



UPPER GLENLAIR
KNOCKVENNIE, CASTLE DOUGLAS

Galbraith



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An appealing smallholding in desirable rural location just a short distance from Castle Douglas.

Castle Douglas 7.7 miles ■ Dumfries 17 miles ■ Carlisle 54 miles

Acreage 5.79 acres (2.34 hectares)

Offers Over £375,000

- 2 reception rooms. 3 bedrooms
- Detached house
- Peaceful & private rural location
- 2 Large Outbuildings
- Large Courtyard
- Over 5 acres of land
- Scope to extend (Planning in place) or redevelop (STP)

Galbraith

Castle Douglas
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SITUATION

Upper Glenlair occupies a delightful rural location between the villages of Parton, Corsock, Old Bridge of Urr and Crossmichael. Parton is famous as the burial place of renowned physicist, James Clerk Maxwell, who owned Glenlair estate. The nearest primary school, village shop and Pub being available at Crossmichael, 4 miles distant. A good range of shops, schools, offices, doctors, dentists and opticians is available in the nearby town of Castle Douglas, the region's Food Town, with a broader range of these plus university campuses and a large hospital available in the regional capital of Dumfries, some 17 miles away.

The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and the diversity of sporting and recreational pursuits. There is good hill walking in the nearby Galloway Hills and cycling along some of the new designated cycle routes as well as the Seven Stanes mountain bike routes in the Galloway Forest Park. The nearest of these is Dalbeattie Forest with its extensive network of specialist cycle paths, bridal ways and footpaths. There are varied sporting opportunities such as shooting and stalking, as well as trout and salmon fishing on the regions numerous lochs and rivers. For golf enthusiasts there is the championship course at Southernness, and several other courses nearby, including the 9 hole courses at Castle Douglas, Dalbeattie, and New Galloway. Upper Glenlair sits just a short distance from the edge of the Dark Skies Park in the Galloway Forest Park, the first such designated outside of the USA, and benefits from spectacular night skies. Parton is on the doorstep of Loch Ken, which has a popular sailing centre with a number of water sports and activities available.

Transport connections to the area are very good. There is a main line railway station in Dumfries and also Lockerbie providing excellent links to both the north and south. The M74 motorway network can be reached in about an hour and there are regular flights to other parts of the UK, Ireland and Continental Europe from Prestwick Airport which is about one hour's drive to the north. Edinburgh and Glasgow airports can be reached in around two hours.

DESCRIPTION

Upper Glenlair is nestled in an idyllic countryside setting just a short distance from Castle Douglas. This detached rural smallholding offers a rare opportunity to purchase in a peaceful private location. Set within just over 5 acres, the property presents a fantastic project for those seeking a peaceful lifestyle with potential for smallholding lifestyle, equestrian use or simply to enjoy the space. The main dwelling, although in need of modernisation offers deceptively spacious accommodation with scope to extend and/or reconfigure subject to planning. Planning has been approved for an extension to be added. Currently comprising: Utility / Porch, Shower Room. Kitchen. Living Room. Sun Room. Bedroom & Master Bedroom En Suite. To the first floor a further room and W.C provides potential to extend the living space. The property offers the ability to adapt or extend to suit the specific needs of the buyer with the current owners having obtained permission for an extension to the rear details available using the following planning reference 25/1124/FUL. The property is served by a Private Water supply (well) and drainage by a private septic tank situated within the grounds. Oil Central Heating heats the property with a wood burning stove in the living room. Externally, the land lies to the front of Upper Glenlair and predominantly laid to pasture with some amenity woodland, extending to over 5 acres. A private track leads to a large hardstanding courtyard enclosed by dry stone dyke, with access to both barns providing generous and adaptable space which potential to develop with the relevant permission. While offering seclusion and privacy the property remains within easy reach of local amenities just 4 miles from the village of Crossmichael and a further 3miles to Castle Douglas.

A delightful rural property, ideal for buyers seeking to embrace country living in a desirable pocket of the region.

