

**CULFAD**

KIRKPATRICK DURHAM, CASTLE DOUGLAS, DUMFRIES AND GALLOWAY







# CULFAD, KIRKPATRICK DURHAM, CASTLE DOUGLAS, DUMFRIES AND GALLOWAY

**Charming Smallholding - Fully Renovated 4-Bedroom Detached Home with Extensive Outbuildings and 22.06 acres**

Castle Douglas 7 miles ■ Dumfries 14 miles ■ Carlisle 47 miles

**Acreage 22.06 acres (8.93 ha).**

**Offers Over £595,000**

- 2 reception rooms. 4 bedrooms
- Charming rural retreat
- Fully renovated farmhouse
- Multipurpose outbuildings
- Potential to develop further
- 22.06 Acres

**Galbraith**

Castle Douglas  
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### SITUATION

Nestled within the rolling hills of the Stewartry area; Culfad is a little over 2 miles from the village of Springholm. The property is situated in an area that has a thriving sense of community with many activities being held within Springholm and Kirkpatrick Durham.

Culfad is located approximately 5 miles from the County town of Castle Douglas, known to be the Food Town of Dumfries and Galloway due to many shops and local businesses providing a varied selection of gifts, foods and services. In addition, Castle Douglas also hosts both primary and secondary schools, supermarkets, health services veterinary services and a livestock market. Dumfries is the principal nearby town that can provide a wider range of schools, shops, retail outlets and other services including the region's main hospital, the Dumfries and Galloway Royal Infirmary. Crichton Campus is also located in Dumfries, offering the opportunity for higher education courses. The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and a diverse range of recreational pursuits including sporting opportunities. This makes the area a popular tourist destination with excellent hill walking in the Southern Uplands as well as in the nearby Galloway Hills. In addition, for those with a penchant for cycling, newly designed routes include the Seven Stanes mountain bike trails in the Ae Forest, Mabie Forest and Dalbeattie Woods will provide a challenge. Nearby Galloway Forest Park is known for its beauty and tranquillity, being the centre of the Galloway and Southern Ayrshire Biosphere. This area is also Britain's first Dark Sky Park providing astronomers with a phenomenal view of the cosmos. Also closely situated are The Galloway Activity Centre and Loch Ken, renowned for its water pursuits including water skiing, sailing and fishing.

### DESCRIPTION

Charming Rural Retreat - Fully Renovated 4-Bedroom Detached Home with Extensive Outbuildings.

Nestled in a picturesque rural setting, this beautifully renovated four-bedroom detached home offers the perfect blend of modern luxury and country charm. Finished to an exceptional standard throughout, the property is ready to move into, with high-quality fittings and stylish interiors.



The home features a well-designed yet compact kitchen, complete with sleek quartz countertops, making excellent use of space while maintaining a modern and practical layout. The spacious living areas are filled with natural light, with the additions of a multi fuel stove to the living and dining area and a woodburning stove to the lounge, thus creating a warm and inviting atmosphere, while the four well-appointed bedrooms provide comfort and flexibility for family living. The property now benefits from being double glazed throughout, a new roof and has been fully re-wired.

Beyond the main residence, the property boasts extensive outbuildings, most benefiting from water and electricity. These offer fantastic potential for a range of uses, from workshops and storage to hobby spaces. The current owners have allowed for the wintering of cattle which has generated additional income. Additionally, the charming stone buildings on the grounds present an exciting opportunity for conversion into further residential accommodation, subject to the necessary permissions.

Surrounded by open countryside, this exceptional home provides a peaceful retreat while still being within easy reach of local amenities. Ideal for those seeking a rural lifestyle with scope for further development, this is a rare opportunity not to be missed.

### ACCOMMODATION

Ground Floor: Living and dining area, main bedroom, lounge, kitchen, utility room, bathroom

First Floor: Three double bedrooms.

### GARDEN (AND GROUNDS)

There are lawned areas to the front and side of the property, with some further landscaping vegetable gardens and flower beds could easily be created. There are 22.06 acres in total which includes the steading and land for grazing.



The steading comprises of:

**General Purpose Shed** (25m x 10m) Of steel portal construction, box profile clad.

**4 Bay Dutch Barn**

**Barn Of stone** built construction under a slated roof.

**Cattle Shed 1** (36m x 13.5m) Portal construction, Block built walls, Yorkshire board cladding, central feed passage.

**Cattle Shed 2** (36m x 17.5m) Portal construction, Yorkshire board cladding, feed barriers.

**Cattle Shed 3** (18.3m x 12m) Portal construction with overhang, Yorkshire board cladding, feed barriers

**Cattle Handling Shed**

**Silage Clamp Earth** walled with Concrete floor

**Stone barn** with two large stables with enclosed hard standing area.

Access to the property and steading is via a private driveway with no rights of access or burdens. As there is no requirement to instruct a home report, one has not been prepared.

