

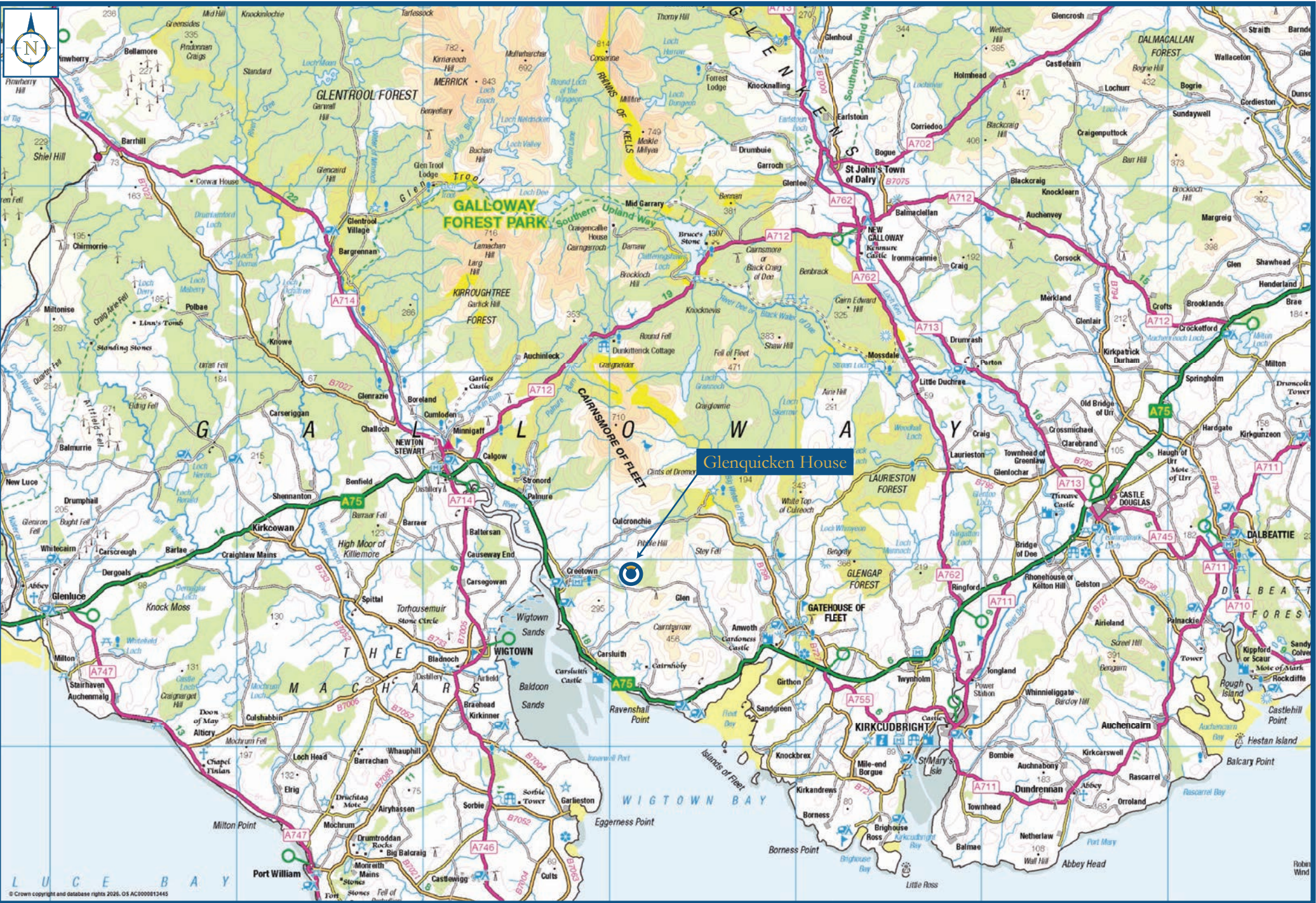


Glenquicken House

Creetown, Newton Stewart, Dumfries & Galloway, DG8 7ET

GOLDCREST

LAND & FORESTRY GROUP



Glenquicken House



Glenquicken House

2 Living Rooms | 5 Bedrooms | 4 Bathrooms

71.47 Hectares / 176.60 Acres

An eco-friendly Swedish timber house surrounded by species rich grassland, extensive 12 acre grounds, an approved woodland scheme and outbuildings

