

FOR SALE

Annwn

Brockloch Forest, Carsphairn, Castle Douglas, DG7 3TJ

Annwn

Brockloch Forest, Carsphairn, Castle Douglas, DG7 3TJ

Annwn is a fantastic three-bedroom rural property located close to the village of Carsphairn benefitting from stunning views across the surrounding countryside and hills. The property extends to 3.55 hectares (8.28 acres) or thereby.

- Three bedrooms
- Fantastic views
- Pond
- Peaceful yet accessible location
- Double garage, greenhouse and land
- Interesting features such as stunning floor tiles from Edinburgh Museum and staircase & floor covings made from former church pews.

Selling agents

Davidson & Robertson

Rural Centre
West Mains
Ingliston
Edinburgh
EH28 8LT

Tel: 0131 449 6212
Email: sales@drrural.co.uk
Web: www.drrural.co.uk

Situation

Annwn is located close to the villages of Carsphairn and Dalmellington. It sits just off the A713 in a secluded but accessible location.

Carsphairn is a village in the historic county of Kirkcudbrightshire in Dumfries and Galloway, Scotland. It is located about halfway between Dalmellington and St John's Town of Dalry, on the A713 road. The village benefits from a primary school and church.

Dalmellington is a market town benefitting from a convenience store, primary school and church.

Carsphairn	2.5 miles
Dalmellington	8 miles
Ayr	22 miles
Castle Douglas	30 miles
Dumfries	38 miles

Access

Access to the property is taken off the A713 and then via a private road.

What3words: ///rail.ratio.cookies

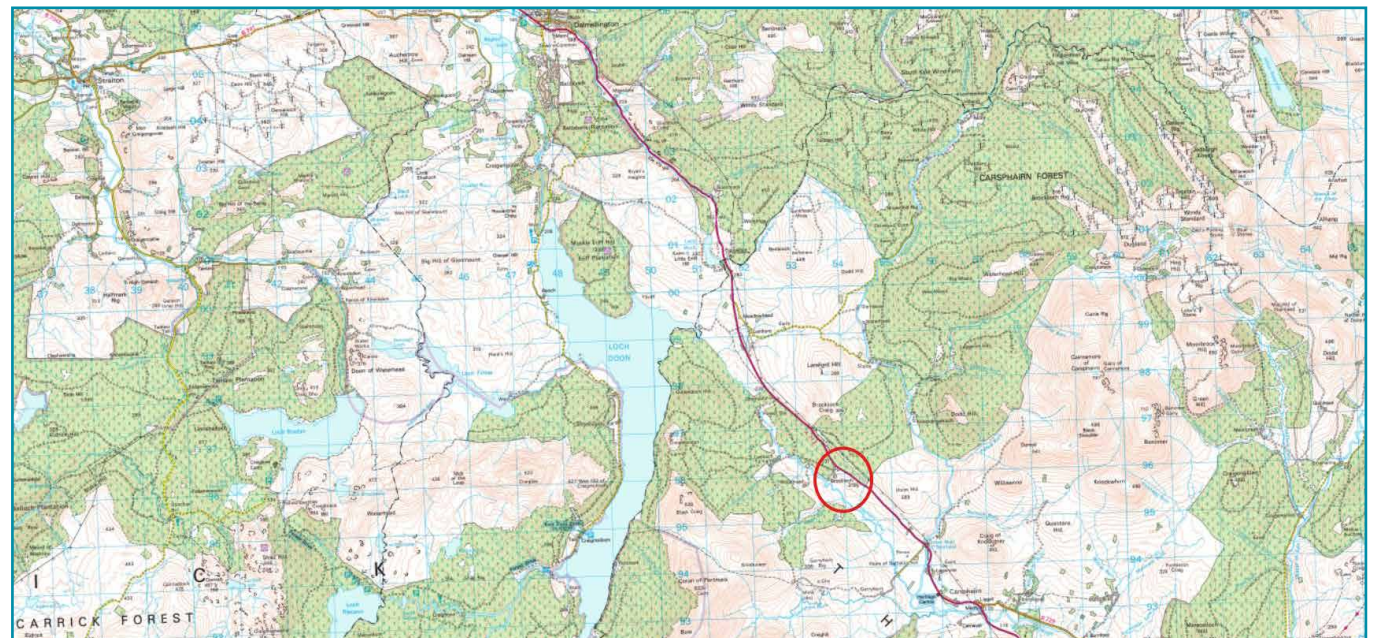
Directions

From Dumfries take the A75 heading west for approximately 7 miles. Then turn right on to the A712 for approximately 14 miles before turning right on to the A713. Follow the A713 passing through the village of Carsphairn. On leaving the village stay on the A713 for approximately 2.5 miles before reaching a track on the left hand side of the road. Take this track and then the first left, follow to reach the entrance to Annwn.

