



**CARSE MINNOCH COTTAGE**  
NEWTON STEWART.

**Galbraith**







# CARSE MINNOCH COTTAGE, NEWTON STEWART.

A delightful detached rural home in peaceful rural setting with far reaching countryside views.

Newton Stewart 3 miles ■ Wigtown 9.2 miles ■ Ayr 47 miles ■ Dumfries 46 miles

Offers Over £360,000

- 1 Reception room. Kitchen / Dining room. 5 Bedrooms
- Detached Rural home
- Far reaching countryside views to the Galloway Hills beyond
- Peaceful setting
- Detached Garage



**Galbraith**

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 OnTheMarket



**SITUATION**

Carse Minnoch Cottage sits in a peaceful rural location with far reaching countryside views and the Galloway Hills beyond. Nearby Blackcraig is a small hamlet on the edge of the Galloway Forest Park, the largest forest in the UK, and just under two miles from the market town of Newton Stewart.

Newton Stewart, known as the Gateway to the Galloway Hills, 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. Kirroughtree Visitor Centre is situated approximately 1.7 miles from South View and is 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 24 miles from Newton Stewart, and ferries to Northern Ireland sail from nearby Cairnryan. Trains also run from the regional centre of Dumfries, 46 miles to the east. Domestic and international flights are available at Prestwick Airport, 50 miles north, and Glasgow and Edinburgh Airports, 85 and 106 miles respectively. Motorway links and trains are available at Lockerbie, 59 miles east, and Kilmarnock, 61 miles north.

**DESCRIPTION**

Set in an idyllic rural location, Carse Minnoch Cottage is a beautifully presented 5 bedroom detached cottage offering a perfect blend of peaceful seclusion and modern comfort, surrounded by panoramic views of the rolling countryside to the Galloway Hills beyond. Internally the accommodation has been added to by the current owners, now providing spacious accommodation over two floors. A modern, well equipped kitchen with dining space sits at the heart of the home, with integrated electric hob, integrated oven, integrated dishwasher and a large window capturing

the views. A delightful living room with large window to the front provides the ideal space to relax as a family or entertain. The property boasts 5 generous bedrooms, 2 on the ground floor each with fitted storage space and a modern fitted shower room between, serving both rooms. To the first floor, stairs rising from the kitchen/dining lead to the further bedrooms again, each with integrated storage space, both with far reaching countryside views. A modern shower room accessed from the first floor landing with storage cupboards completes the accommodation offering.

Externally, the property has parking space for a number of vehicles to the front and side of the cottage. Enclosed garden space to the front, side and rear of the property with well maintained lawns, mature planted flower beds and a delightful patio area - perfect for relaxing or dining alfresco and enjoying the peaceful surroundings and countryside views. The detached garage (2.3m x 6.6m) with up and over door to front and side pedestrian door, provides useful outbuilding space with dog kennel area adjoining to the rear. Whether you're looking for a family home, a rural retreat or a lifestyle move, this home offers the very best of peaceful seclusion and modern comfort.

**ACCOMMODATION**

Ground Floor: Entrance Porch. Hallway. Living Room. Kitchen/Dining Room. Bedroom/Hobby Room. Bedroom. Shower Room. Bedroom.

First Floor: Landing area with storage. Bedroom. Shower Room. Bedroom.

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	Oil Central Heating	Band D	D56	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

Access is via the farm track owned by CarseMinnoch Farm over which Carse Minnoch Cottage has a right of access.

### POST CODE

DG8 7AU

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: sobered.necklaces.uniform

### SOLICITORS

McCormick & Nicholson  
62 Victoria Street  
Newton Stewart, DG8 6DB

### LOCAL AUTHORITY

Dumfries & 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.