- Generous accommodation with EPC B Rating
- Potential annual windfarm income
- An idyllic rural location with far reaching views
- Three lochans and a waterfall
- Development opportunities
- Opportunity to create more, large water areas
- Fold of Highland cattle included in the sale

Freehold for Sale as a Whole

Offers Over £795,000

Goldcrest Land & Forestry Group

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

www.goldcrestlfg.com

Jock Galbraith MRICS & Emily Moore

Location

Glenquicken House enjoys a highly attractive location near the village of Creetown, in the heart of Dumfries & Galloway. The property lies within close proximity to the A75 trunk road, providing efficient access east to Dumfries and west to the ferry port at Stranraer. The nearby town of Newton Stewart offers a range of local services and amenities.

The postcode is **DG8 7ET** and What3Words// **spouting.confirming.topping**



Featured in The Times, Scotsman and Herald newspapers, and in the Country Life magazine.



Description – Glenquicken House



The unique and striking, eco-friendly Swedish timber house site was dug out of two hills. The land was curated with the construction of large stone walls, cliffs, high boundary banks, access, and carefully selected viewpoints. The water areas around the property were created, including a 5m waterfall which attracts many species of duck, geese and other wildlife. There is opportunity to create more, large water areas on the property. Please contact the Selling Agent for further information.

An 1800s two-storey house in Sweden was taken down, architecturally designed and rebuilt in 2005 at Glenquicken. With turf roof, large windows and a connecting glass, barn timbered veranda joining the guest annex and main living spaces of the house, a balance of traditional and modern has been struck while maximising 360° panoramic views. Internally, the house has attractive wooden floors, a modern kitchen with American black walnut worktops and wetroom bath/shower rooms.

A garden wraps around the house on all sides. Looking north, views over the lochan towards Cairnsmore of Fleet. Looking east across species rich grassland towards the conifer forest and Pibble Hill. Looking south, garden waterfall, earth cellar and in the distance, the aspen forest. To the west, orchard with fruit trees and raised beds.

In front of the house, there is a substantial two-level barn/garage (6.7m x 7.7), a unique Earth Cellar (4.81m x 2.13m) which retains a temperature of circa 11°C all year round, potting shed, and wood store. The wider grounds comprise areas with many tree and shrub species, viewpoints, paddock, stable site, lunging ring, water areas, and a part built, waterside building. The property also features a lit Zen garden, 50m cliff, circa 100m of up to 2m high stone walls and large guest car park.

The accommodation of circa 220m² over two floors comprises:

Ground Floor Accommodation: Vestibule, kitchen, hallway, dining/living room, shower room.

Lower Ground Floor: Veranda, Hall with utility, back vestibule, shower room, living room.

First Floor: (adjoined on ground floor by veranda): 5 bedrooms including master, 2 bathrooms, and attics.

Supplies:

Private water supply via UV filtration system. Drainage by septic tank. Electricity by solar panels. Heating by air source heat pump & wood burning stove.

