

# SOUTH DRUMMODDIE

WHAUPHILL, NEWTON STEWART



**Galbraith**



# SOUTH DRUMMODDIE, WHAUPHILL, NEWTON STEWART

Attractive smallholding with farmhouse, outbuildings & grazing paddocks.

Whauphill 4.3 miles ■ Wigtown 8.5 miles ■ Newton Stewart 15 miles.

Stranraer 30 miles ■ Dumfries 62 miles

Acreege 2.7 acres (1.09 hectares)

Offers Over £410,000

- 2 reception rooms. 3 bedrooms
- Traditional Galloway farmhouse
- Air source heating/Solar panels
- Range of outbuildings
- Paddocks
- Peaceful rural location

## Galbraith

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 OnTheMarket





### SITUATION

South Drummoddie is situated in a quiet rural area of southwest Scotland, 4.3 miles from the village of Whauphill, and less than 10 miles from Scotland's National Booktown, Wigtown. South Drummoddie is also within a short distance of two very picturesque bays, Luce Bay to the west and Wigtown Bay to the east.

Wigtown hosts an annual book festival in late September and the town becomes a hub of activity as people come to listen to authors, visit the many bookshops, eat in the cafés and wander through the 'Kist' with stalls displaying work made by local artists and craftspeople. Wigtown has a primary school, church and chapel, post office, supermarket, a number of smaller shops and Scotland's southernmost distillery is in nearby Bladnoch. Newton Stewart is the nearest town, a market town on the River Cree known as the Gateway to the Galloway Hills. Newton Stewart has a number of primary schools, the Douglas Ewart High School, a museum, leisure centre, three supermarkets, a post office, cinema and a wide range of shops, offices, businesses, hotels, restaurants and a modern distillery. The area is well known for outdoor pursuits and sports. Kirroughtree Visitor Centre is situated approximately 4 miles from Newton Stewart and is part of the Seven Stanes range of mountain biking trails. Fishing, shooting, golf and equestrian facilities are all readily available throughout the area.

Trains to Ayr and Glasgow are available at Stranraer, about 30 miles from South Drummoddie, and ferries to Northern Ireland sail from nearby Cairnryan. Trains also run from the regional centre of Dumfries, 62 miles to the east. Domestic and international flights are available at Prestwick Airport, 72 miles north, and Glasgow and Edinburgh Airports, 104 and 137 miles respectively.

### DESCRIPTION

South Drummoddie is a charming Galloway farmhouse and smallholding in a peaceful rural location. The property is of traditional construction under a tiled roof and has very recently been repainted inside and out. Benefiting from a recent modernising South Drummoddie is offered in true turn key condition offering accommodation over two floors. At the heart of improvements was an upgrading of the heating with an air source heating system installed in November 2023, which included new radiators, upgrade of the pipework and insulation upgrade. Combined with the solar panels making for an energy efficient home. South Drummoddie has an appealing modern feel yet, maintaining some attractive features such as cornicing and ceiling roses in the reception rooms. The front door opens to a front facing porch (currently utilised as an office space) and entry into the central staircase hallway with a beautiful dark

wood flooring. The two principal reception rooms lie to either side, both with large front facing windows. The dining room provides a more formal dining space with fireplace. Opposite is the living room with wood burning stove. A door continues through to a bedroom with modern en suite shower room adjoining, this was added on by the current owners. A modern Kitchen breakfast room is at the heart of the home and provides a range of fitted floor and wall units, gas hob, electric oven with space for fridge freezer and dishwasher. A sociable space with a breakfast bar providing a great space for dining and catching up. Completing the ground floor offering is the Utility room / boot room, most likely the principal entrance to the property with space for appliances and also convenient space for outdoor shoes and clothing. To the first floor a spacious master bedroom with storage and Velux window to rear and a bay window to the front, providing an abundance of natural light and far reaching countryside views. A further bedroom and modern fitted Bathroom with walk in shower and standalone roll top bath complete the accommodation.

The holding offers great flexibility to adapt to the needs of any specific buyer be it lifestyle, livestock, tourism /earning potential be the focus. South Drummoddie is an attractive smallholding with a beautifully presented and efficient home, of a type which is in continued demand in an appealing rural location.

### ACCOMMODATION

Ground Floor:  
Boot room/Utility. Kitchen/Breakfast room. Dining Room. Living Room. Bedroom. Shower Room.

First Floor:  
Bedroom. Bathroom. Bedroom.