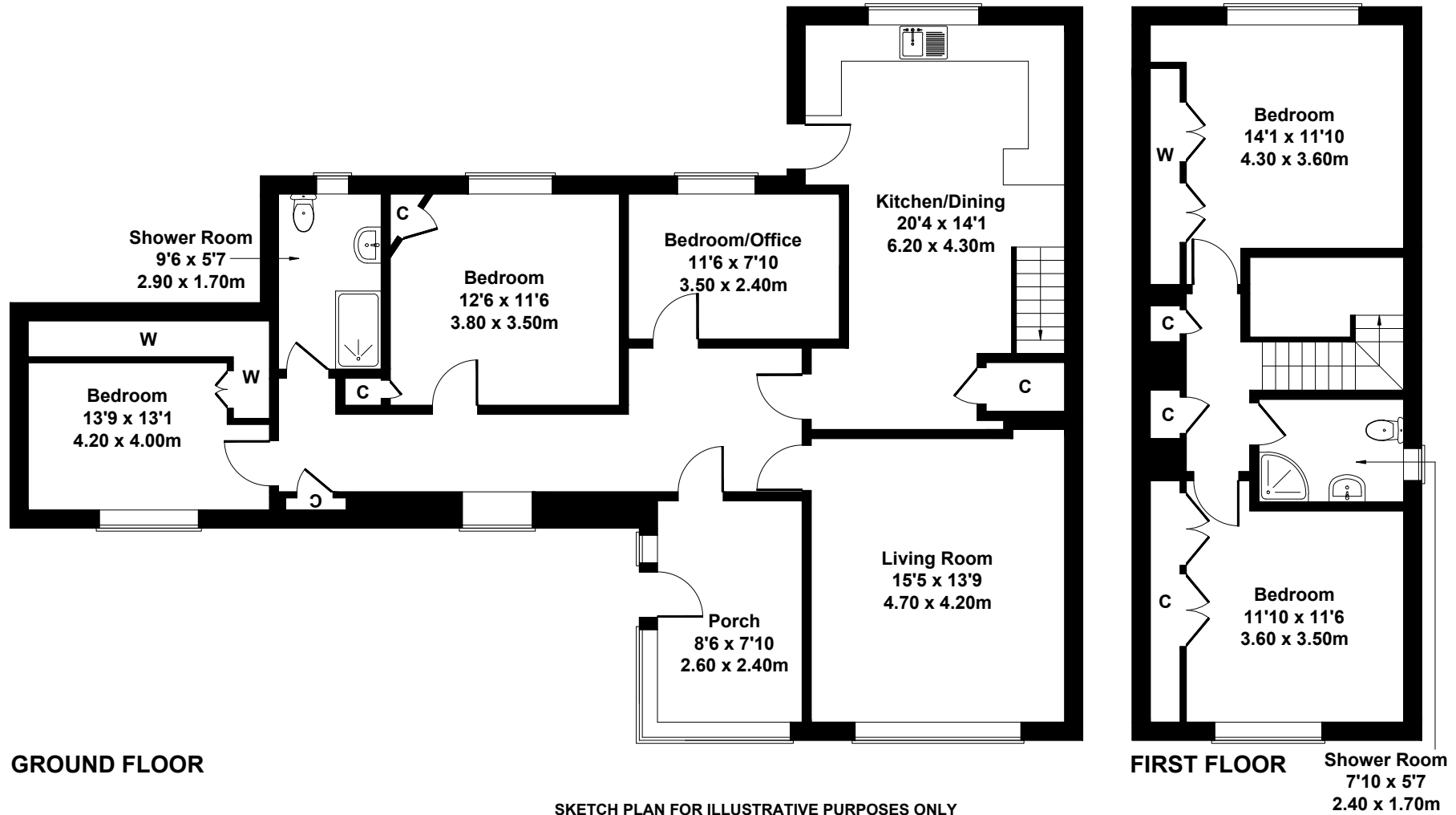
Failure to provide required identification may result in an offer not being considered.



# Carse Minnoch, Newton Stewart

Approximate Gross Internal Area

1765 sq ft - 164 sq m



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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## HEALTH & SAFETY

