

Galbraith



**STAGWOOD**  
BARNBARROCH, DALBEATTIE



# STAGWOOD, BARNBARROCH, DALBEATTIE

A wonderfully private detached villa in stunning grounds close to the Colvend Coast.

Dalbeattie 3.3 miles ■ Dumfries 16.6 miles ■ Carlisle 49.2 miles

Offers Over £500,000

- 3 reception rooms. 5 bedrooms
- 4 en suites plus family bathroom
- Separate studio suitable for a variety of uses
- Fabulously colourful mature garden
- Ample parking for several vehicles

**Galbraith**

Castle Douglas  
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 **OnTheMarket**





#### SITUATION

Stagwood sits in the hamlet of Barnbarroch, just over 3 miles from Dalbeattie and a short distance from the popular yachting village of Kippford. The village is perennially popular and provides two hotels, the Solway Yacht Club, Kippford Nature Reserve, village hall, 9-hole golf course with tearoom, RNLI, a gift shop/small delicatessen, and a pottery. Dalbeattie has a good range of shops, cafes, hotels, restaurants, primary and secondary schools, health centre, solicitors, a 9-hole golf course, and a park. 18-hole golf courses can be found nearby at Colvend and Southerness. The market town of Castle Douglas is known as Dumfries and Galloway's Food Town, and has individual shops, schools, supermarkets, health services, veterinary services, a thriving livestock market, and 9-hole golf course. Dumfries, around 18 miles east, is the regional capital, and provides a wider range of schools, shops, retail outlets, and other services including a major hospital, the Dumfries and Galloway Royal Infirmary. Dumfries is also home to the Crichton campuses of Glasgow University and the University of the West of Scotland.

#### DESCRIPTION

Stagwood is a wonderfully inviting property which engages you from the moment you come down the gently sloping driveway. A welcoming vestibule leads into the spacious hallway and immediately you get a sense of the space and style on offer here. The open plan kitchen and dining room are perfect for entertaining guests as well as everyday family life. A cosy living room offers comforting everyday relaxation whilst a beautiful sitting room with stunning dual aspect patio doors and full length windows opening onto a wraparound deck gives a more formal space for family gatherings and parties with friends. This room very much brings the garden 'inside' and in the summer months flows out from here to encompass the deck as additional living space.

On the first floor, four of the five generous bedrooms are en suite, with the master suite being particularly spacious and having its own private balcony which in late spring/summer is framed with wisteria. A family bathroom completes the accommodation. There is so much room for the whole family and/or overnight guests. Stagwood has the layout and space to be a beloved family home in which to raise children or to run as a B&B or Airbnb business, subject to the correct permissions and licences.

The detached fully insulated studio has power and light, lending itself to a wide variety of uses including yoga/pilates studio, gym, home office, artist's studio, therapy room and so on. Bi-fold doors open to enjoy the delights of the garden.

The garden is a fabulous treasure trove of mature plants and trees with interest and colour all year. A burn borders one side providing an ever-present calming sound of natural running water. Wildlife abounds in this beautiful haven, with a large variety of wild and garden birds visiting. The layout of the garden allows for peaceful contemplation for adults or a wonderful place to fire children's imaginations at play. For the DIY enthusiast there is a stone built workshop complete with power and light from which all sorts of creations and hobbies could emanate.

All things considered, Stagwood is a fantastic opportunity to acquire a beautifully light filled, stylish and spacious home in a sought after area of the region.

#### ACCOMMODATION

Ground Floor: Entrance Vestibule. Hallway. Open Plan Kitchen Dining Room. Living Room. Sitting Room. WC. Utility Room

First Floor: Three en suite bedrooms. Master Bedroom Suite. Bedroom. Family Bathroom.

#### GARDEN

The entrance leads off the A710 at Barnbarroch and onto a sloping tarmac drive. You are immediately immersed in the lush greens and vibrant colours of the trees, shrubs and lawns which border the drive. A generous parking area is at the bottom outside the house. There is access on both sides of the house round to the garden, and on the right hand side this also leads to the studio. A trellis archway invites you through to the left, and leads you into a lawned area which has steps leading up to the deck. This part of the garden is fenced in making it very safe for children and pets. Beyond you can see through to the field, where livestock often gently graze.



