



MEIKLE RICHORN FARMHOUSE

DALBEATTIE

Galbraith



MEIKLE RICHORN FARMHOUSE, DALBEATTIE

A substantial farmhouse occupying a commanding site with stunning far reaching views over the Urr Estuary.

Dalbeattie 3 miles ■ Dumfries 16 miles ■ Carlisle 49 miles

Offers over £525,000

- 4 reception rooms. 6 bedrooms. 2 Bathrooms.
- Superb views over the Urr Estuary
- Spacious/adaptable accommodation space
- Large Garden
- Paddock (About 0.5 acres)
- Private Driveway
- **ADDITIONAL GRAZING & SHED AVAILABLE TO RENT TO THE PURCHASER IF REQUIRED Circa 20acres. **

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com



SITUATION

Meikle Richorn Farmhouse sits on the periphery of the hamlet of Meikle Richorn, at the head of the Urr Estuary with stunning views. Conveniently situated just over 3 miles from Dalbeattie and a short distance from the popular yachting village of Kippford. Kippford village is perennially popular and provides two hotels, the Solway Yacht Club, Kippford Nature Reserve, village hall, 9-hole golf course with tearoom, RNLI, a gift shop/small delicatessen, and a pottery. Dalbeattie has a good range of shops, cafes, hotels, restaurants, state of the art learning campus, modern health centre, solicitors, a 9-hole golf course, and a park. 18-hole golf courses can be found nearby at Colvend and Southernness. The market town of Castle Douglas is known as Dumfries and Galloway's Food Town, and has individual shops, schools, supermarkets, health services, veterinary services, a thriving livestock market, and 9-hole golf course. Dumfries, around 18 miles east, is the regional capital, and provides a wider range of schools, shops, retail outlets, and other services including a major hospital, the Dumfries and Galloway Royal Infirmary. Dumfries is also home to the Crichton campuses of Glasgow University and the University of the West of Scotland.

DESCRIPTION

This commanding granite-built farmhouse enjoys uninterrupted views over the Estuary within a generous site. The home affords flexible living accommodation over two levels currently comprising 4 reception room and 6 bedrooms. Split by a main and rear staircase from which annexe accommodation could be formed if required, to the rear of the property. The property boasts well-proportioned, bright spacious rooms, some with views toward the Estuary, others to the courtyard and countryside beyond. The main hall connects the primary reception spaces to the front of the property leading through the kitchen and to the office, utility, sun porch, store room and rear stairs.

The dining kitchen lies at the heart of the home comprising a range of free standing kitchen units with work surfaces, incorporating a Belfast sink. Oil fired Rayburn provides the primary cooking appliance and heating source for the farmhouse. A room of generous proportions with an abundance of space for any additional appliances required, together with a sizeable dining table. The kitchen enjoys stunning views down the Estuary through patio doors which lead directly to the patio. The utility room beyond provides further space for laundry appliances. The drawing/living room to the front is a delightful bright dual aspect and spacious room, with large windows flooding the room with natural light but also allowing the expansive views towards the Estuary to be enjoyed. A wood burning stove is set within a crafted sandstone mantelpiece, creating the focal point of the room. Two further rooms currently serve as a more formal dining space and family room.





From the principal staircase, leading from the main hallway to a bright first floor landing are four well-proportioned double bedrooms, with large windows. A modern fitted shower room completes this side. Continuing up the rear staircase are two further bedrooms and a large bathroom with freestanding bath, completing the accommodation space.

Externally the property enjoys generous garden grounds, all beautifully appointed to take full advantage of the far reaching views, creating various vantage points from which to enjoy. A paddock extending to about 0.5 acres is included and offers additional lifestyle potential specific to the requirements of the buyer.

Meikle Richorn provides a beautifully proportioned yet adaptable family home in a highly desirable rural location with delightful coastal views.

ACCOMMODATION

Ground Floor: Entrance Hall. Dining Room. Living Room. Drawing Room. Kitchen. Utility Room. Porch. Sun Porch. W.C. Office.