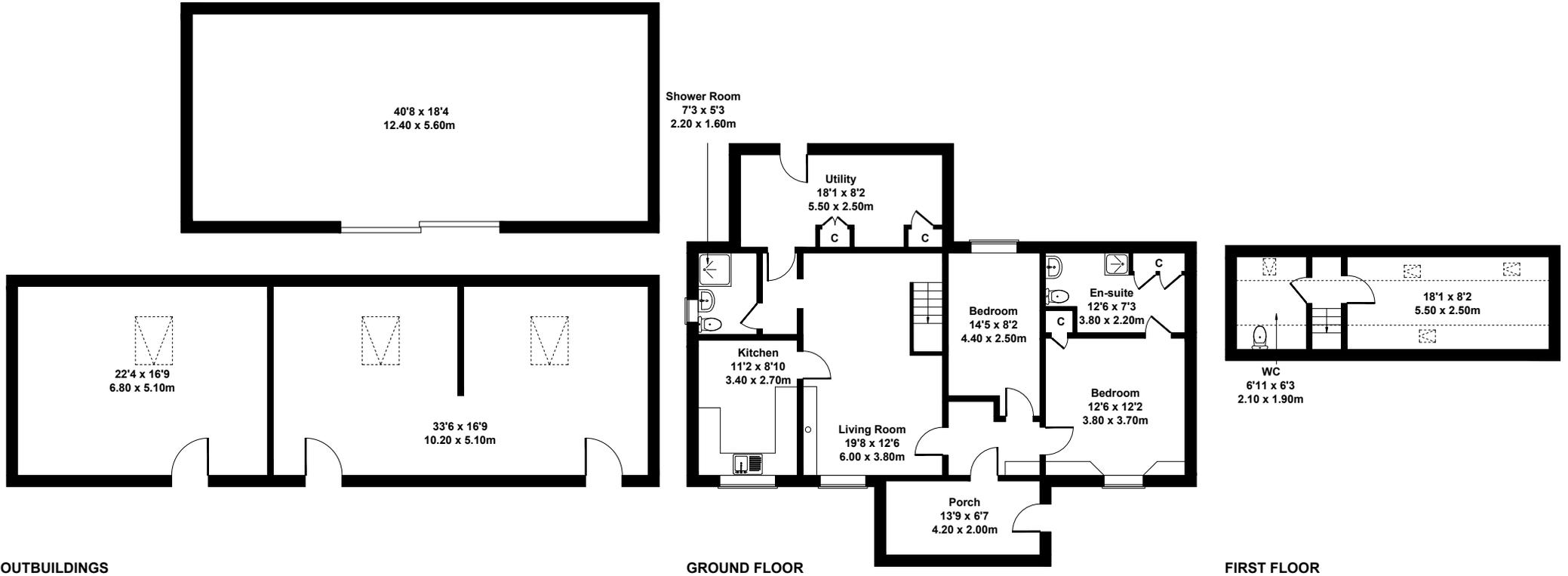
ACCOMMODATION

Ground Floor: Porch/Utility. Shower Room. Kitchen. Living Room. Bedroom. Sun Room. Bedroom

First Floor: Bedroom. W.C

Upper Glenlair

Approximate Gross Internal Area
3025 sq ft - 281 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

GARDEN AND GROUNDS

A garden area to the front of the property is predominantly gravelled with some paved pathways, and there are some mature planted flowerbeds. Beyond, the land included lies to the front and side of Upper Glenlair consisting of both woodland & pasture. Travelling down the private driveway, land sits to the left, driveway continues to the large courtyard to the rear with ample parking and access to both barns.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private Supply (Well)	Mains	Septic Tank	Freehold	Oil C-H	Band E	E40	FTTP	YES