The rear garden centres around the tranquil pond and has beautiful mature shrubs and trees, plus a quiet sitting area for two. The deck has a shady pergola over on this side creating a stunning outside entertaining and dining area. The studio sits raised to the side, along with the workshop. A patio gives a further place to sit and drink in this stunning garden.

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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	Electric	Band G	E39	FTTC	YES

#### FLOOD RISK

According to SEPA there is a risk to the boundary of the garden of small watercourse flooding of around 10% in any year.

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

#### ACCESS

Access to the driveway is directly from the A710 at Barnbarroch.

#### POST CODE

DG5 4QS

#### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: cats.indulgent.trophy

#### SOLICITORS

Gillespie Gifford & Brown  
135 King Street  
Castle Douglas  
DG7 1NA

#### 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.

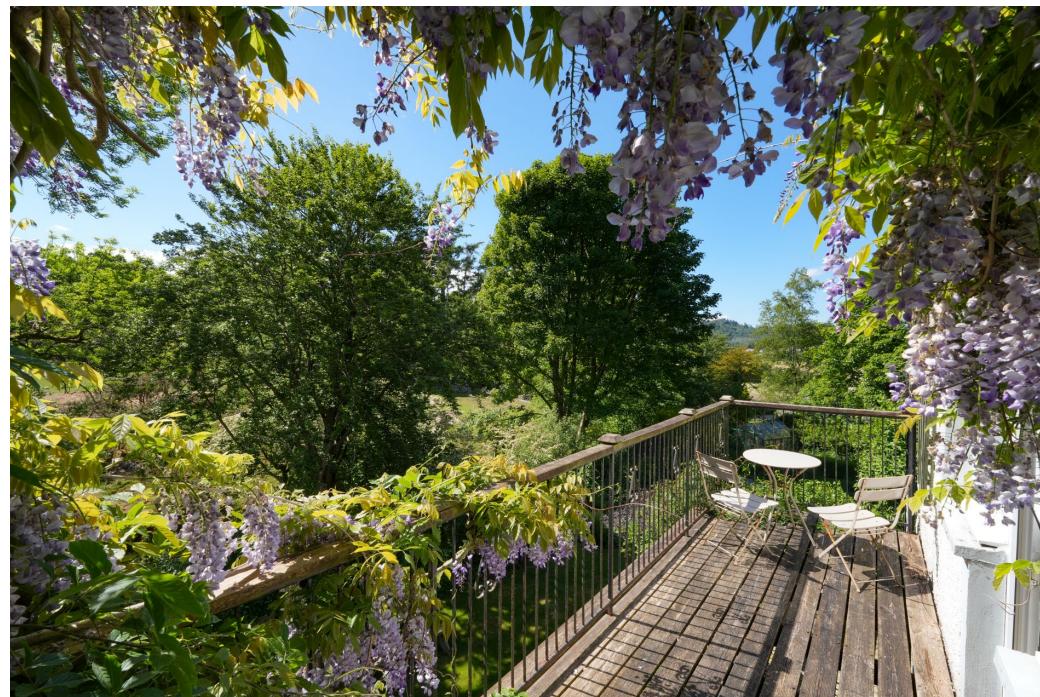
#### ANTI MONEY LAUNDERING (AML) REGULATIONS

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

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.