First Floor: Four Bedrooms. Shower Room. (Front Stairs) Two Bedrooms. Bathroom. (Rear Stairs)

GARDEN

The property sits at the end of the U185 onto a private lane, through the gated driveway leading to a gravel turning and parking area. The garden lies predominantly to the front of the property and is laid to lawn in most part with a delightful patio area, accessed directly from the kitchen, as well as an orchard with a number of established fruit trees. Further complemented with a variety of matures trees and shrubs. To the side of the property lies the courtyard, included within the sale. An additional paddock extending to approximately 0.5 acres included within the sale offers huge lifestyle potential.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	Rayburn Twin Boiler	Band F	D	FTTP (Superfast)	YES

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 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.

POST CODE

DG5 4QT

WHAT3WORDS

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

attend.target.lamppost

SOLICITORS

Turcan Connell
Princes Exchange
1 Earl Grey Street
Edinburgh
EH3 9EE

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.

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.

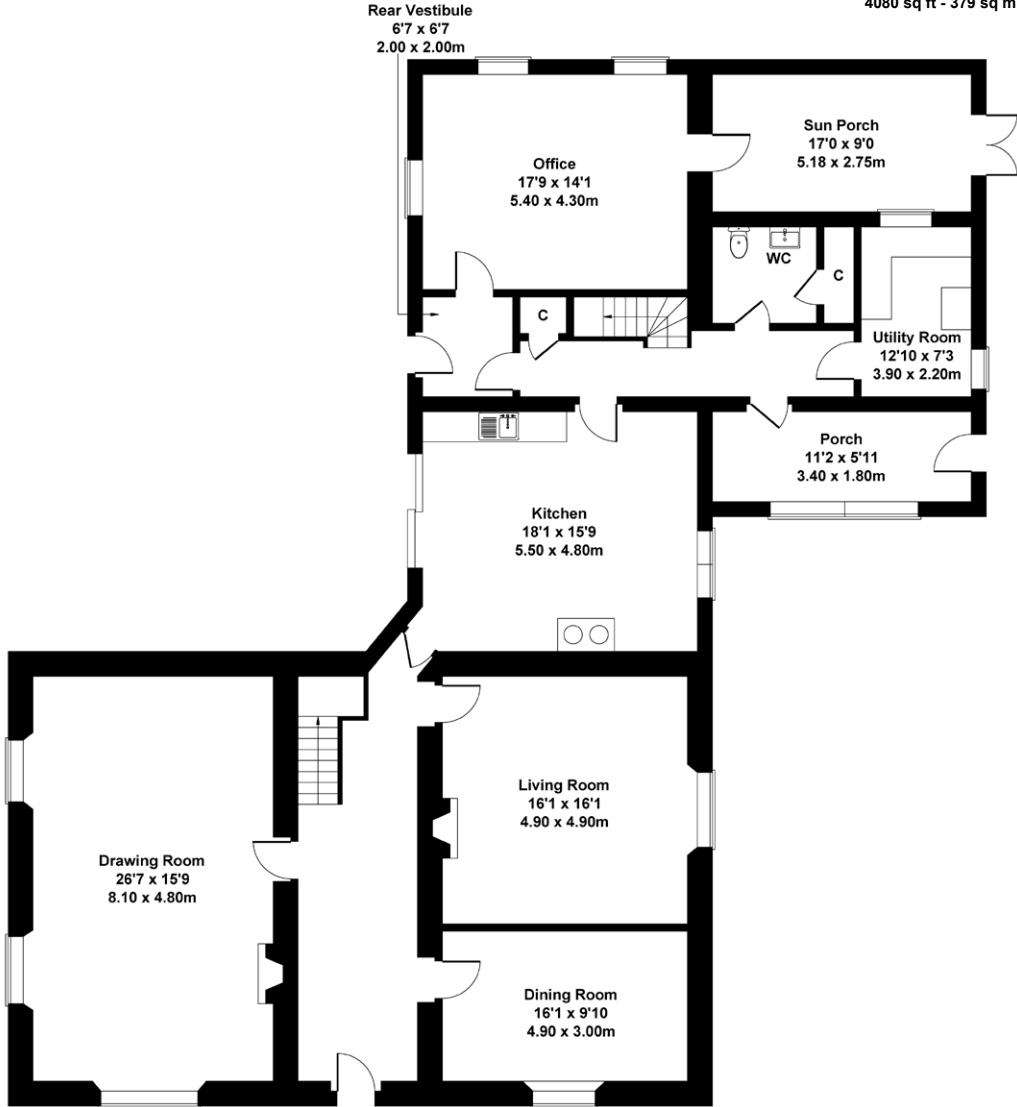
IMPORTANT NOTES

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.