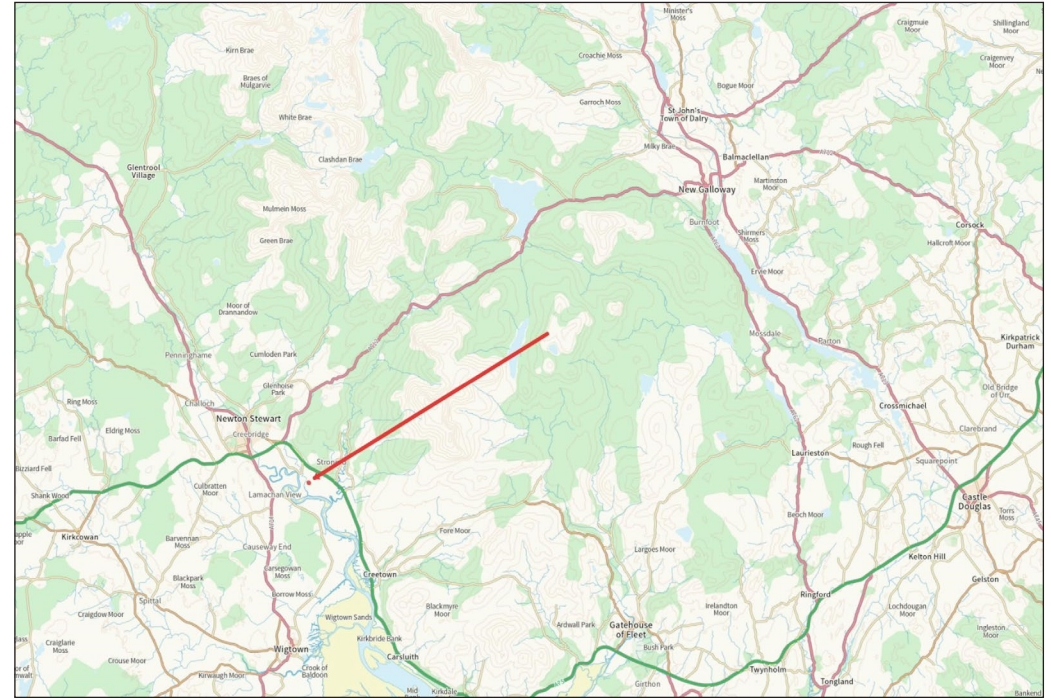
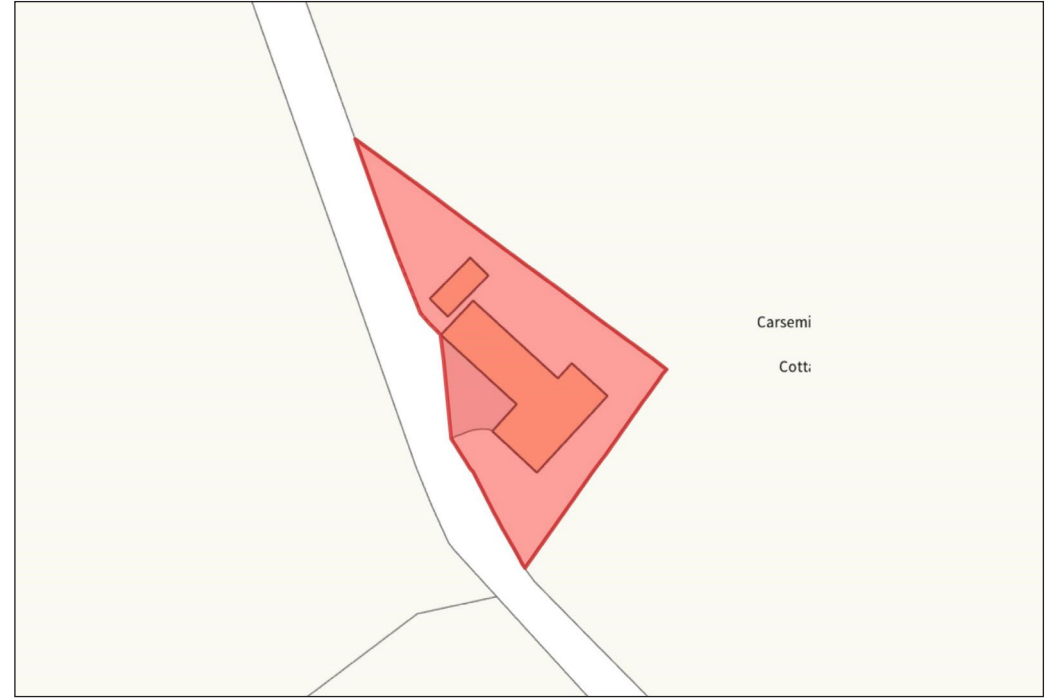
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

## 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 August 2025









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