

BREWERY HOUSE

23 KING STREET, NEWTON STEWART



23

BREWERY HOUSE, 23 KING STREET, NEWTON STEWART

A former brewer's house with an abundance of space and adaptability in a delightful riverside location.

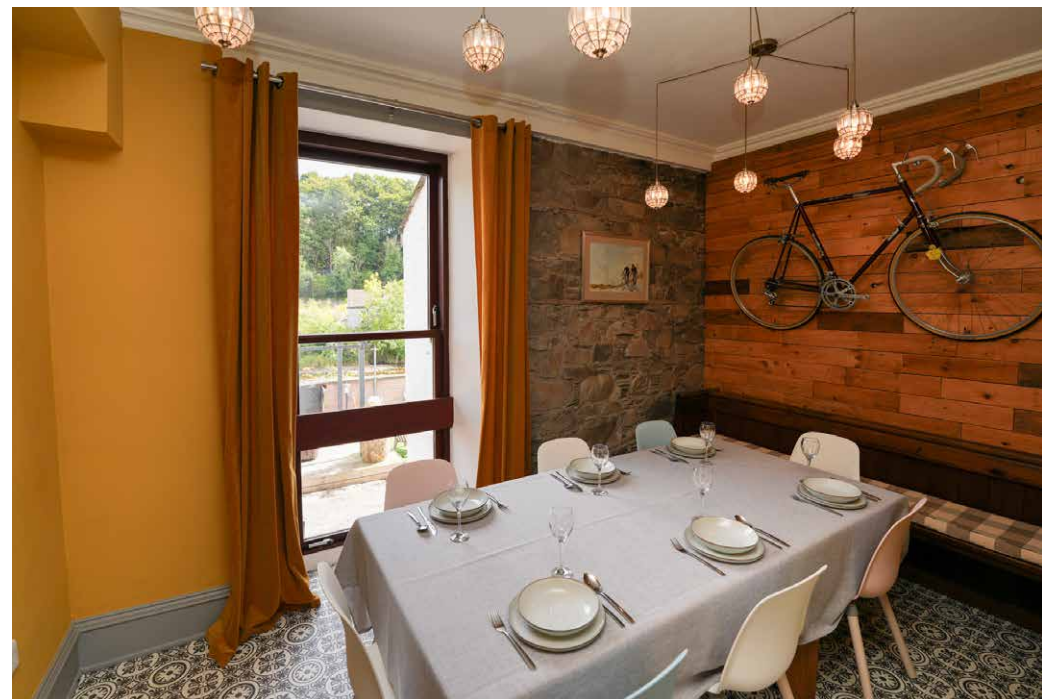
Wigtown 7.1 miles ■ Stranraer 25 miles ■ Ayr 44 miles ■ Dumfries 49 miles

Guide Price £285,000

- 3 reception rooms. 5 bedrooms
- Grade B Listed Building/ Former Brewer's House
- Currently run as a Holiday Let / Commercially Licensed
- Stunning riverside location
- Private rear Garden / Off Street parking
- Walking distance of amenities.

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com





SITUATION

Brewery House is situated in quiet part of the popular Newton Stewart, in a delightful riverside location all within walking distance of the town and all the local amenities.

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, 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. Kyrroghtree Visitor Centre is situated approximately 4 miles from Newton Stewart 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.

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, 49 miles to the east. Domestic and international flights are available at Prestwick Airport, 51 miles north, and Glasgow and Edinburgh Airports, 84 and 117.5 miles respectively. Motorway links and trains are available at Lockerbie, 62 miles east, and Kilmarnock, 58 miles north.

DESCRIPTION

An exceptional opportunity to acquire a former brewer’s house, which has recently been converted and currently flourishing as a holiday let. This 5 bedroom, 5 en suite residence enjoys a coveted riverside location, combining historic charm with modern comfort. Brewery House offers great potential and versatility from both a business perspective and for creating a family home, having has also functioned in the past as a B & B with live in accommodation to the upper floor. Entrance from the street into a spacious staircase hallway, with access to both reception rooms on the ground floor, to the front a comfortable living room filled with natural light connecting to a dining area to the rear with a large window affording views across the river. A delightful modern breakfast kitchen, with fitted floor and wall units, modern electric hob with oven under. Enjoying stunning views of the river to the rear, direct access via external staircase to the rear garden. Completing the ground floor accommodation is the first of 5 en-suite bedrooms, to the front of the property with space for hanging and a shower room with enclosure and modern finish, WC and wash hand basin.

Off the half landing a utility / w.c space currently provides the “service space” for running as a holiday let with space and plumbing for appliances etc. To the first floor landing access to 4 en suite bedrooms



with store room. Again, all bedrooms are of generous proportions and a modern finish, together with a modern finish to all 4 shower en suites. The rooms to the rear enjoy stunning views over the river. The second floor provides more adaptable space with additional living space, store room and bedroom/ hobby room with W.C, Wash hand basin and bath.

