

North Landberrick

Whauphill | Newton Stewart



Galbraith



A delightful smallholding with 4 bedroom farmhouse, extensive garden, paddock and outbuildings



Port William 2.9 miles | Wigtown 7.7 miles | Newton Stewart 14.3 miles | Stranraer 25.6 | Dumfries 56.7miles
(All distances are approximate)

Acreage 3.41 acres

2 reception rooms. 4 bedrooms (1 en-suite)

Open plan kitchen/dining

General purpose shed and small store

Workshop with vehicle inspection pit

Paddock

Garage and Wood Store

Parking

Offers Over £410,000

Galbraith

93 King Street | Castle Douglas | DG7 1AE
T: 01556 505 346 | E: castledouglas@galbraithgroup.com

galbraithgroup.com

Situation

North Landberrick is nestled within The Machars, a tranquil rural peninsula in Wigtownshire between Wigtown Bay and Luce Bay. The property is surrounded by open countryside and just 2.9 miles from the small harbour village Port William. Port William offers a range of facilities, including a primary school, local shops, a doctor's surgery, restaurant, and hairdresser. The village is well known for its strong sense of community, highlighted by its annual carnival week and the locally supported Port William Inshore Rescue Boat—an important and valued service in this coastal area.

Further amenities can be found in Wigtown, approximately 7.7 miles from the property. Scotland's National Book Town, Wigtown is renowned for its vibrant literary scene and hosts the internationally acclaimed Wigtown Book Festival each September. The town also offers a primary school, a variety of independent shops, bookshops, and welcoming cafés. The nearby Crook of Baldoon RSPB Nature Reserve is home to a wild saltmarsh and mud flats attracting an outstanding variety of birds. Wigtown also hosts its own agricultural show annually in August displaying the region's best livestock and produce.

Newton Stewart, a market town on the River Cree known as the Gateway to the Galloway Hills, has a number of primary schools, the Douglas Ewart High School, 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.

This area of south west Scotland is one of the most varied and picturesque parts of the country, incorporating a landscape which ranges from the moorland of the Southern Upland Hills to the bays, inlets and sandy beaches of the distinctive coastline. This is a rural county which has been relatively unscathed by modern industry, where agriculture and tourism thrive to form the backbone of the local economy.

Communications to the area are good with the A75 trunk road providing quick access from the south via the M6, A74 and M74. The ferry links to Northern Ireland run from Cairnryan, which is approximately 29 miles from North Landberrick. The international airports of Prestwick and Glasgow are approximately 65 miles and 98 miles from the property respectively.

Description

North Landberrick is a charming registered smallholding, offering an exceptional lifestyle opportunity for those seeking small-scale livestock ownership, equestrian use, or a rural retreat. The welcoming farmhouse opens into a cloakroom and a well-appointed utility/boot room, complete with a double Belfast-style sink, ample storage for outdoor wear, and space and plumbing for white goods. Continuing through to the kitchen/dining area this triple aspect room is filled with natural light and French doors open to the garden behind. The traditional Rayburn range cooker is the focal point of the room, which also provides hot water and heating, alongside a separate electric cooker for convenience.



Double arched doors lead into the principal living room, a warm and inviting space with recessed bookshelves and a Dowling stove set within a striking brick fireplace. The bricks, locally crafted by W J Gillespie at the historic Monreith Tile Works (closed in the 1920s), add a unique sense of heritage and character.

The second reception room is double aspect, with a smaller stove, offering a flexible space depending on the needs and requirements of the new owner.

Stairs lead from the hall to a half landing opening to a versatile bedroom or hobby room, as well as the generous principal bedroom with en-suite bathroom, complete with a corner bath and fitted airing cupboard. The first floor continues with two further bedrooms and a family bathroom featuring a 'P'-shaped bath with shower over. One of the bedrooms retains its original fireplace with cast iron grate, adding further charm.

Externally, the extensive gardens at North Landberrick seamlessly extend into the adjoining paddock, offering excellent flexibility to adapt the outdoor space to suit individual needs, whether expanding the formal garden or maximising grazing land. Set within easy reach of local amenities, North Landberrick is less than three miles from the nearest primary school and just a short drive from the coast, offering access to beautiful nearby beaches. This is a wonderful opportunity to enjoy country living without compromise.