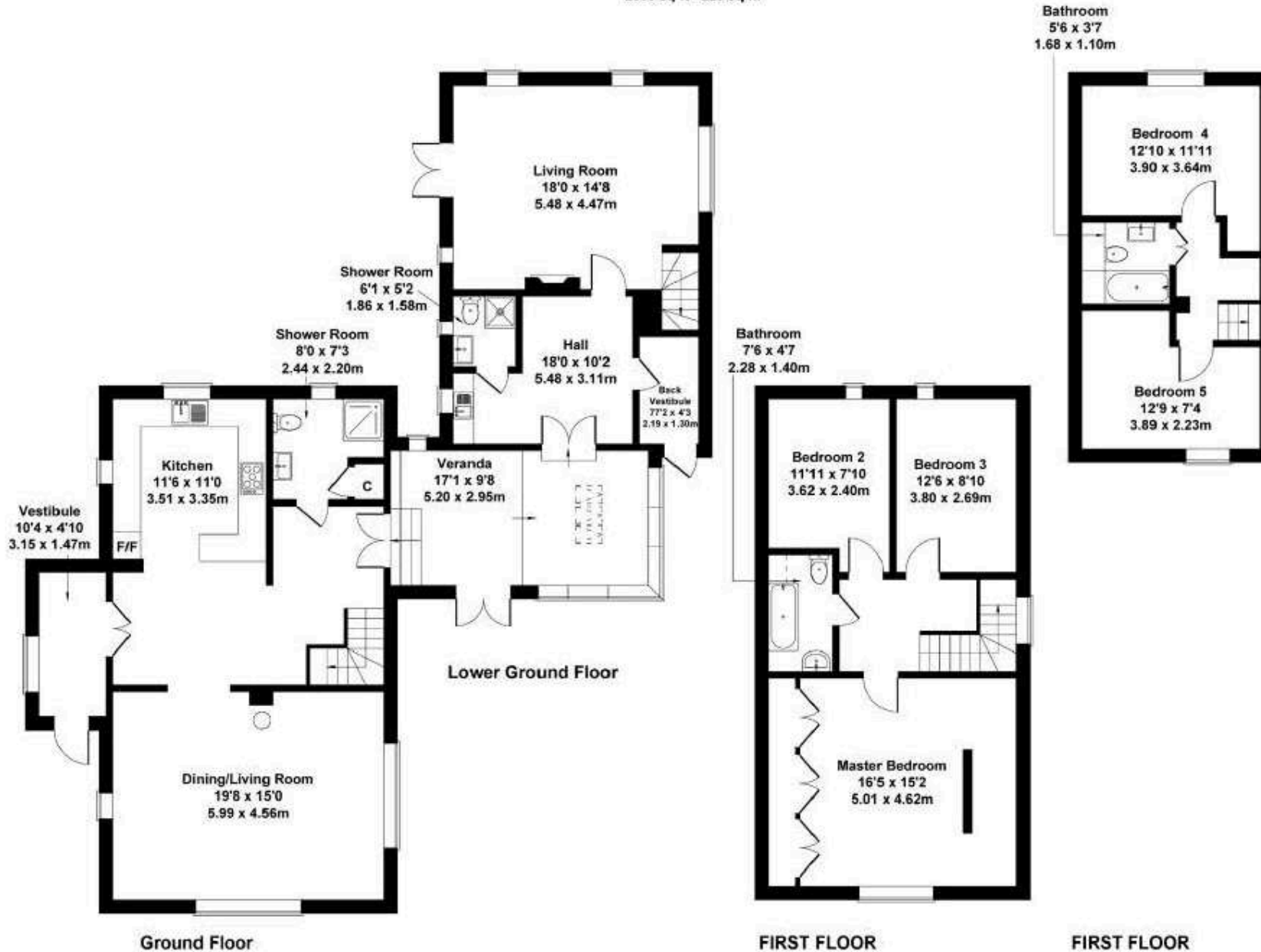
The house is sustainable built with energy efficiency in mind including having been built with traditional timber construction with 0.55 U value, high levels of insulation, Pilkington environment glass, air source heat pump, Scandinavian wood burning stoves, solar panels assisting mains electricity, and a private water supply with a 40m fall. It is circa 132m above sea level.





Glenquicken House

Approximate Gross Internal Area
2368 sq ft - 220 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Property Details

Council Tax Band: D – Council Tax incorporates farm reduction.

EPC Rating: B 81 **Tenure:** Freehold

Supplies: Private water supply via UV filtration system. Drainage by septic tank. Electricity by solar panels. Heating by air source heat pump & wood burning stove.