### OUTBUILDINGS

#### Double Garage/Workshop (5.1m x 11.83m)

Two up and over doors. Concrete floor with corrugated roof. Power. Workshop space with benches and fitted wall units. Strip lighting.

#### Stables (7m x 3.4m)

Of wooden construction with two loose boxes and a tack room.

### OUTBUILDING (5.16m X 9.66m)

Tiled floor. Corrugated roof. Could be utilised to the buyer's specific need.

A number of smaller sheds/field shelters.

### GARDEN (AND GROUNDS)

To the rear of the property there is a large field style gate giving vehicular access to the gravelled area to the rear of the house. Several outbuildings and an area of hard standing provide great outdoor space to be utilised to fit with the buyers requirements. A small bridge leads across a stream to the paddock to the side. 13 solar panels are situated within the grounds on a stand with a southerly aspect, contributing to lower running costs for the smallholding.

The grounds in total extend to about 2.7 acres in all, divided into grazing paddocks to the front and side of South Drummoddie with field shelter, suitable for livestock. Field access also provided from the end of the farm track.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	Air Source Heating	Band D	C79	Fibre to the premises	YES

### HOLDING NUMBER

98/852/0044

### FLOOD RISK

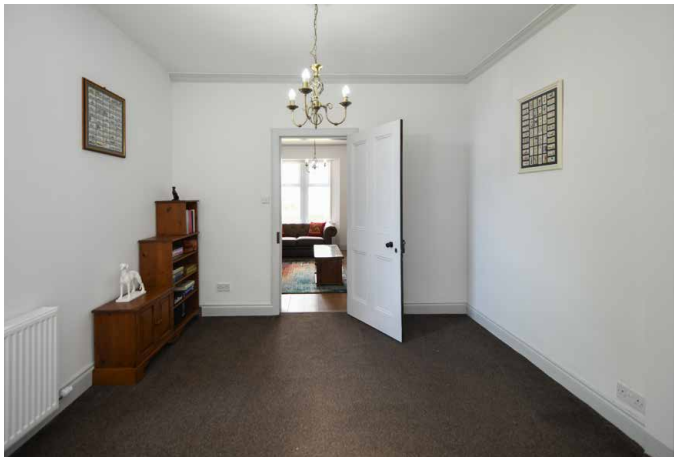
Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

### ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

South Drummoddie has a right of access over the farm track. The buildings to the left (as you approach) are owned by the neighbouring farmer.