Externally the cellar houses the boiler, for the gas central heating and provides lockable storage space for bikes, tools etc. The rear courtyard provides ample space for a few vehicles with gated entrance to the side of the property and onto the street providing access. A decked area, currently housing hot tub provides a delightful area to relax and unwind enjoying the tranquillity of the peaceful riverside setting.

Brewery House provides a highly adaptable asset, suiting many roles – investment, holiday enterprise, family home or a combination of uses. A ready-made income stream offering a modern finish and a delightful riverside location in a building exuding charm.

ACCOMMODATION

Ground Floor: Entrance Hall. Living Room. Dining Room. Bedroom Shower En Suite. Breakfast Kitchen. Utility/W.C.

First Floor: 4 Bedrooms Shower En Suite. Store Room.

Second Floor: Living Room. Bedroom En Suite.

GARDEN

Private courtyard to the rear, overlooking the River Cree. An area of hardstanding for parking vehicles accessed from a gate to the side of Brewery House with access to the cellar storage space. The area of decking, currently housing hot tub could be extended further to provide a delightful riverside seating/ dining area from which the views could be enjoyed. Space to further landscape the area, depending on the buyers needs & requirements.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas Central Heating	Commercial	C	FTTP	YES

FLOOD RISK

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

POST CODE

DG8 6DQ

WHAT3WORDS

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

SOLICITORS

Kilpatrick & Walker (Harry Seddon)
4 Wellington Square
Ayr
South Ayrshire
KA7 1EN

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

Brewery House will be sold fully furnished with the exception of a few personal items.

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.

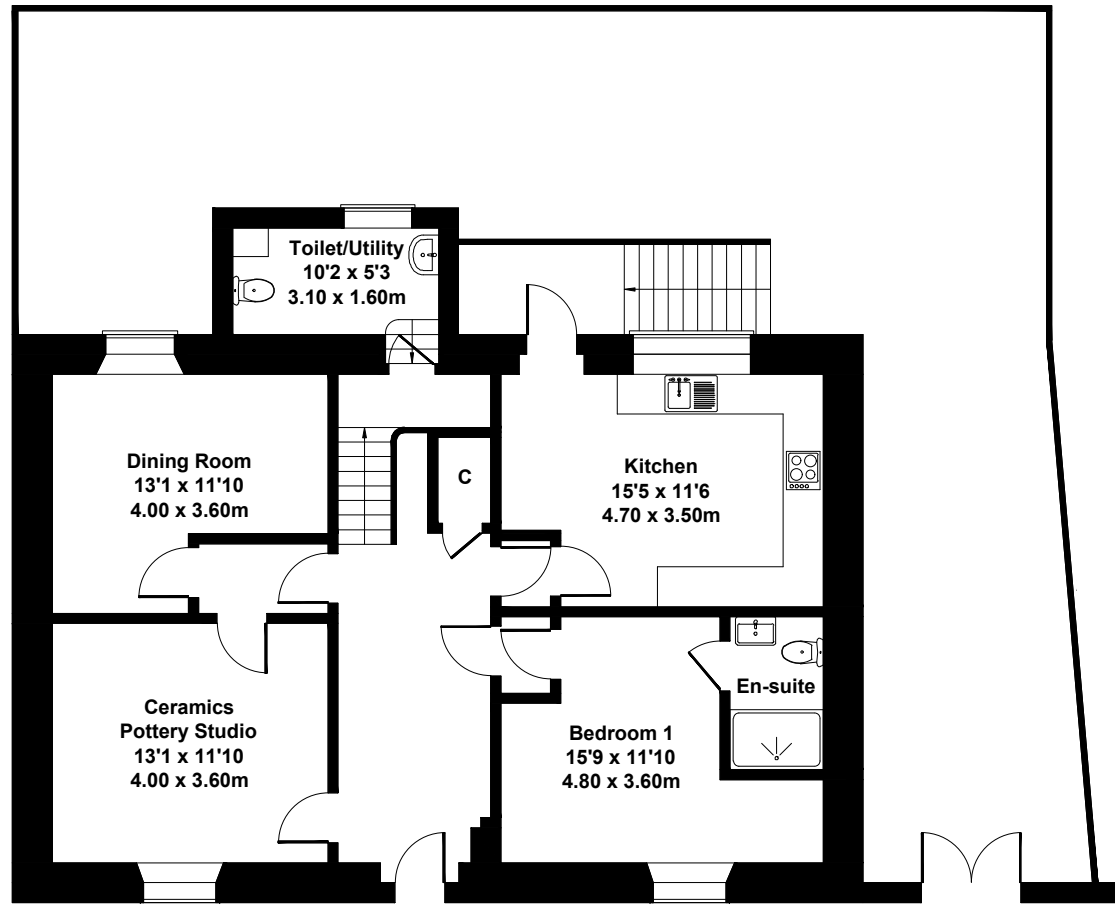
IMPORTANT NOTES

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 August 2025.