Additional Information	Description
Hydro Scheme	Once works are complete, the micro hydro dam will also provide domestic electricity to the House, particularly in winter. Water Supply - There is a reliable run off supply via holding dam, 2x10k litre buffer water tanks, extra external filtration bed fitted, water quality tested. Septic Tank - Approx 2.4m wide x4.8m long x2.4m high, in 2 chambers, 1m below ground, 70m sand percolation trench, with overflow. Council Tax incorporates farm reduction.
Approved Woodland Creation Scheme	There are two approved new woodland schemes in 4 areas totalling about 25acres, designed to enhance the landscape. The main species is Sitka spruce and some hybrid aspen, with some Caledonian pine and native broadleaves, of which 350 metres along the Englishman’s burn. There is also potential for more grazing land to be planted.
Approved Office & Store	Under permitted development rights, Dumfries and Galloway Council have confirmed that no prior approval is required for the erection of an extension to an existing agricultural/forestry building to form an office, tree cell lab, welfare room, store and greenhouse. The planning reference for this is 22/1831/DPA with all documents available to view online at the Dumfries and Galloway Planning Portal. The building over two floors is approved for a large office, dry stores, welfare room, tree cell lab and greenhouse. It has been partly built with many of the build materials available on site. It is circa 60m from the house, with a water connection and electricity nearby. The original plan for the tree cell lab in the office/ store was for micropropagation of elite hybrid aspen, uniquely UK proven in the Aspen forest. The building has been designed for possible conversion to a house, subject to consent.
Sand & Gravel	Extending over circa 50 acres, the deposit was worked by Barrs up to the 1980s. In the 1990s, an outline survey by Scott Plant estimated there was 500,000 tonnes, of which 45% was decorative gravel. Trial digging indicated the depth of sand and gravel extend at least 2m below the water table. The map area of 50 acres is approximate and based on extent, not depth or quality. Since the 1990s the use has been to create kilometers of roads and tracks, as well as thousands of tonnes around the house and grounds. Further information available from the sales agent.



Panoramic view over lochans



Earth cellar and stone walls

Grassland

The agricultural lowland is grazed by a fold of Highland cattle which are included in the sale. The land comprises nutrient rich grassland (93 species), with one large and two very small burns. Sand and gravel hillocks, relic hay meadow, wetland and bogland, the Englishman's burn, mosaic woodland with veteran willow trees.

The approved woodland scheme enhances the landscape, provides shelter and enables better grazing control of the currently unfenced, large, open areas. Please contact the agent for further information on SAF 2025, RPID land units map.

Windfarm Proposal

The proposed windfarm scheme comprises between three and five turbines of up to 350m in height. These turbines will be visible to the south of Glenquicken House. There is a reservation of 40% of turbine income in favour of the purchaser of Glenquicken House. For further information, please contact the Selling Agent.

Extracted from Single Agricultural Form 2025	Hectares	Acres
PGRS	23.97	59.23
RGR	39.15	96.74
Total	63.12	155.97



Viewing

Viewing is strictly by appointment. Please contact GOLDCREST Land & Forestry Group to arrange a viewing. For your own personal safety, please be aware of potential hazards when viewing.

This is 1 of 3 lots on the Estate. For further information contact Selling Agents.

Offers

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

In addition, all offers must be submitted in Scottish legal form before they can be formally accepted.

Selling Agents

GOLDCREST Land & Forestry Group LLP

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 378 6122

Ref: Jock Galbraith MRICS & Emily Moore

Seller's Solicitors

Hall Baird Solicitors

The old Exchange, Castle Douglas, DG7 1TJ

Ref: David Hall

Authorities

Dumfries & Galloway Council

109-115 English Street

Dumfries

DG1 2DD

Tel: 0303 333 3000

Financial Guarantee/Anti Money Laundering

All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

Taxation

Land and Buildings Transaction Tax (LBTT). This is Scotland's version of stamp duty. Mixed-use relief applies to the property as an active farm.