Description

Annwn is a three-bedroom property constructed from timber under a slate roof with double glazing throughout. The property is understood to have been built circa 10 years ago and has been maintained to high standard, with interesting features such as stunning floor tiles from Edinburgh Museum and a staircase and floor covings made from former church pews.

There is also a double garage attached to the main dwelling which offers copious amounts of storage, and upstairs space which has previously been used as an office.



The accommodation briefly comprises the following.

Kitchen with free standing range, units, worktop, sink, and space for dishwasher. Window overlooking driveway.

Open living/dining space with wood burning stove. Windows and patio doors offering stunning views of the countryside. We understand that the downstairs floor tiles are taken from a room in Edinburgh Museum.

Utility area leading to garage.

Double bedroom with door to outside seating space. Ensuite with bath, handwash basin and wc. Access to the bathroom also from the open living space.

Wooden staircase made of church pews leading to mezzanine upstairs area, currently being used as a lounge space. There is access to a balcony overlooking the garden and countryside beyond.

Two double bedrooms. Bathroom with shower cubicle, sink and WC.

Large double garage including upstairs area which could be used as an office.

Outside Space

The Property extends in total to approximately 3.55 hectares (8.28 acres) including pond.

Large parking area.

Multiple areas used for seating.

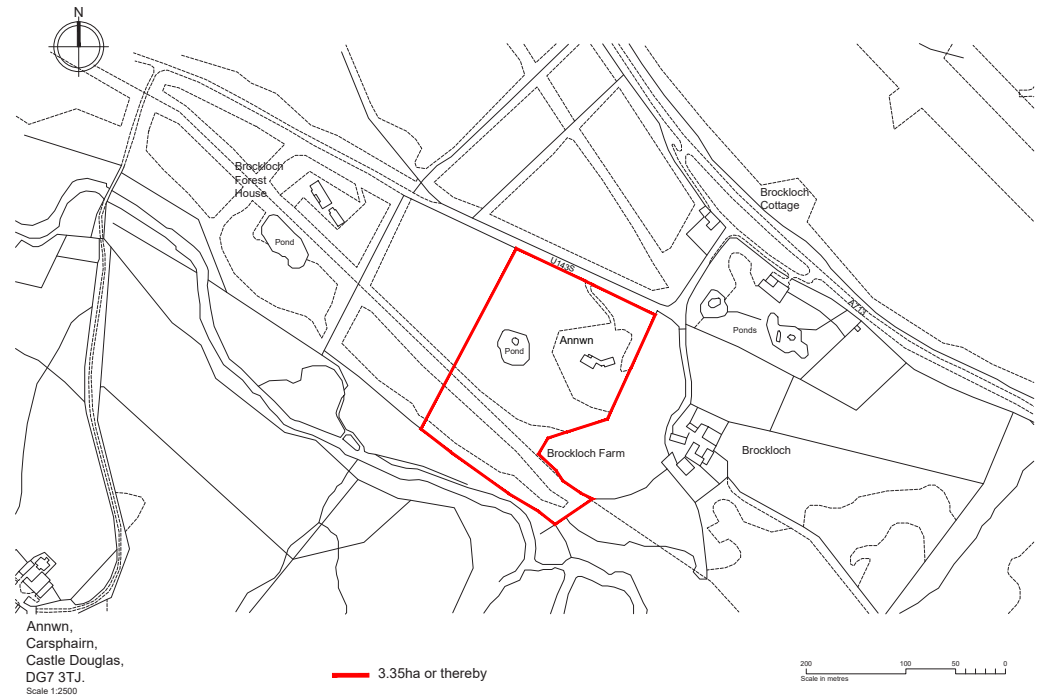
Large greenhouse.