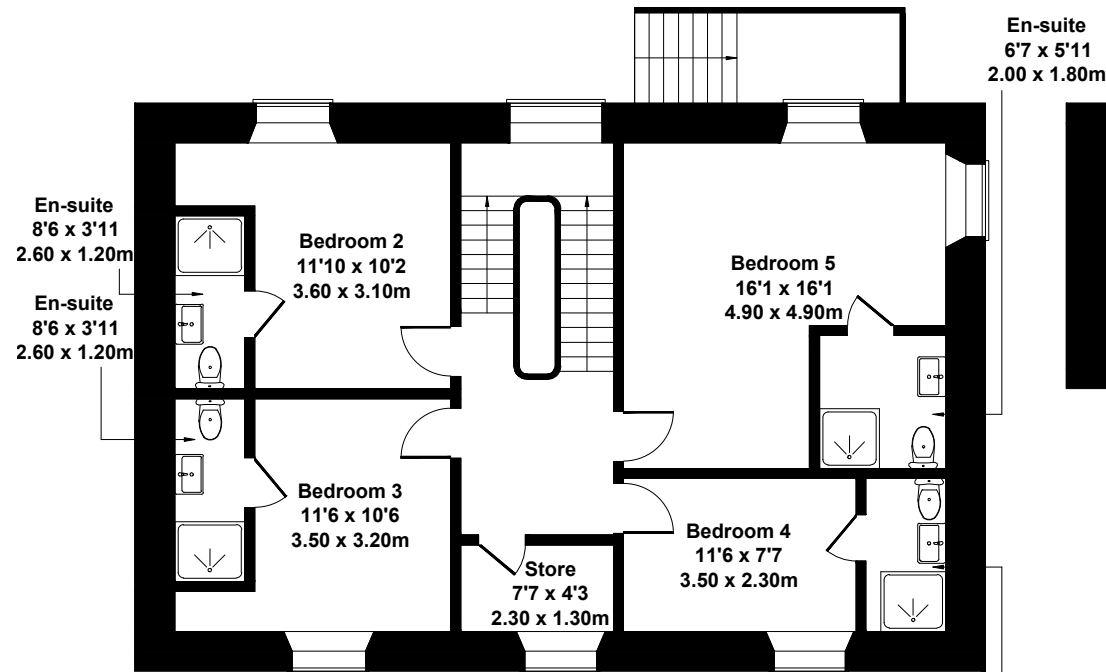


Brewery House

Approximate Gross Internal Area
2379 sq ft - 221 sq m



GROUND FLOOR

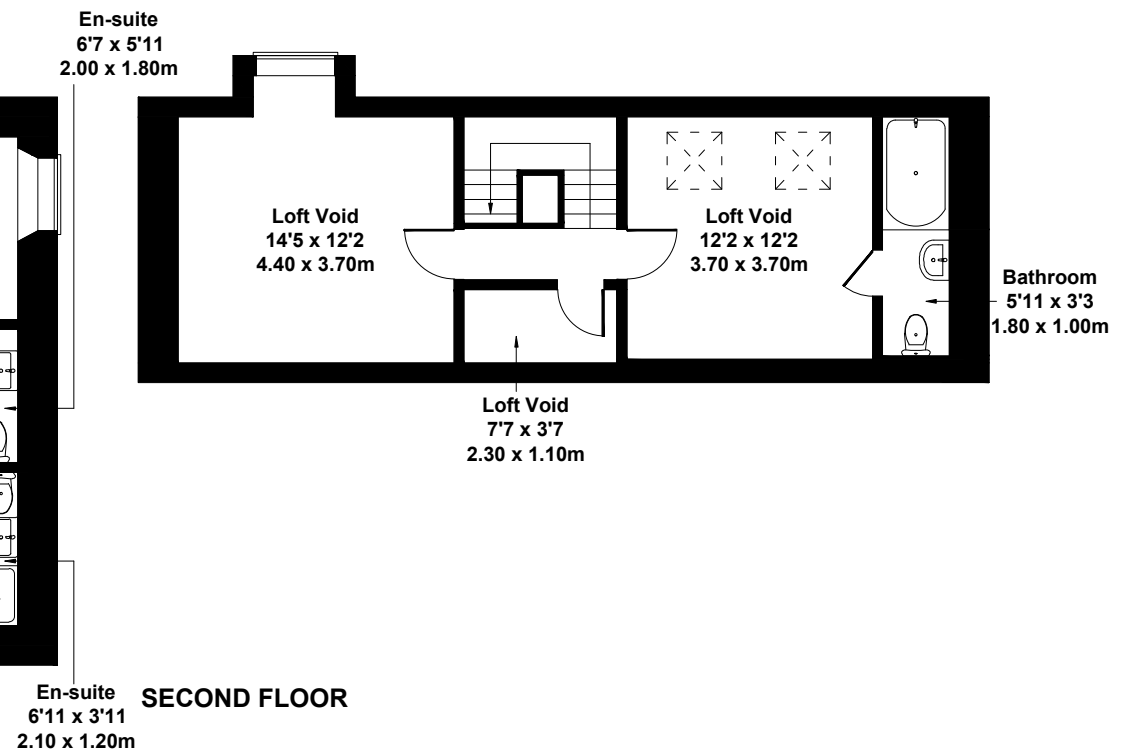


FIRST FLOOR

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.

Produced by Potterplans Ltd. 2025



SECOND FLOOR









Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE