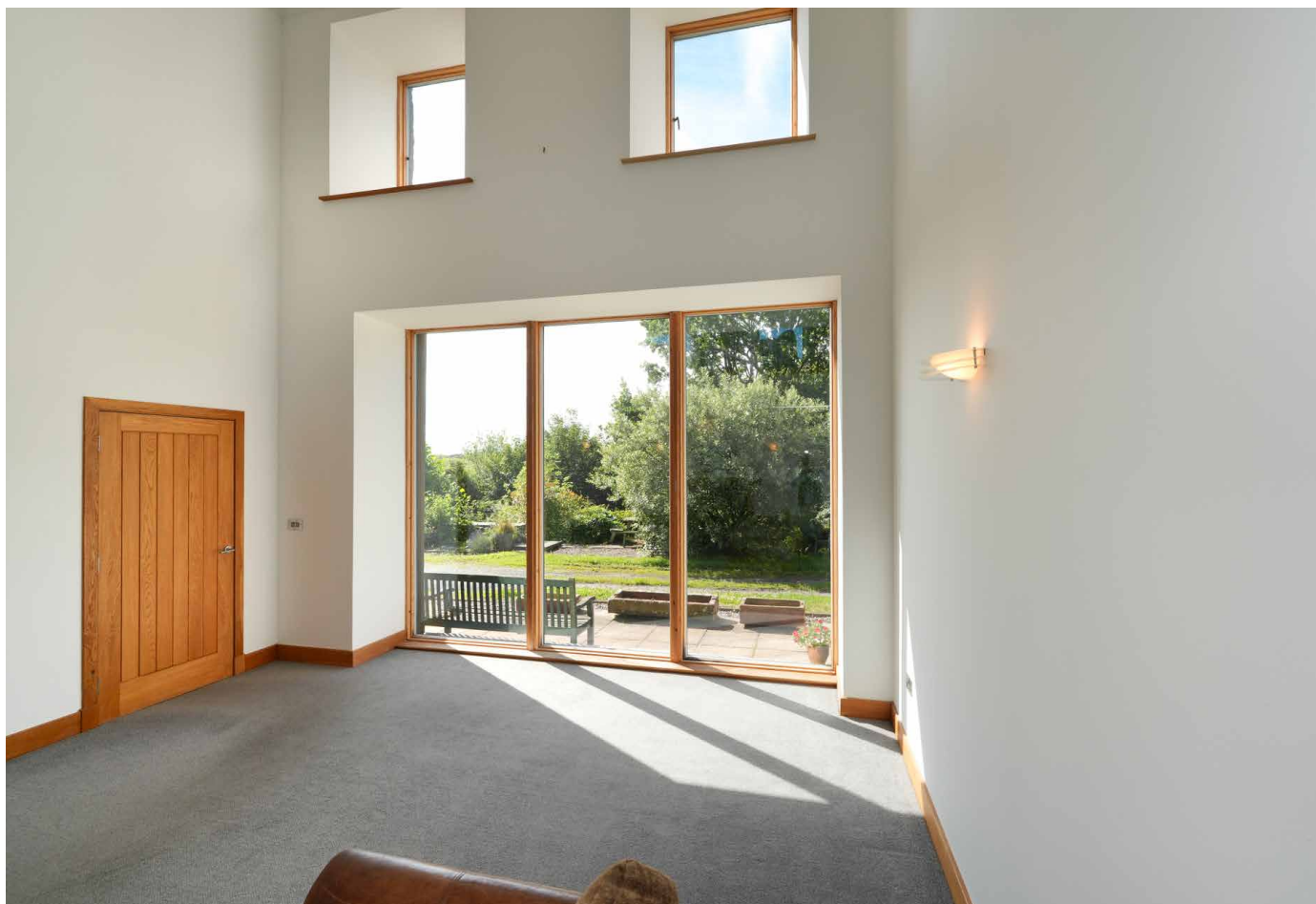
Milldriggan Mill has oil central heating with underfloor heating at ground floor level from the living room through to the kitchen. The Oil Boiler is situated in an external store. The windows are Velfac, and all consistent in size, apart from the full height living room windows

The main front door opens to the entrance hall with access to an office and shower room and a two-step rise leads to the stunning living room, a beautiful bright space with a multi-fuel burning stove and full height windows framing the view and flooding the room with natural light, two further windows above provide views from the stunning mezzanine level above the living room. A glass balustrade keeps the natural light flowing and views open in a southerly orientation.

Double doors from the entrance hall access the open plan kitchen/dining room with a galley style kitchen, a 2-meter serving hatch connects both spaces. The double aspect dining area has four windows, again flooding the space with light. Cooking facilities are provided by a Bosch gas hob (LPG) with oven below and a further oven/grill and warming drawer. There is a Hotpoint under counter two drawer fridge and a dishwasher. The spacious utility room adjacent has a door opening to the garden behind, space and plumbing for white goods and a WC Cloakroom. A staircase leads to a first-floor triple aspect studio/fifth bedroom with far reaching views and original iron works from the mill remain within the vaulted ceiling, creating a stunning feature. A small staircase provides access to the full length attic.







The main staircase leads to the first floor, windows to the rear look out over Wigtown behind, providing stunning views of the famous Book Town and Galloway Hills beyond. The main bathroom has a bath and separate shower and the master bedroom has a shelved dressing area with hanging space and en-suite shower room. The master bedroom further benefits from a balcony, an amazing place to stand and take in the peace and tranquillity of the surrounding landscape. The balcony was previously a folding balcony with a grain hoist above for loading bags of corn/grain whilst the property was a working mill.

Two further bedrooms overlook the front of the property, and the remaining bedroom has views across the countryside towards Wigtown.

Milldriggan Mill offers a fantastic space for modern family living in delightful surroundings, steeped in history and full of character. The sympathetic renovations, continue the nod to the past, now providing a stunning, contemporary conversion of a type that is rarely available.

ACCOMMODATION

Ground Floor: Kitchen, Utility Room, Dining Room, Office, Shower Room, Living Room.

First Floor: Mezzanine above Living room, Bathroom, 3 Bedrooms, Master Bedroom with en-suite Shower Room and Dressing Room. Studio/5th bedroom above Utility Room.

OUTBUILDINGS

Ground Level

Wood Store (4.3m x 7.4m) Cart Shed (7.8m x 2.8m) Store (7.3m x 4.9m) all of stone construction with earth floors timber doors and reducing in height towards the back.

Upper Ground Level

Former Byre (7.55m x 5.48m) with double doors, four skylights and a side window. Grooved concrete and 6 stalls.

Workshop (8.3m x 7.4m) double doors and side window, 3 skylights, wooden flooring, strip lighting. Direct access to the workshop adjacent.

Workshop (7.6m x 4m) Double doors, wooden floor, strip lighting, skylights.