Meikle Richorn Farmhouse

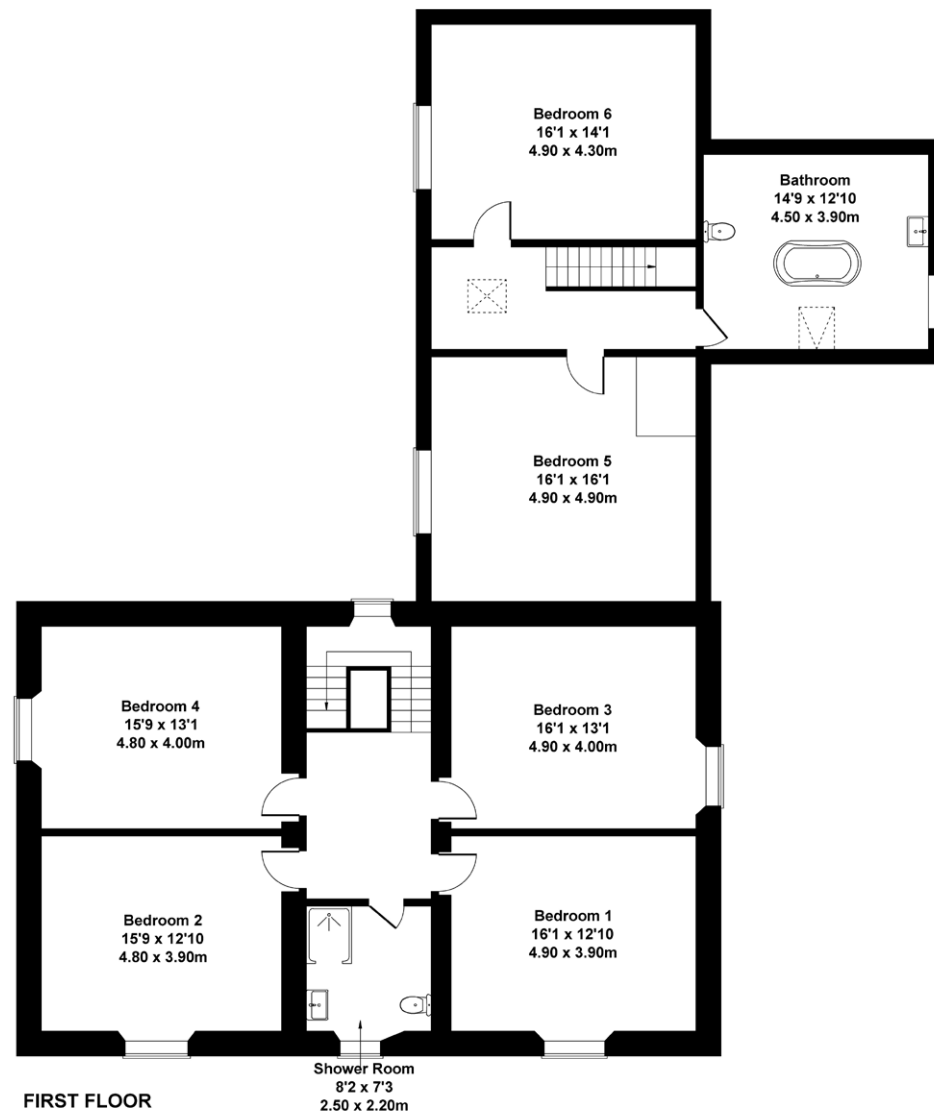
Approximate Gross Internal Area
4080 sq ft - 379 sq m