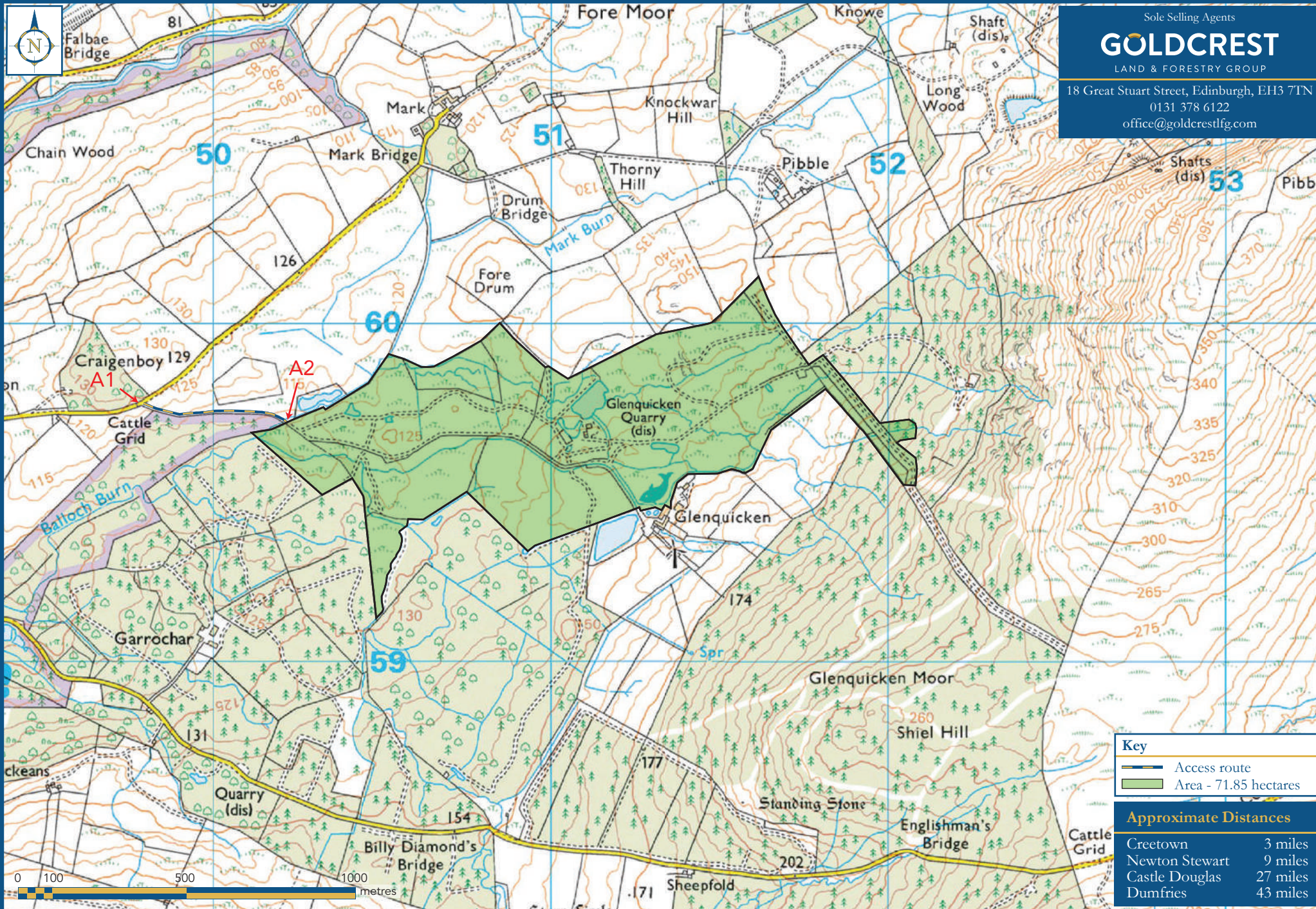
The amount depends on the property price: Up to £150,000 – 0% £150,001 to £250,000 – 1% Anything over £250,000 – 5%

First-time buyers get a £175,000 tax-free threshold.

An additional 4% Additional Dwelling Supplement (ADS) applies if you're buying a second home.

Council Tax is paid annually based on the property's valuation band.

Glenquicken House and Land, Creetown, Newton Stewart, Dumfries & Galloway



Sole Selling Agents

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Key

	Access route
	Area - 71.85 hectares

Approximate Distances

Creetown	3 miles
Newton Stewart	9 miles
Castle Douglas	27 miles
Dumfries	43 miles

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