Garage (5.95m X 5.78m)

Of block construction with electric roller door and separate pedestrian entrance. Light, power and concrete flooring.

Woodstore (5.13m X 2.14m)

Of block construction with pedestrian entrance to the side and double doors opening to the yard behind.

General Purpose Shed (12.20m X 6m)

Open access to the front providing storage for machinery and equipment, opening internally to the adjoining workshop. This shed could be converted to provide housing for livestock or stables for equestrian use.

Workshop (9.2m X 5.78m)

With sliding door, vehicle inspection pit, log burning stove, shelving and work bench.

Store (3.16M x 2.27M)

Shelved storage space for feeding and/or farm supplies.

Accommodation

Ground Floor: WC Cloakroom. Utility Room. Kitchen/Dining Room. Living Room. Sitting Room.

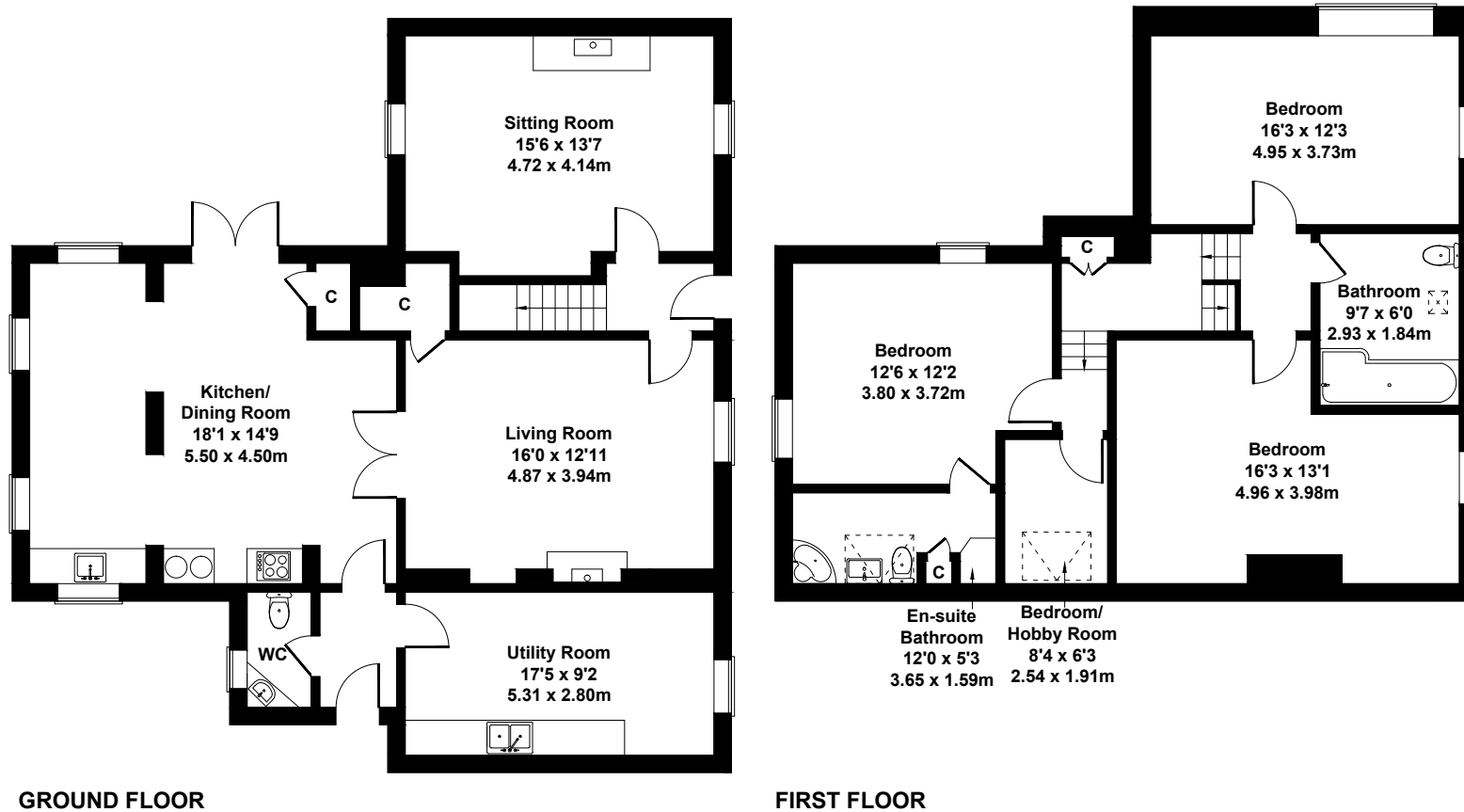
First Floor: Bedroom/Hobby Room. Bedroom with en-suite bathroom. Bedroom. Bathroom. Bedroom.