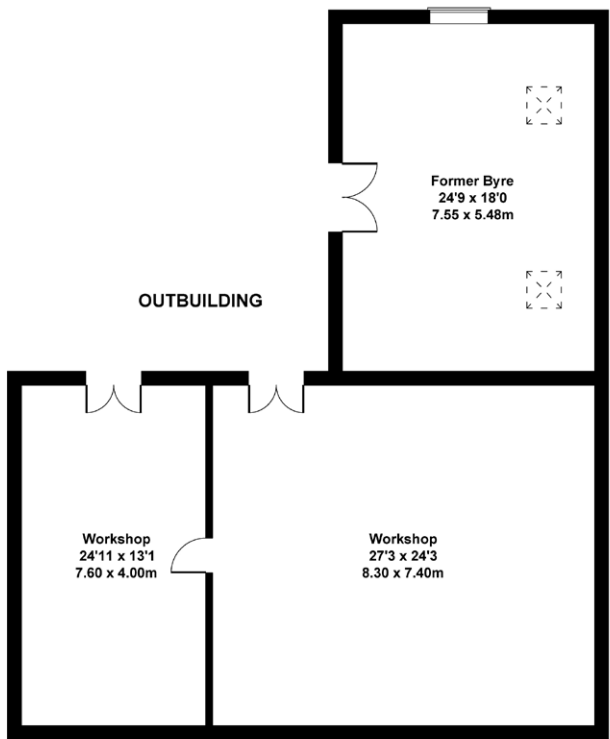


Milldriggan Mill, Braihead, Kirkinner, Newton Stewart, DG8 9AH

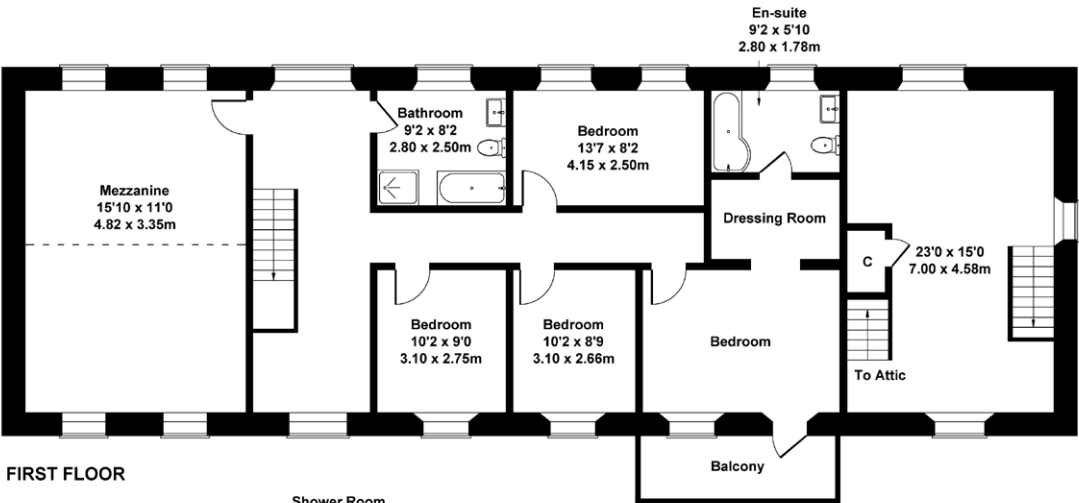
Approximate Gross Internal Area
5909 sq ft - 549 sq m

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.

Produced by Potterplans Ltd. 2025



UPPER GROUND FLOOR



FIRST FLOOR



MILLDRIGGAN MILL

GROUND FLOOR

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.

GARDEN (AND GROUNDS)

The drive opens to gated entrance and country garden on the right, with lawn, stepping stones and well-established planting with an area of decking and a vegetable patch. The Maltkin Burn flows through the garden and below a former railway bridge as it makes its way to the River Bladnoch. Rhododendron flourish here in early summer and bluebells illuminate the garden in early spring. Various vantage/seating points from which you can relax and enjoy the peaceful surroundings.

The garden behind the property is mainly laid to lawn with some landscaping, a gravel pathway and a gate opens to parking and access to the outbuildings on the upper ground level.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank (shared)	Freehold	Oil Central Heating	Band G	C71	FTTP	Yes

*Fibre To The Premises

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

The access road serves both Milldriggan House and Milldriggan Mill, the proprietor of Milldriggan House has a servitude right of pedestrian and vehicular access and both owners are liable for a one half share of the cost of maintaining, repairing and renewing as required the access road. There is also a right of access for agricultural purposes along the front of the property to the field behind, this has not been used for a number of years.

DIRECTIONS

From Wigtown follow the A746 for approximately 2.6 miles, pass the first road on the left in Braehead and turn left at the second junction, passing the Mill House on your left and continuing down the drive to Milldriggan Mill.

POST CODE

DG8 9AH

WHAT3WORDS

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

SOLICITORS

Aberdeen Considine
43 West High Street
Inverurie

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

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.