Services

The property benefits from mains electricity. The water supply is from a borehole with a modern filtration system in place. The drainage is understood to be via a septic tank.

Please note we have not been able to test services or make any judgement on their current condition. Prospective purchasers should make their own enquiries.

It is the responsibility of prospective purchasers to ensure that a compliant septic tank system is in place at their own cost as per legislation.



Council Tax

This property is in the Council Tax Band F.

Fixtures & Fittings

All fixtures & fittings are included in the sale at no extra charge. No warranties are given for the fitted appliances.

Energy Performance Certificate Rating

The EPC rating has been assessed as Band C. For full copies of the EPC information and copies of the reports please contact the Selling Agent. Back Page Detail

Planning & Development

The full planning history summary with regards to the property can be provided upon request. Prospective purchasers should make their own investigations into the planning consents and all relevant information including looking at the local authority planning portal. It is recommended that those interested seek appropriate professional advice.

Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

Mineral Rights

To the extent they are included within the vendor's title.

Local Authority

Dumfries & Galloway Council HQ, English Street, Dumfries DG1 2DD

Plans, Areas and Schedules

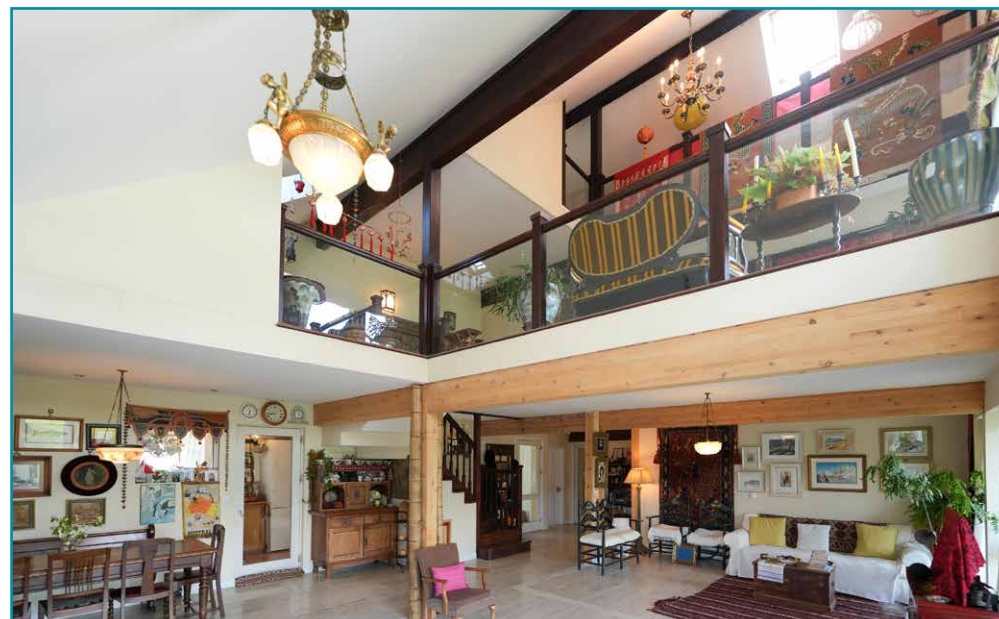
These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been checked and computed by the selling agents however the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof. For the avoidance of doubt any areas stated should be classed as indicative and the Purchase should carry out their own due diligence.

Solicitor

Messrs Hann & Co, Bridgend, High Street, Annan DG12 6AG

Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 01900 268633 / 0131 449 6212 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.





Date of Entry

By mutual agreement.

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Important Notes

The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties.

Closing dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

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.

Ingoing

The purchaser shall, in addition to the purchase price, be bound to take over any remaining baled silage, straw, hay, fuel etc. Any valuation required, will be carried out by D&R whose valuation will be final and binding both to the vendor and purchaser.

Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.
4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.
5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.
6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.
7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.
8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.
9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.
10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.
11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Particulars Prepared July 2025
Photographs Taken July 2025





**DAVIDSON
& ROBERTSON**
THE RURAL EXPERTS

PARTICULARS AND MISREPRESENTATION – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

f DR Rural in davidson-robertson @ Davidson_and_robertson
www.drrural.co.uk