



## WHITEHILLS HOUSE

*Newton Stewart, DG8 6SL*







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**An impressive, listed house with five bedrooms and stunning, extensive gardens and grounds, in a peaceful setting just outside the small market town of Newton Stewart**

Newton Stewart 1.3 miles, Stranraer 26 miles, Ayr 43 miles, Dumfries 49 miles  
(All distances are approximate)

### Summary of Accommodation:

**Ground Floor:** Drawing Room, Dining Room, Library, Garden Room, Kitchen/Breakfast Room with adjoining Butler's Pantry, Larder/Pantry, Utility Room, 2 WCs, Wine Cellar, Office/Study.

**First Floor:** Principal Bedroom with Dressing Room and En Suite Bathroom, Four Further Bedrooms, one En Suite, Family Bathroom, Shower Room

**Outbuilding:** Garage, Workshop

**Garden:** Electronically operated stone pillared gated entrance leading to a private driveway which culminates in a large parking area and garaging. Extensive, mature gardens with rolling lawns, patio areas and a wide array of shrubs and bushes combining to provide a level of year round colour and interest and enclosed by woodland and extending to approximately 9.4 acres.





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### Situation

The property is set in a secluded position just outside the small market town of Newton Stewart and within easy reach of Galloway Forest Park and the dramatic western coastline. The former burgh town is located in the historical county of Wigtownshire in Dumfries and Galloway. Newton Stewart was offered 'burgh' status, a charter granted by Charles II which allowed it to hold a weekly market and two annual fairs. The town of Newton Stewart was founded in the mid 17th century by William Stewart, the fourth and youngest son of the 2nd Earl of Galloway. The A75 runs to the south of Newton Stewart and connects to Dumfries and onwards via the M74 to Glasgow and Carlisle to the east and Stranraer to the west where there are regular sailings to Northern Island. Newton Stewart is sometimes referred to as the 'Gateway to the Galloway Hills' with cycling, running and walking available at Glentrool Visitor Centre, Balloch Wood and Knockman Wood. In addition, there is a leisure centre, cinema, canyoning and a wide range of other outdoor pursuits available closeby.

There are both primary and secondary state schools in Newton Stewart together with all community medical services and churches. The town hosts a number of restaurants, café and hotels. There is a good range of shops including two excellent butchers, one with a delicatessen and an in-store bakery together with two supermarkets Sainsburys and Aldi.

Nearby Wigtown which lies to the south, in addition to being Scotland's Book Town features numerous handsome period buildings and the village amenities include a butchers, Post Office, small supermarket, numerous Book Shops, Café and Primary School as well as a Hotel and Pubs. Dumfries, around 49 miles, is the major town in the area with a train station with a regular service to Glasgow and London and there are an excellent range of local services, shops, a hospital and supermarkets.

### Description

Whitehills House is a stunning detached 'arts and crafts' style house with a Category B Listed status dating to circa 1912 and set in a peaceful position and surrounded by woodland. The property features four well-proportioned, flexible reception rooms and five bedrooms, all set within extensive gardens and grounds, totalling approximately 9.4 acres.

The main reception room is the 26ft drawing room with its large, south-facing bay window overlooking the garden and welcoming plenty of natural light, with the central focal point being the open fireplace with a smart natural wood surround with matching mantel. The formal dining room is a delightful dual aspect room with natural wood flooring and an open fireplace. There is an L-shaped library which is ideal for home working and doors open from the library into the sunny south facing garden room with sliding glass doors opening onto the terrace. The generous kitchen and breakfast room is fitted with an extensive range of





fitted kitchen units, an integrated oven, hob and extractor hood and an Aga, while there is also ample space for a breakfast table for informal dining. Further storage and utility space is plentiful, including in the butler's pantry, the walk-in larder, the utility room and the wine cellar. There is an office/study which could also be used as a hobby room which provides further space to relax.

Upstairs there are five double bedrooms which include the principal bedroom, which is double aspect room with a southerly and easterly aspect, it benefits from a generously proportioned dressing room, featuring built-in wardrobes, and an en suite bathroom. Bedroom 2 has a south and westerly aspect and includes ensuite facilities. There are three further comfortable bedrooms which are served by a family bathroom and a shower room.

Whitehills House is accessed via an impressive wrought iron, electrically operated gate flanked with stone pillars capped with slate. The attractive drive leads through the policies and culminates in a sweep to the side of house. The gardens and grounds feature a beautiful south-facing, front terrace with broad steps leading down to the rolling lawns, bordered with established shrubs and bushes. The gardens are a particular feature and include hydrangeas, azaleas, hosta's, camelias, herbaceous borders and fruit trees to name a few. The grounds include a hard surface tennis court with a perimeter fence, plus extensive woodland with species including metasequoia, beech, cherry and an extensive rhododendron collection with meandering pathways. Parking is available on the gravel driveway, as well as in the detached garage, which also includes an adjoining workshop.

#### General Remarks and Information

#### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

#### Services

Mains electricity and water. Private drainage via septic tank. Oil-fired central heating.





### Viewing

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: [mail@rettie.co.uk](mailto:mail@rettie.co.uk).

### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is DG8 6SL.  
What 3 Words = model.weeps.harp

### EPC – Band E; Council Tax – Band H

### Local Authority

Dumfries & Galloway Council, 109-115 English St, Dumfries DG1 2DD, +44 (0)303 333 3000

### Solicitors

Drummond Miller LLP, 4 Roman Road, Bearsden, Glasgow, G61 2SW 0141 942 8825.

### Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement

### Directions

Progress along A75 west from Dumfries, arriving at the Wigtown Road Junction roundabout, take the third exit onto Wigtown Road (North/A714). After around 0.7 miles, turn right onto the B7079, then turn left onto Creebridge, then after crossing the river, take the first turning on your left. Continue for approximately 0.5 miles, then turn left, after circa 0.6 miles, you will find the entrance to Whitehills House on your left.

### Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

### Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

### Servitude Rights, Burdens & Wayleaves:

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, 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 or not referred to above.













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# Whitehills House, Newton Stewart

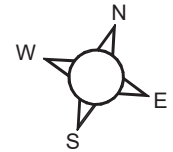
Approximate Gross Internal Area

Main House = 5387 Sq Ft/501 Sq M

Garage = 909 Sq Ft/84 Sq M

Outbuildings = 193 Sq Ft/18 Sq M

Total = 6489 Sq Ft/603 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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**RETTIE**

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Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

## RETTIE

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