North Landberrick, Whauphill, Newton Stewart, DG8 9PL

Approximate Gross Internal Area
2056 sq ft - 191 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. 2026

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 March 2026.

Garden (and Grounds)

The extensive gardens at North Landberrick seamlessly extend into the adjoining paddock, offering excellent flexibility to adapt the outdoor space to suit individual needs, whether expanding the formal garden or maximising grazing land. Thoughtfully arranged into a series of distinct areas, the garden features raised beds ideal for planting, a pond, and more natural, informal spaces that come alive in spring with snowdrops, daffodils, and bluebells, creating a beautiful seasonal display. Mature birch and rowan trees thrive throughout the grounds, while a striking yew tree provides a natural focal point.

The paddock is fully enclosed and currently set up for livestock, making it perfectly suited for smallholding or equestrian use.

Tenure	Local Authority	Council Tax	EPC
Freehold	Dumfries and Galloway Council	Band C	Band E40

Services

Mains water and electricity are connected | Septic tank |
Oil Heating | FTTP | Mobile Signal



Flood Risk

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

Directions

From Newton Stewart, take the 2nd exit at the Wigtown Road roundabout on to the A714 and follow the road for 5.3 miles. Turn right on to the B7005 and continue for 1.7 miles and continue straight on at the roundabout in Bladnoch for a further 1.2 miles. Turn right on to the B7085 for 6.6 miles, travelling through the hamlet of Whauphill, and North Landberrick is on your left.



buzzards.sprays.drums



Postcode: DG8 9PL

Solicitors

McCormick and Nicholson,
37 Albert Street
Newton Stewart
DG8 6EG

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.