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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	LPG Gas and stoves	Band D	C	FTTP	Yes

**FLOOD RISK**

The property has not been flooded within the last 5 years

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

**POST CODE**

DG7 3HR

**WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [texts.populate.rewrites](https://text.populate.rewrites)

**SOLICITORS**

Mr David Hall, Hall Baird, Castle Douglas

**LOCAL AUTHORITY**

Dumfries and 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.

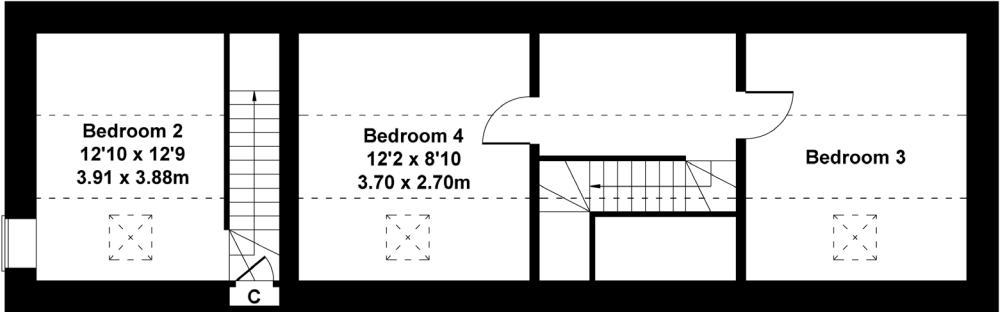
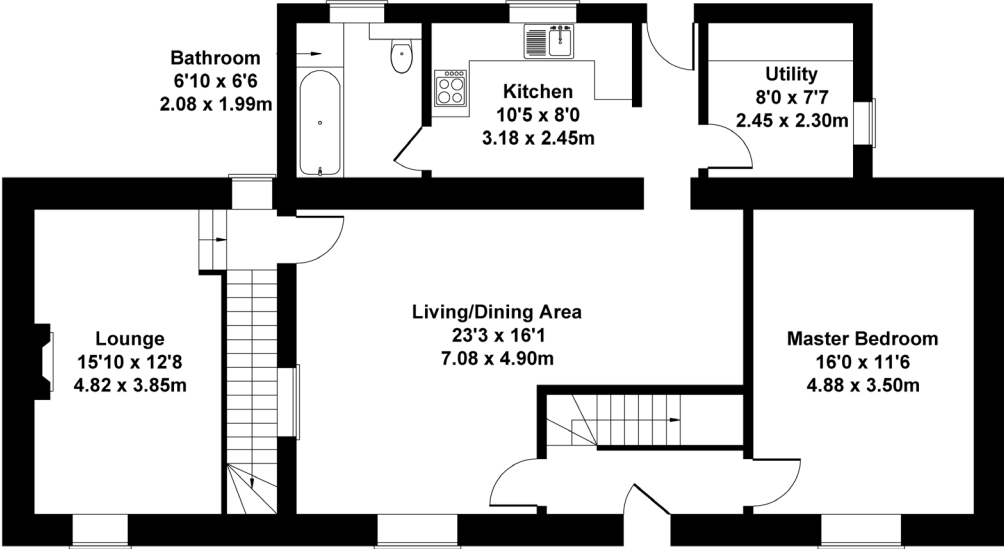
**HEALTH & SAFETY**

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.