FLOOD RISK

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

POST CODE

DG7 3NT

WHAT3WORDS

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

SOLICITORS

Brazenall & Orr
Dumfries

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

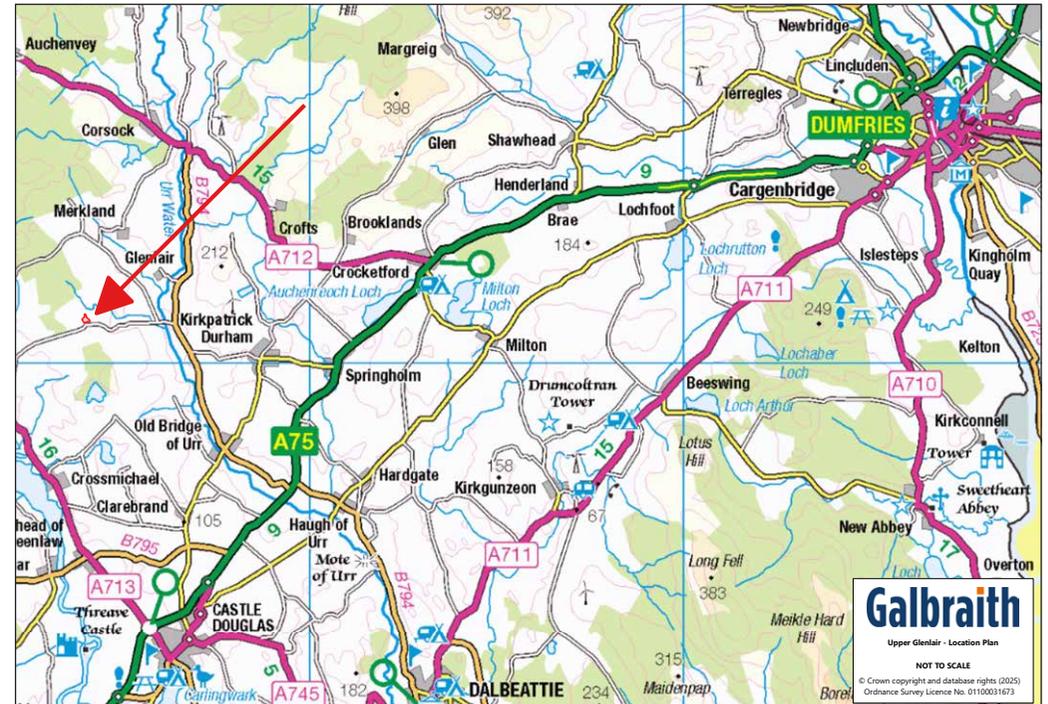
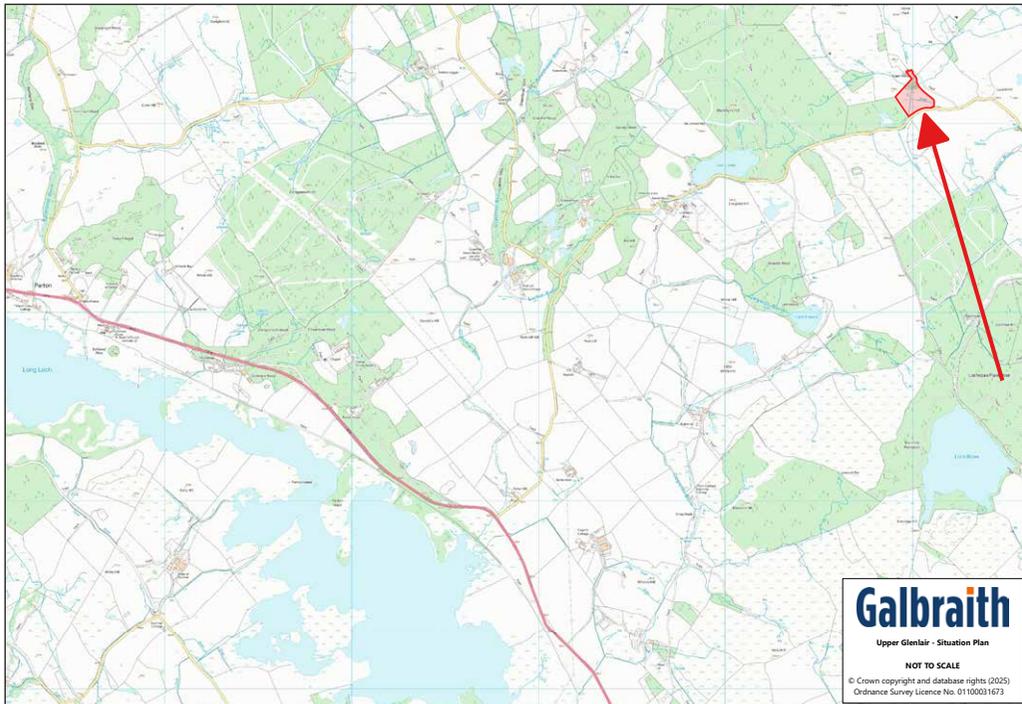
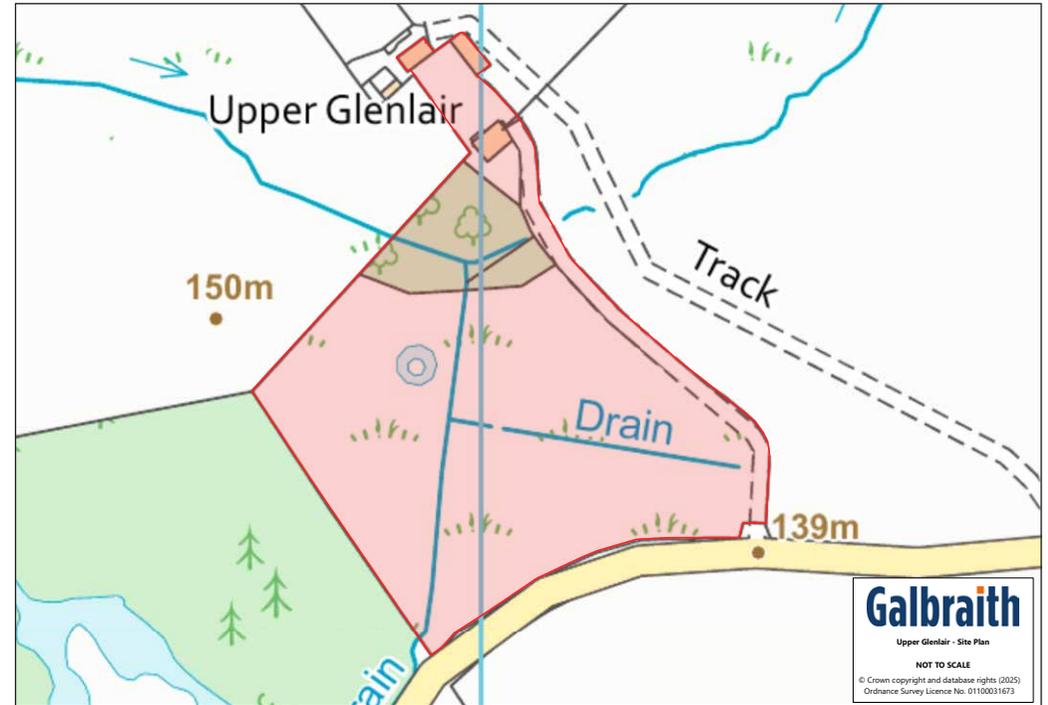
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.





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 September 2025.





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