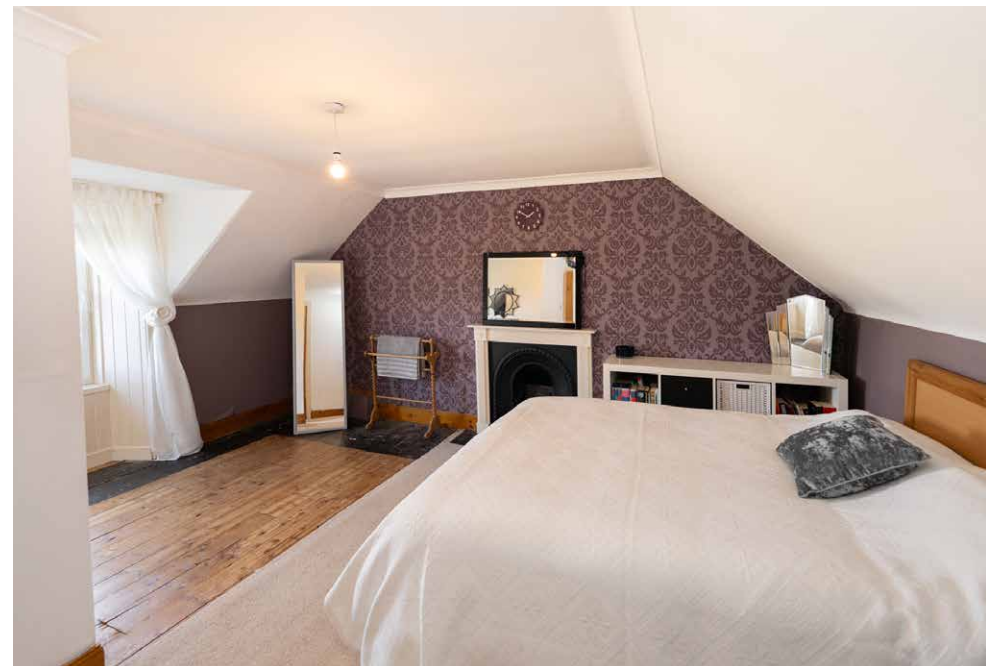
Anti Money Laundering (AML) Regulations

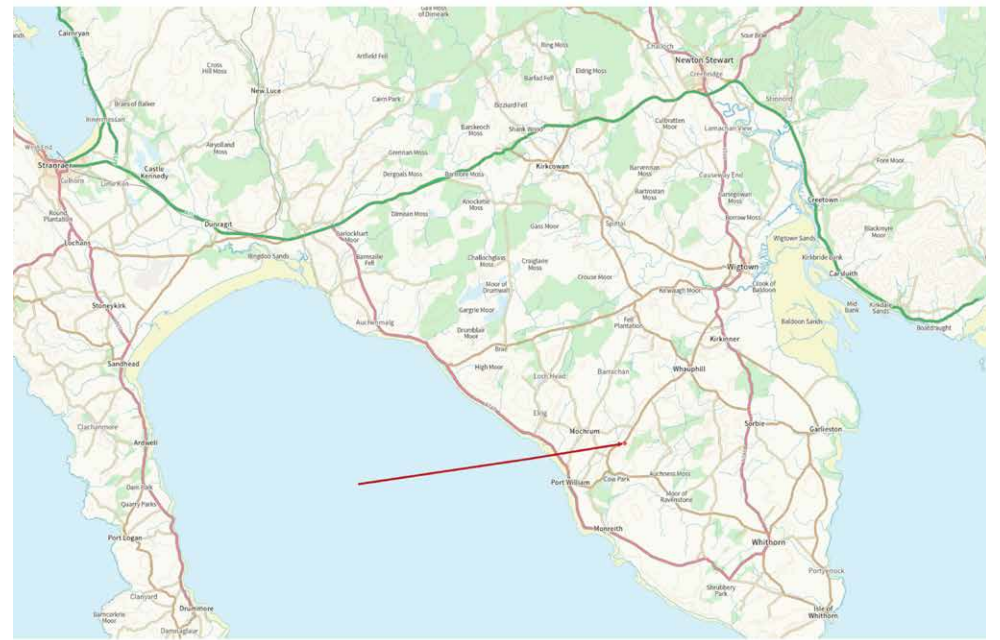
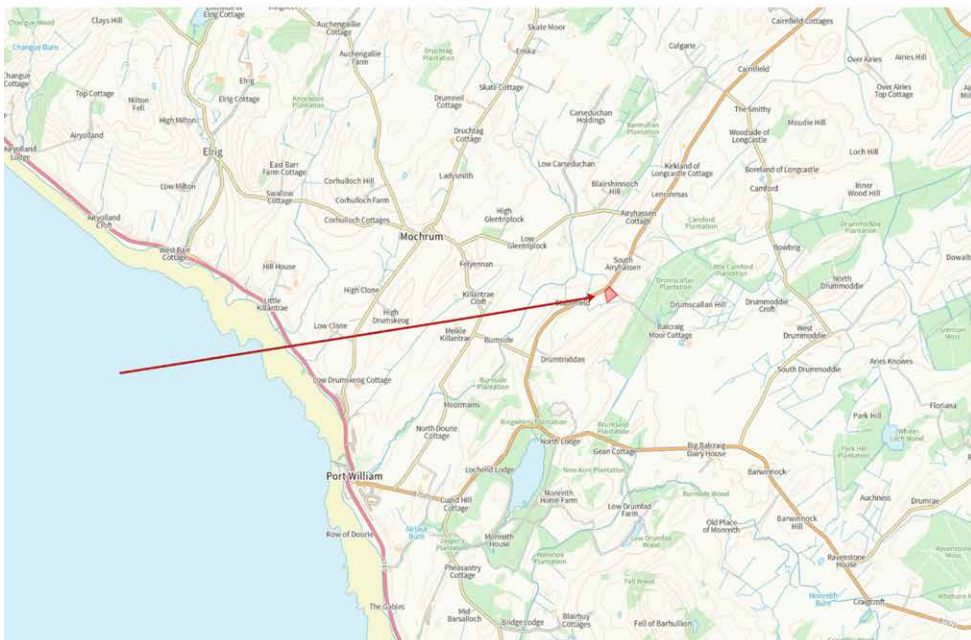
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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