# Culfad, Kirkpatrick Durham

Approximate Gross Internal Area  
1668 sq ft - 155 sq m



FIRST FLOOR

GROUND FLOOR

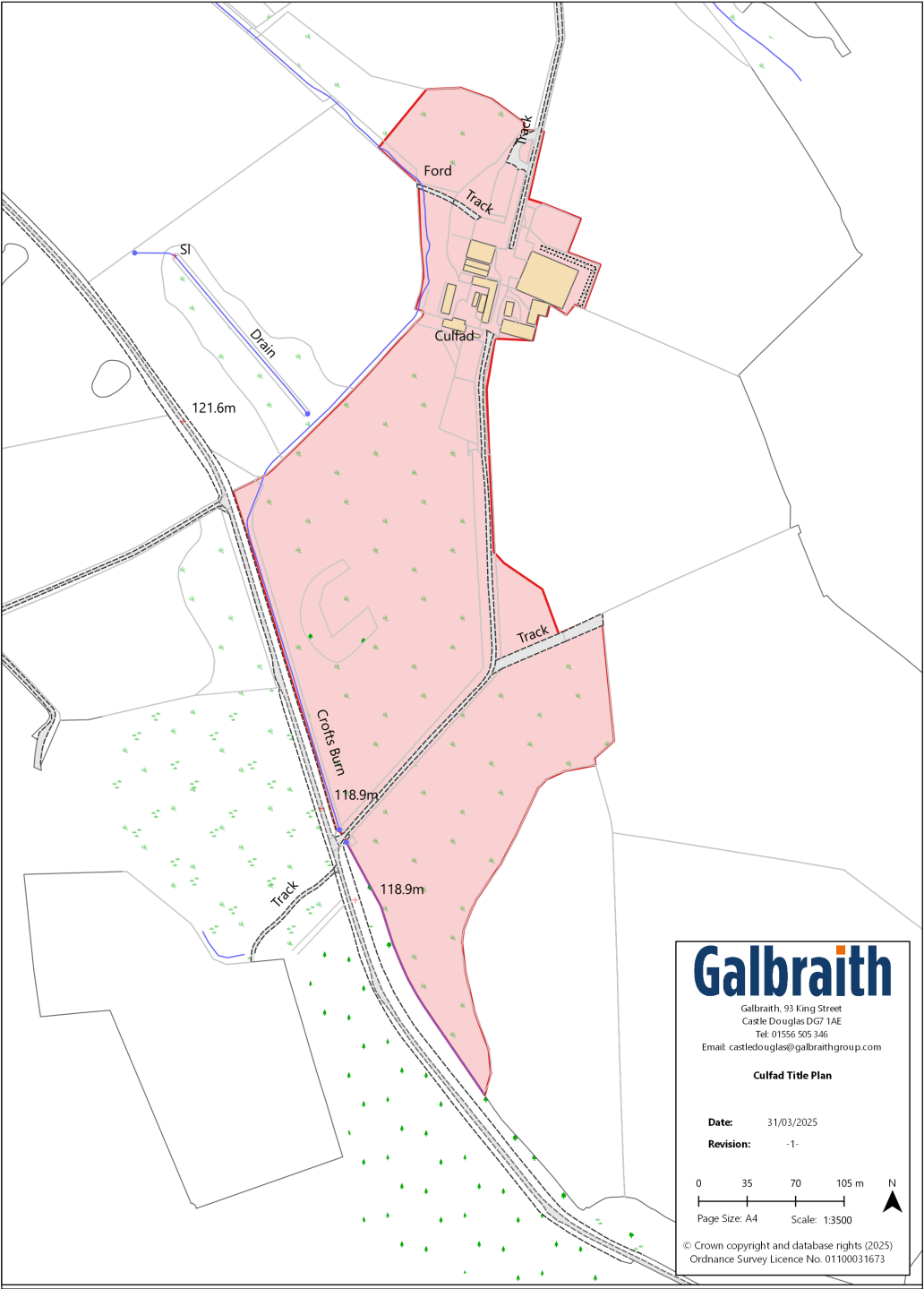
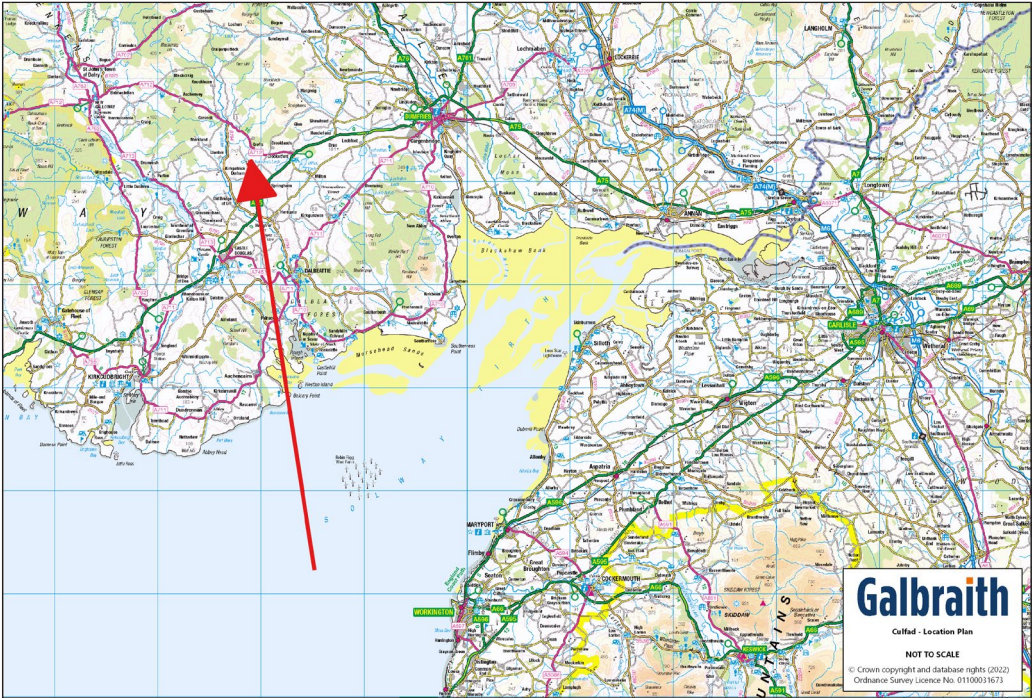
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

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 April 2025











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