



BANK HOUSE

KENBRIDGE ROAD, NEW GALLOWAY

Galbraith



BANK HOUSE, KENBRIDGE ROAD, NEW GALLOWAY

A delightful period property beautifully presented throughout in an attractive village location.

Castle Douglas 15 miles ■ Dumfries 26 miles ■ Ayr 37 miles

Guide Price £450,000

- 3 reception rooms. 5 bedrooms
- Stunning Family home or Guest House.
- B Listed Property
- Occupying a prominent site
- Parking to front
- Garden surrounds the property

Galbraith

Castle Douglas
01556 505346
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SITUATION

Bank House is situated in a prominent location within Scotland's smallest Royal Burgh New Galloway. New Galloway has two hotels, a community shop, Post Office and the Glenkens Medical Practice, as well as a popular 9 Hole Golf course. The village also boasts the Catstrand visitor centre with café, exhibition space, shop and 90 seater theatre where events run all year round. Kells Primary School is situated in New Galloway and buses provided to Secondary school in St Johns Town of Dalry and Castle Douglas. New Galloway is situated on the edge of the Dark Sky Park with a new state of the art Observatory Facility to be built at Clatteringshaws, just 4.5 miles distant.

The nearby market town of Castle Douglas has a good range of shops, supermarkets and other services, and is designated Dumfries and Galloway Food Town. The regional capital of Dumfries, about 26 miles distant, offers a wider range of shops, retail outlets and services including the Dumfries and Galloway Royal Infirmary and the Crichton Campus providing further education courses.

Communications to the area are very good, with a daily bus service from New Galloway and railway stations in both Dumfries and Lockerbie. The M74 motorway is about 50 miles distant allowing easy access north and south. Regular flights to parts of the UK and Ireland as well as continental Europe depart from Prestwick Airport, which is 42 miles to the north. Both Glasgow and Edinburgh international airports are 78 and 106 miles respectively. A daily ferry service to Northern Ireland operates with Stena Link from Cairnryan 45 miles to the west, close to Stranraer.

DESCRIPTION

Bank House occupies a prominent position in the delightful New Galloway with views over the park, village & countryside beyond. A B Listed property of some stature and steeped in history, constructed around 1850 with part previously serving the community as a bank. Bank House has undergone significant alteration in recent years to provide the beautiful family home. A well-appointed property offering a fine balance of reception/ living space with bedrooms as well as a generous hobby space, pantry, utility room and multiple bathrooms. The property serves currently as a family home but could easily lend to being a guest house/ B and B. Adaptable space that could be utilised to best suit the specific needs of the buyer with 3 principal reception areas, together with the hobby space to the rear. The attractive staircase hallway provides the typical features you would expect from a period property, together with half height panel boarding, ceiling cornice, picture rails and beautifully high ceilings being further nods to the attractive features of this delightful home. The kitchen offers a modern fit of floor and wall units with a central breakfast area with seating, housing the induction hob with downdraft extractor.



Further an integrated oven, grill and microwave and undercounter dishwasher with space for American style fridge freezer. The reception rooms are well appointed and offer delightful spaces, with large windows providing a rush of natural light to each space, all with wood burning stoves perfect for those cosy evenings. To the rear of the property, a hobby/study flexible space with back staircase rising to first floor master suite, leading through to a family bathroom, pantry with walk in larder, formerly the bank's safe, and utility room. Off a half landing lies the delightful master suite, bathroom with separate shower unit, through to the bedroom with 2 steps rising to a lounge area, which could be utilised as addressing area, back stairs from here lead directly down to the hobby room/side entrance. This space could provide an independent living area to lend to multi generational living. 2 Further bedrooms with shower en suites to the rear of the property each with windows to the side of Bank House. 2 further bedrooms with shower en suites, both with a double aspect flooded with light and far reaching views over the park, village and countryside beyond. A linen room in between completes the accommodation offering. Ample parking to the front and gardens wrapping the property complement it beautifully with space to sit & relax, decking area to the side, vegetable gardens, mature planted flower beds, poly tunnel and a timber built chicken coup providing a mixture of use for the space.

Bank House is a delightful period property presented beautifully throughout, providing a delightful family home in true turnkey condition in a desirable village location.