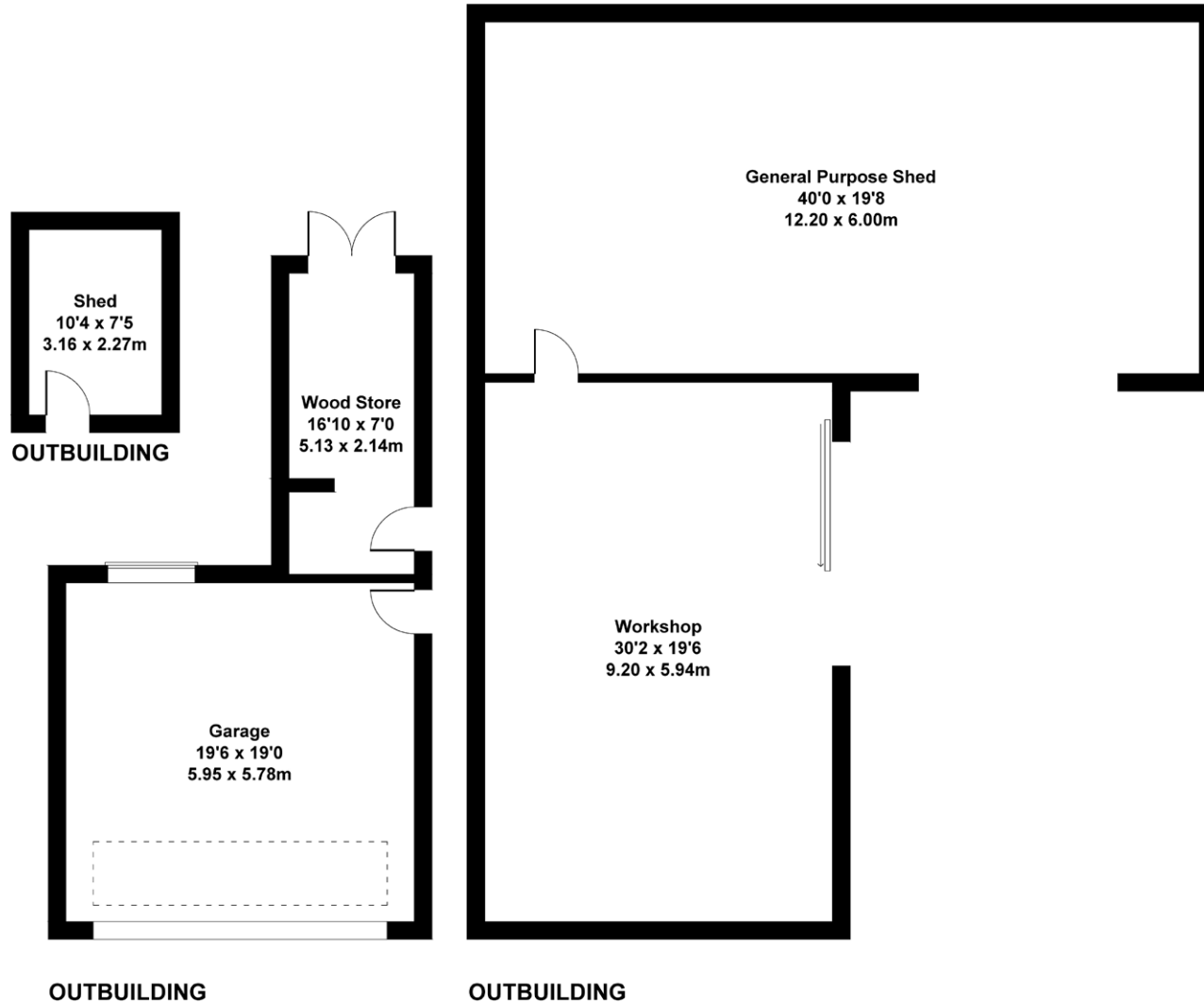
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.





North Landberrick, Whauphill, Newton Stewart, DG8 9PL

Approximate Gross Internal Area
1959 sq ft - 182 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. 2026







Galbraith