GROUND FLOOR

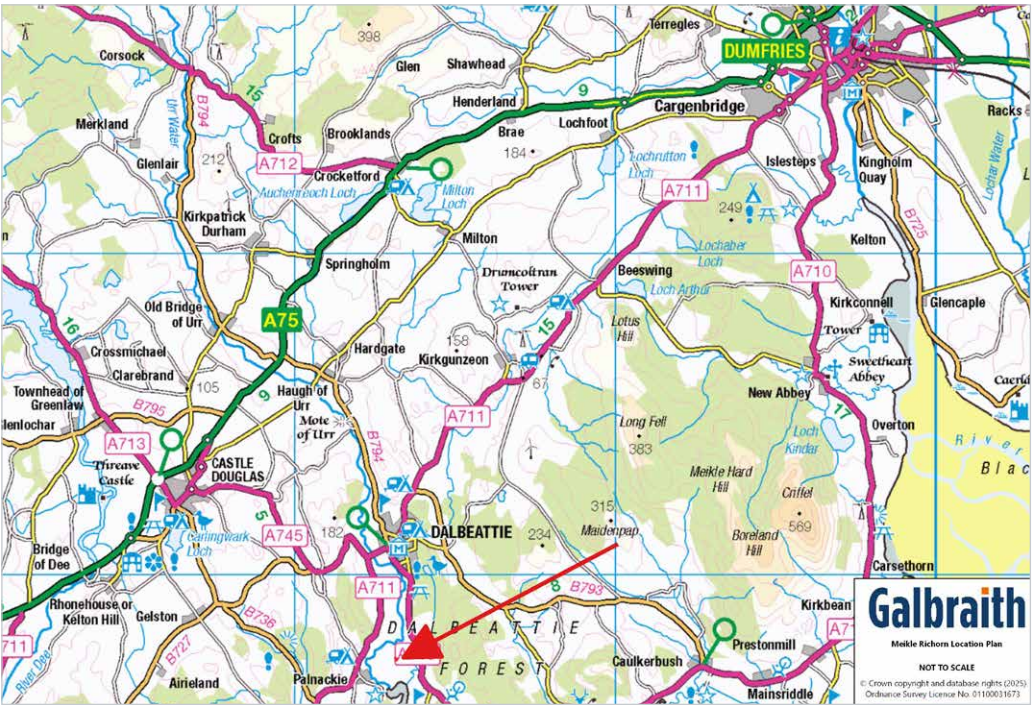
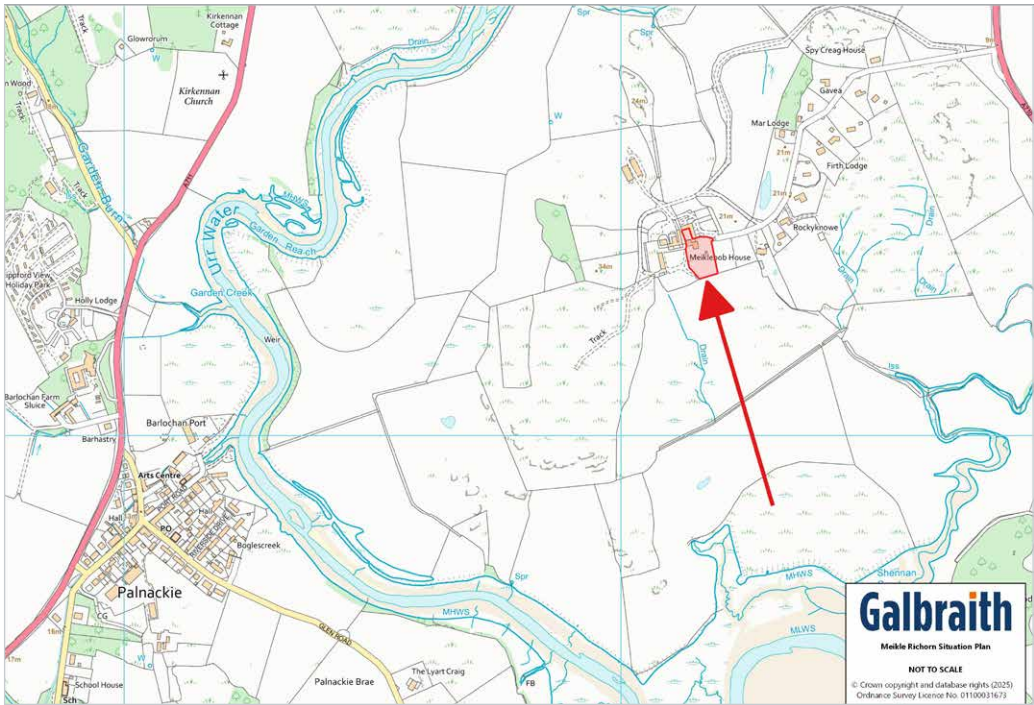
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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