



Clatteringshaws House

New Galloway, Castle Douglas, DG7 3SQ

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Offers Over £265,000

Property Description

Stone built three bedroom detached house situated in a picturesque setting on edge of the tranquil waters of Clatteringshaws Loch within the Galloway Forest Park.

Accommodation comprises kitchen, utility room, living room and downstairs bedroom both of which benefit from having log burners. At upper floor there are two double bedrooms and family bathroom. There is access from the hall to a loft. Although the property would benefit from some upgrading and modernisation this would make a delightful family home.

The house is approached via a stone and gravel drive leading to a parking area. The garden to the front of house is bounded by hedge and is laid out in lawn for easy maintenance. The main garden lies to the side of the house and offers a variety trees, mature shrubs and pond. A separate parking area has been formed which is accessed via a gate off the road. There is a log store/kennel and wooden hut which has light and power. Views over the loch can be enjoyed from the garden.

Situated adjacent to the house is the former Clatteringshaws Visitor Centre which has recently been sold to the Scottish Dark Skies Observatory. The new owners are currently going through their planning phase to build an observatory with plans to open in late 2026. Further information can be obtained by contacting Dumfries and Galloway council planning department.

Mineral Rights

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

Servitude Rights

The property is sold subject to and with the benefit of all servitude rights,

burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, including restriction on external lighting, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Clawback Provision

THIS DOES NOT APPLY TO THE HOUSE. In the event that the purchaser or their successors in title obtains planning permission for a residential dwelling in the garden grounds. More information is available on request.



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Plans

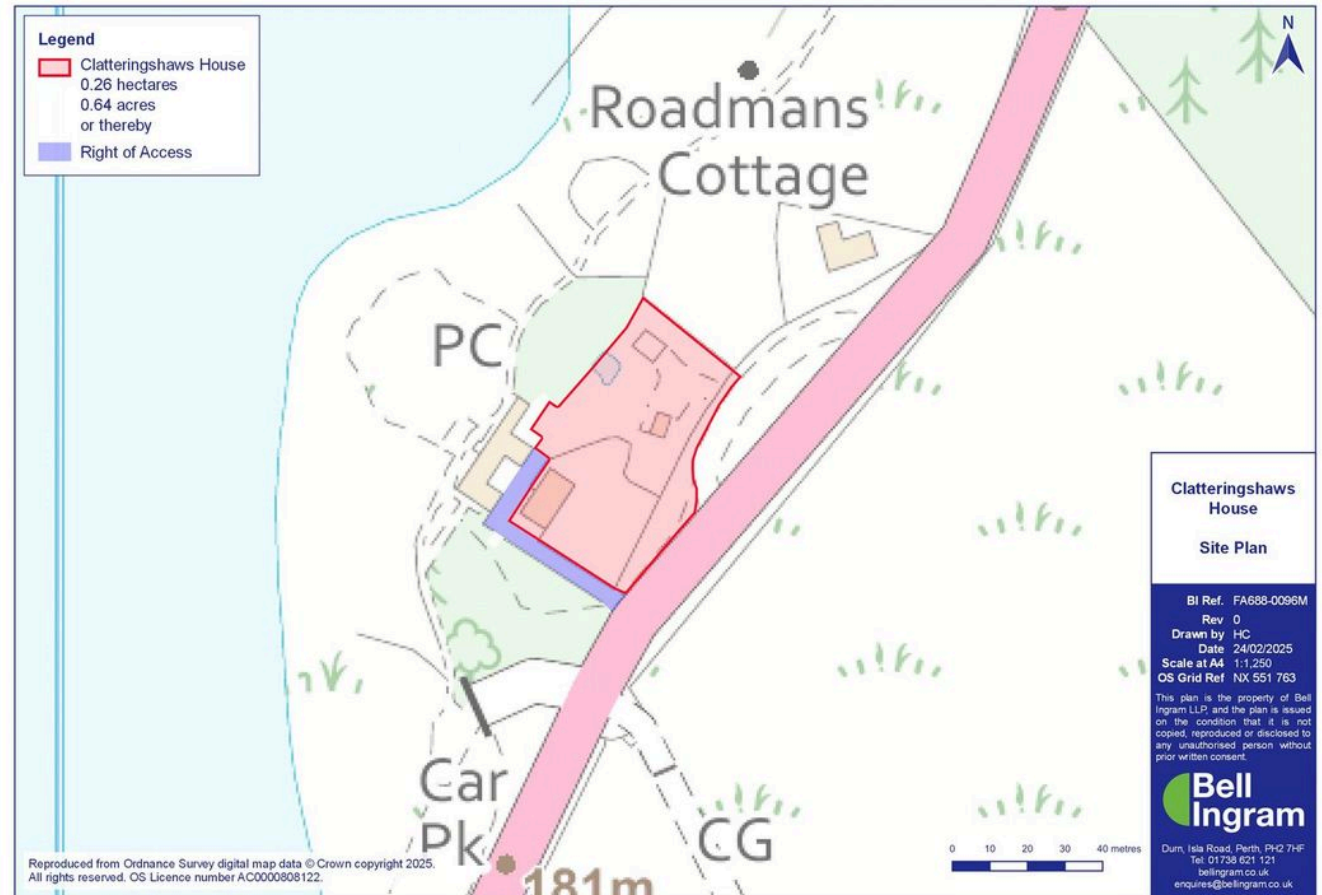
Total Site Area
0.64 Acres

Location

Clatteringshaws Loch is a freshwater reservoir that was created by damming the Galloway River Dee as part of the Galloway Hydro Electric Scheme.

Galloway Forest Park has also been designated by the International Dark-Sky Association as the fourth Dark Sky Park in the world and the first in the UK. It is a popular destination for outdoor recreation including hiking, biking, fishing and camping.

New Galloway is approximately 6 miles distance and has its own primary school and active community attractions including the CatStrand, local shop, and local post office. The house is situated on the A712 between New Galloway and Newton Stewart, on the shore of Clatteringshaws Loch.



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Details

Local Authority

Dumfries & Galloway Council Tel: 030 33 33 3000

Council Tax

Band = D

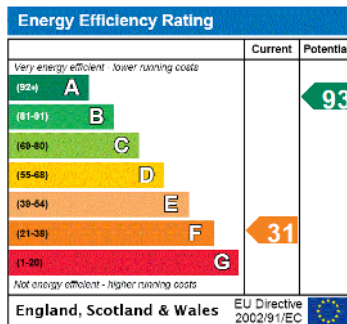
Tenure

Freehold

EPC

EPC Rating = F

EPC Rating



Services & Additional Information

- Mains Electricity
- Double Glazing
- Oil Fired Central Heating
- Private Water Supply
- Shared Septic Tank

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Closing Date

A closing date for the offers may be fixed. The seller will not be obliged to accept the highest or any offer for the subjects of sale, taking into account best value and reserve the right to withdraw the property from the market at any time.

Enquire



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Published: March 2025

Property Ref: AYR250001

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