ACCOMMODATION

Ground Floor: Entrance Hallway. Study. Living Room. Dining Room. Breakfast Kitchen. Pantry (walk in Larder). Utility Room. Bathroom. Hobby Room.

First Floor: Master Bedroom Suite with En Suite Bathroom with Shower, seating area/dressing room. 4 Bedrooms all with Shower En Suite. Linen Room.

GARDEN

Attractive garden grounds wrap around the property contributing to the privacy of the property. To the front, the property has ample space for four cars with steps rising to the front. Garden area to each side with planted shrubs, laid to lawn. To the rear a fully enclosed space, divided in two by a wooden fence, with the "hidden garden" a space currently used as a seating area. In addition an area of decking at the side entrance with garden shed & chicken coup adjacent. The garden has been attractively laid out with a combination of planted beds, raised vegetable beds & polytunnel for the gardening enthusiasts.

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Add sections as appropriate. Delete the headings if not needed

POST CODE

DG7 3RP

WHAT3WORDS

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

SOLICITORS

Gillespie Gifford and Brown,
King Street
Castle Douglas
Dumfries and Galloway
DG7 1AG

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

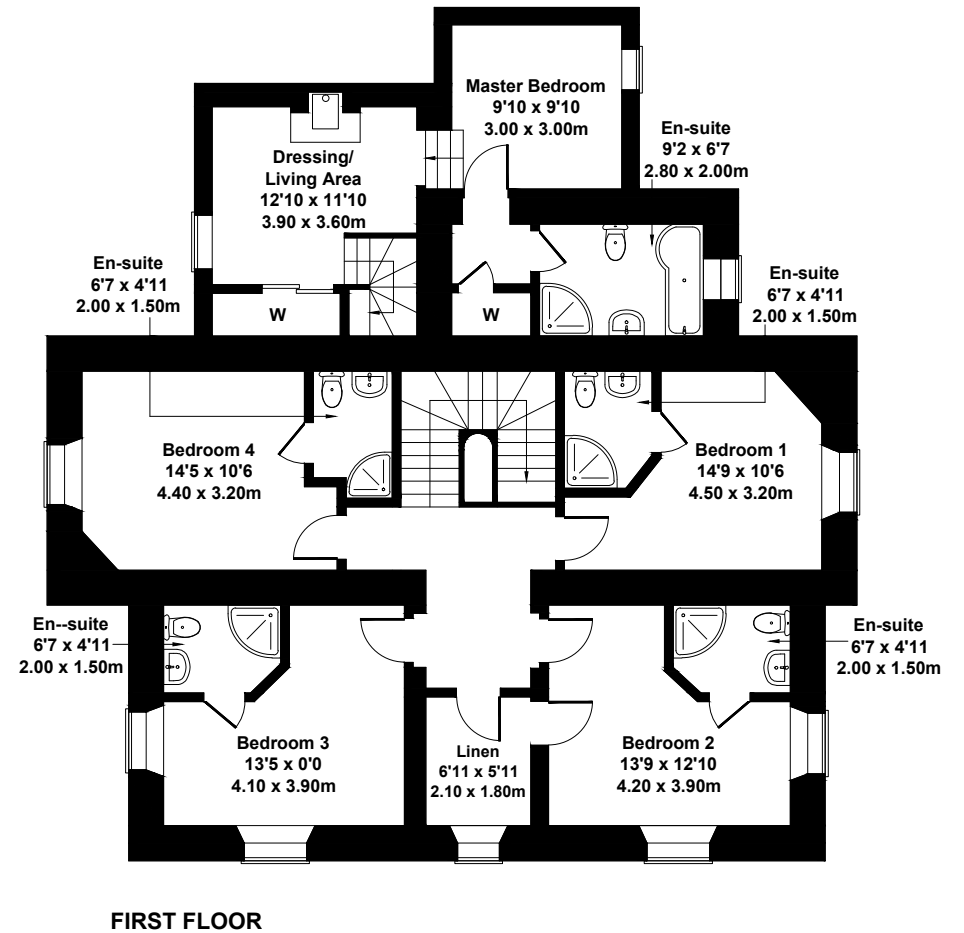
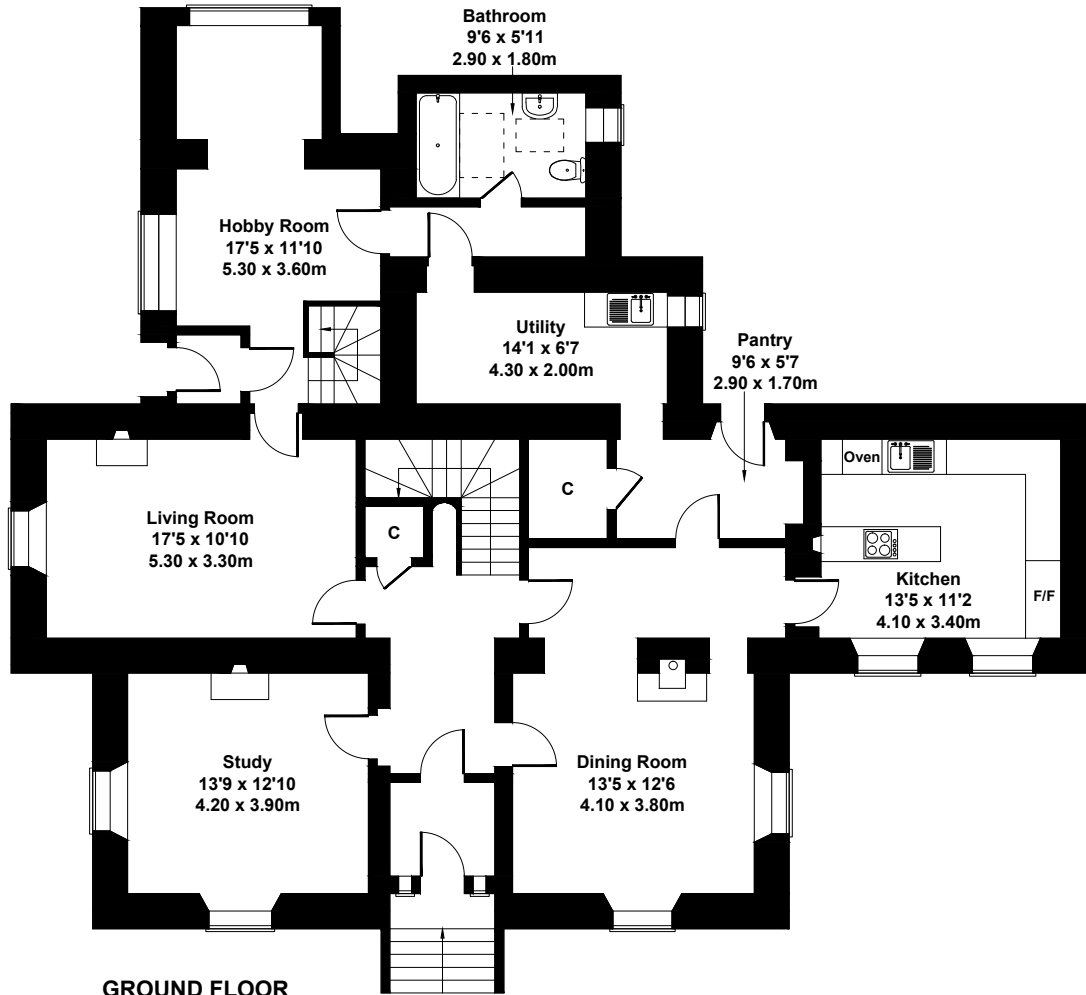
Failure to provide required identification may result in an offer not being considered.