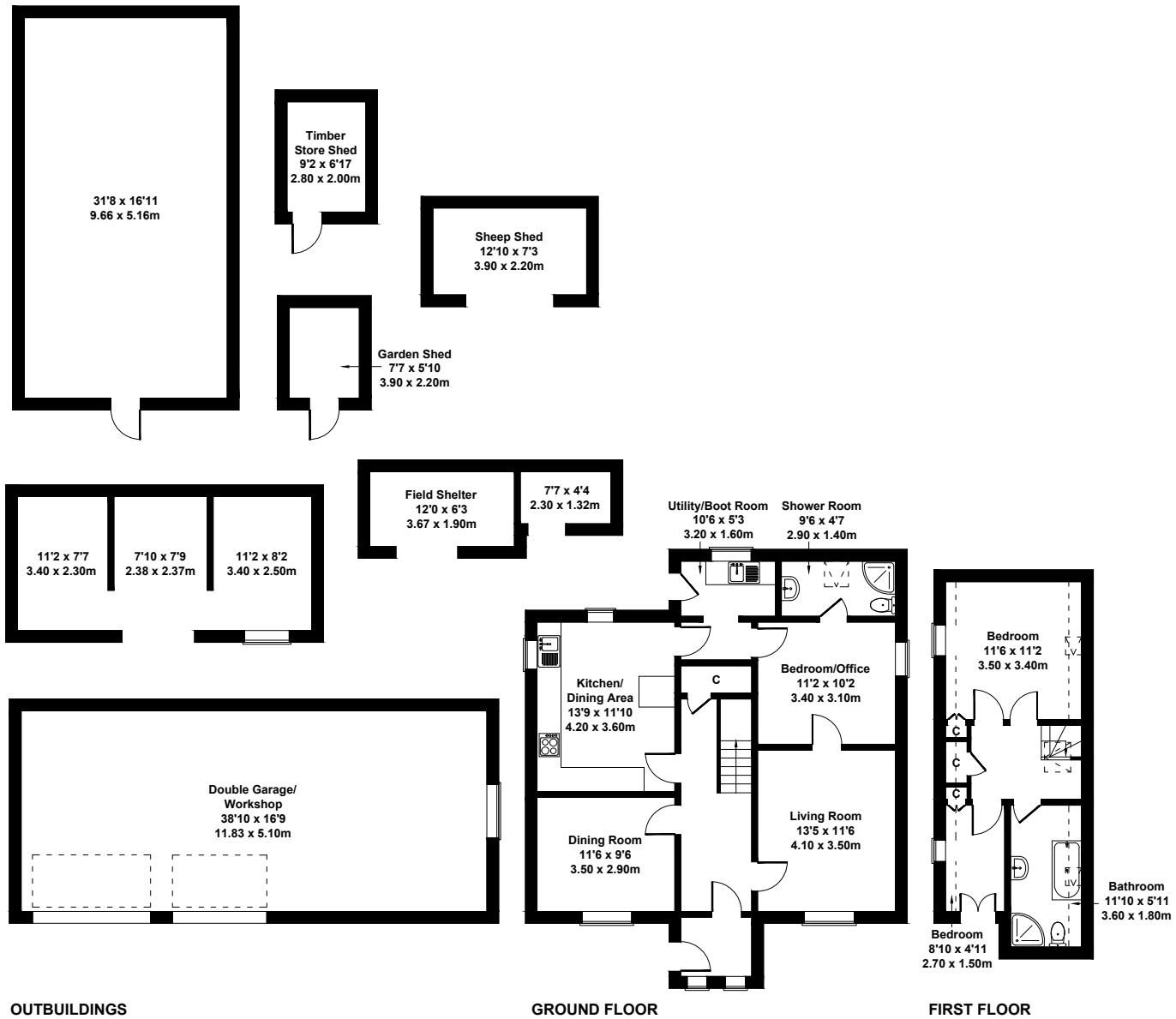
### POST CODE

DG8 9PY



# South Drummoddie

Approximate Gross Internal Area  
2939 sq ft - 273 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. 2024

### WHAT3WORDS

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

### SOLICITORS

AB and A Matthew's  
Newton Stewart

### 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

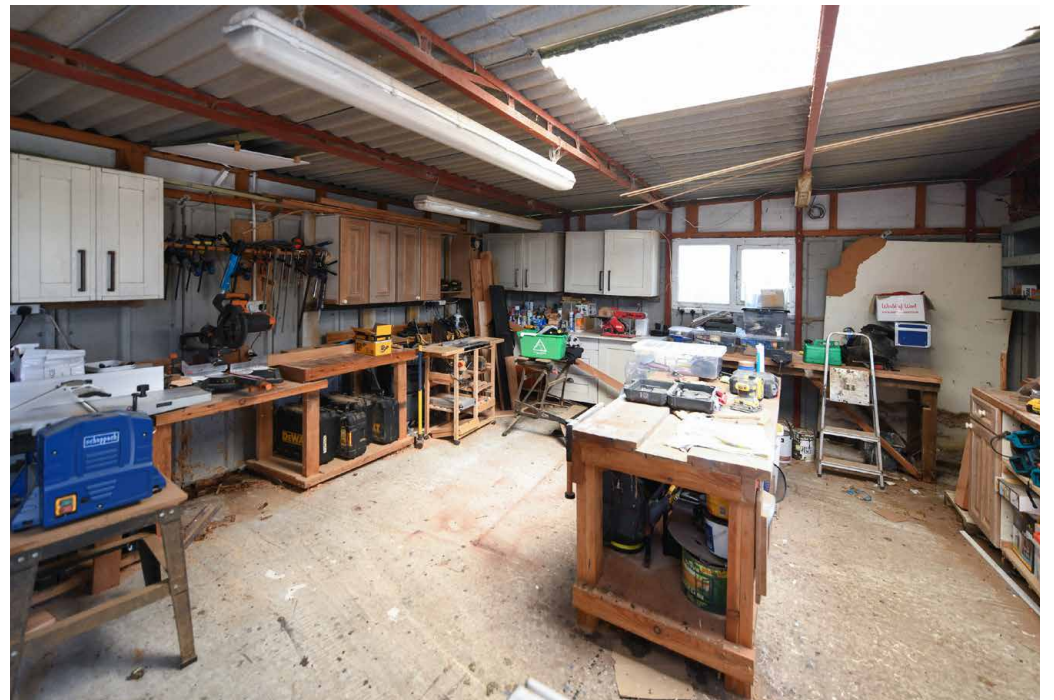


### IMPORTANT NOTES

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 June 2024









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