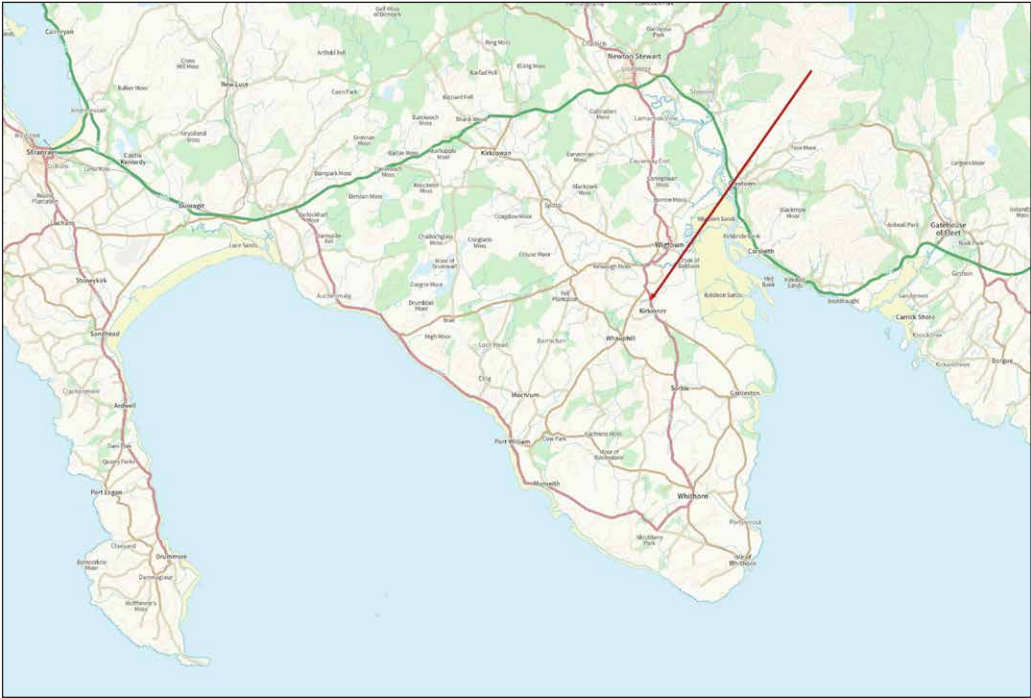
HEALTH & SAFETY

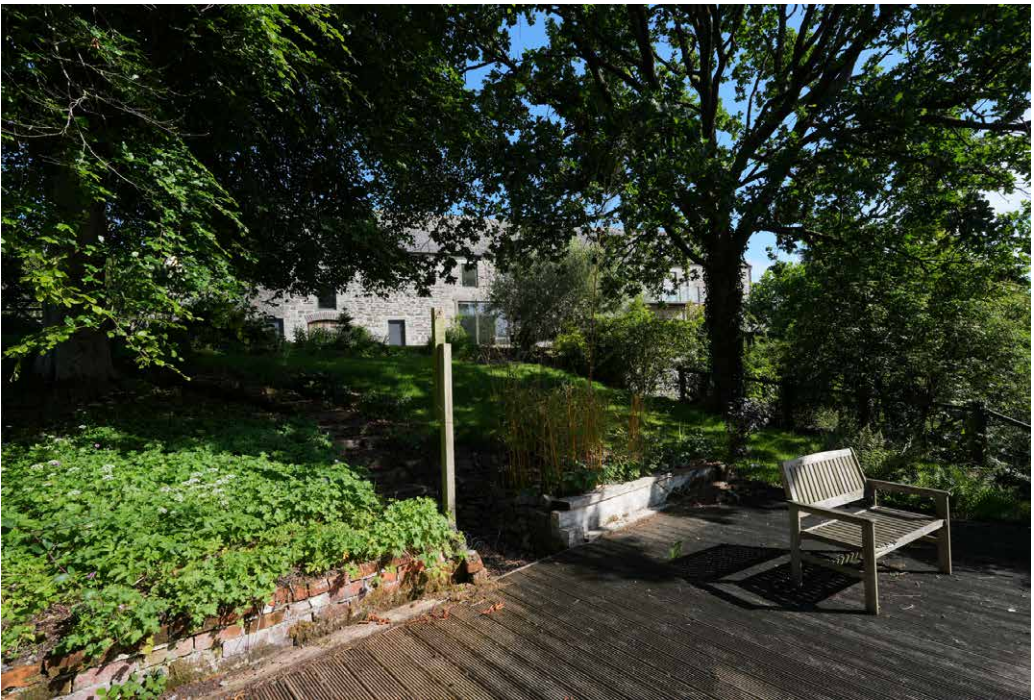
Appropriate caution should be exercised at all times during inspection.













Galbraith



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