Bank House, DG7 3RP

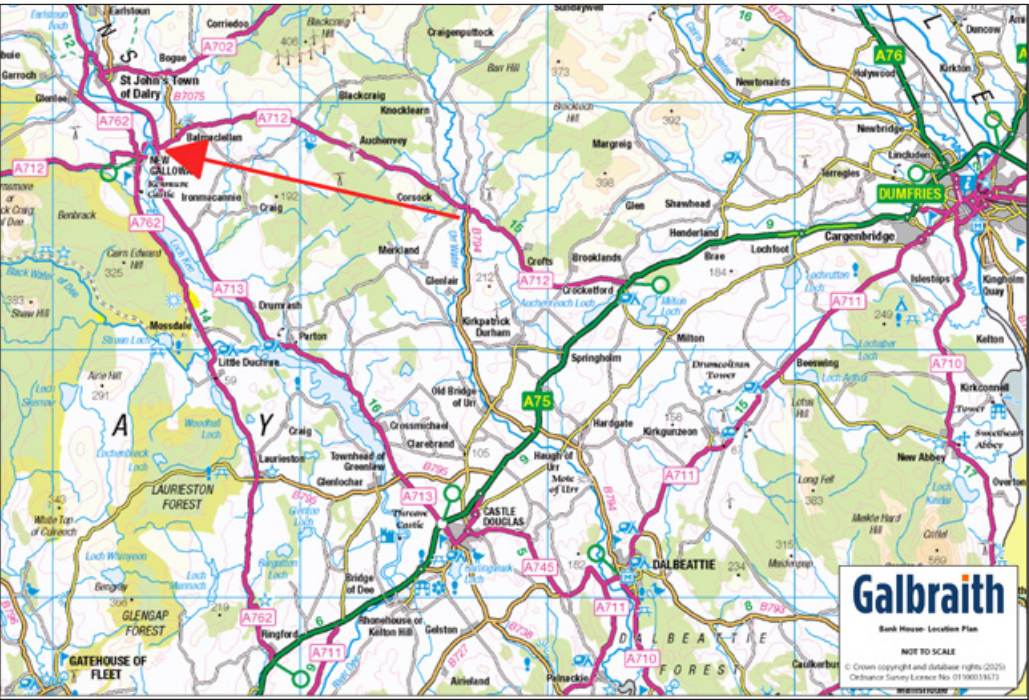
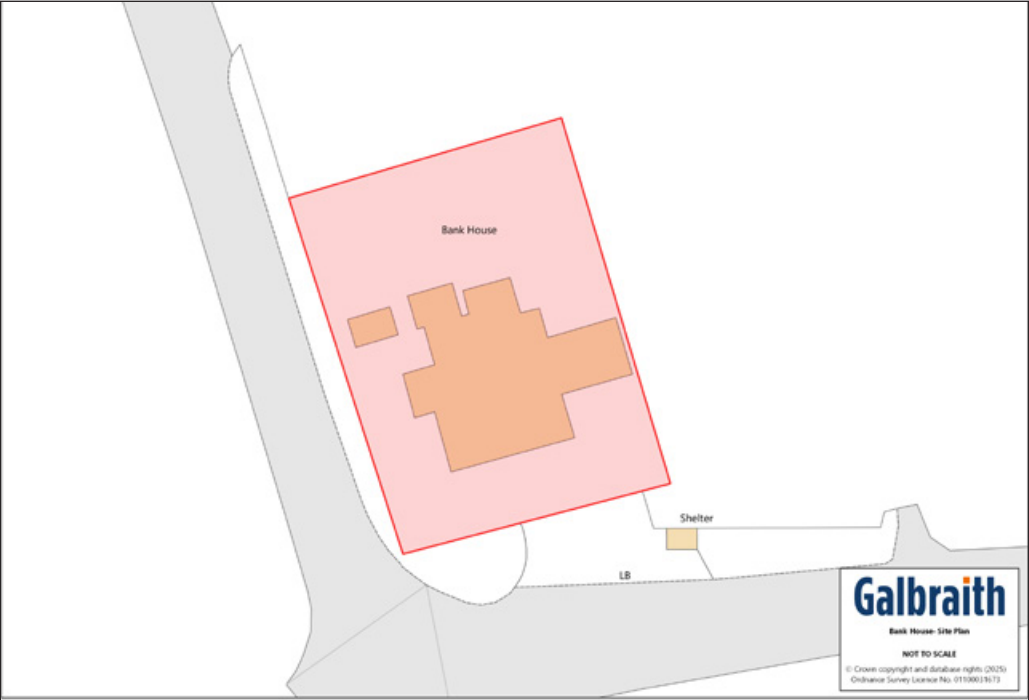
Approximate Gross Internal Area
3003 sq ft - 279 sq m



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



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas C-H	Band G	F 34	FTTP	YES

*Fibre To The Premises

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

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 May 2025.





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