# Stagwood, Dalbeattie, DG5 4QS

Approximate Gross Internal Area

2540 sq ft - 236 sq m



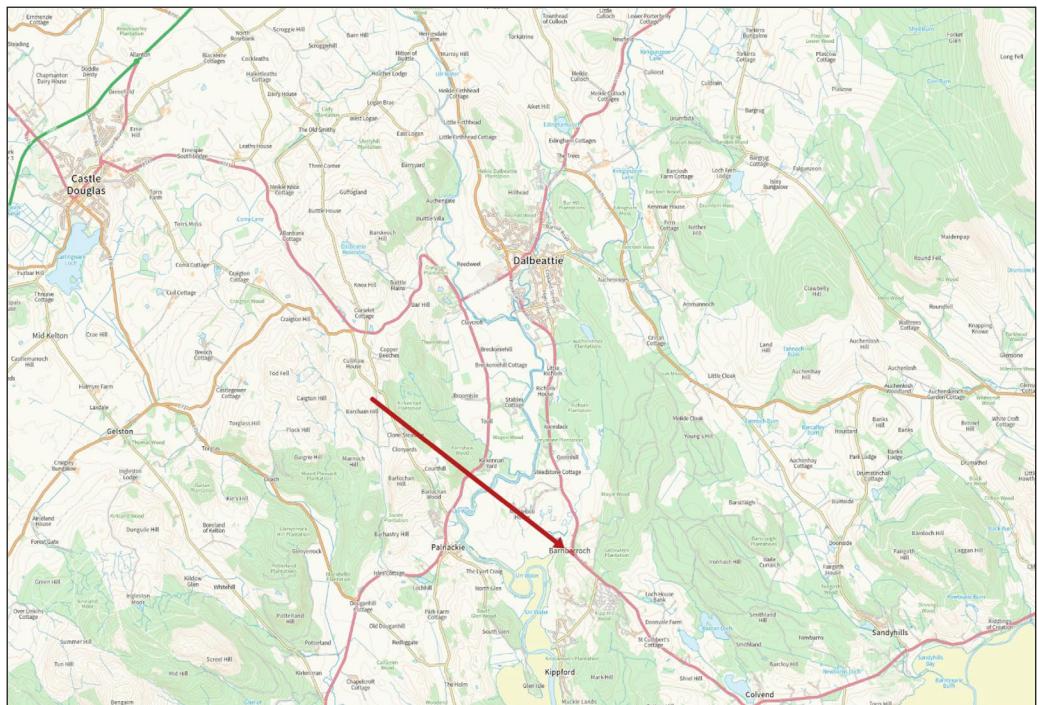
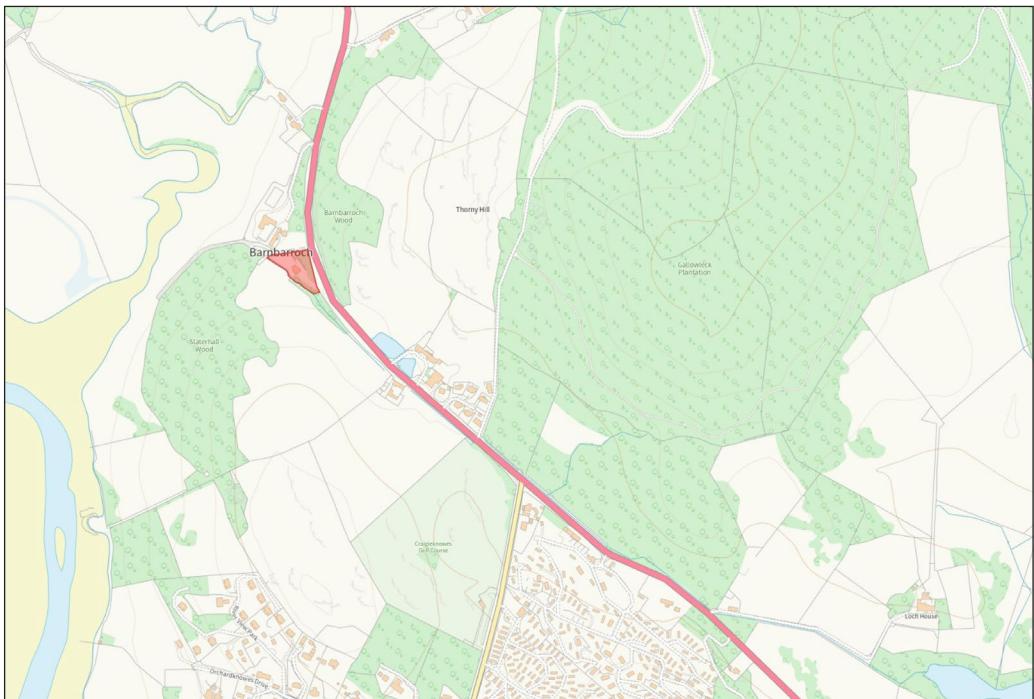
## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 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 May 2025.







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