




IRONGRAY MANSE


Irongray, Dumfries, Dumfries and Galloway




AN ENCHANTING FORMER MANSE IN A PEACEFUL RURAL SETTING

With extensive accommodation, traditional outbuildings
and delightful gardens, only a short drive from Dumfries.



6



4



3

EPC

F


2.45 acres





Services: Oil fired central heating
Mains electricity, private water supply, drainage to a septic tank.
Tenure: Freehold
Local Authority: Dumfries and Galloway
Council Tax: Band F
Listing: C listed

THE HOUSE

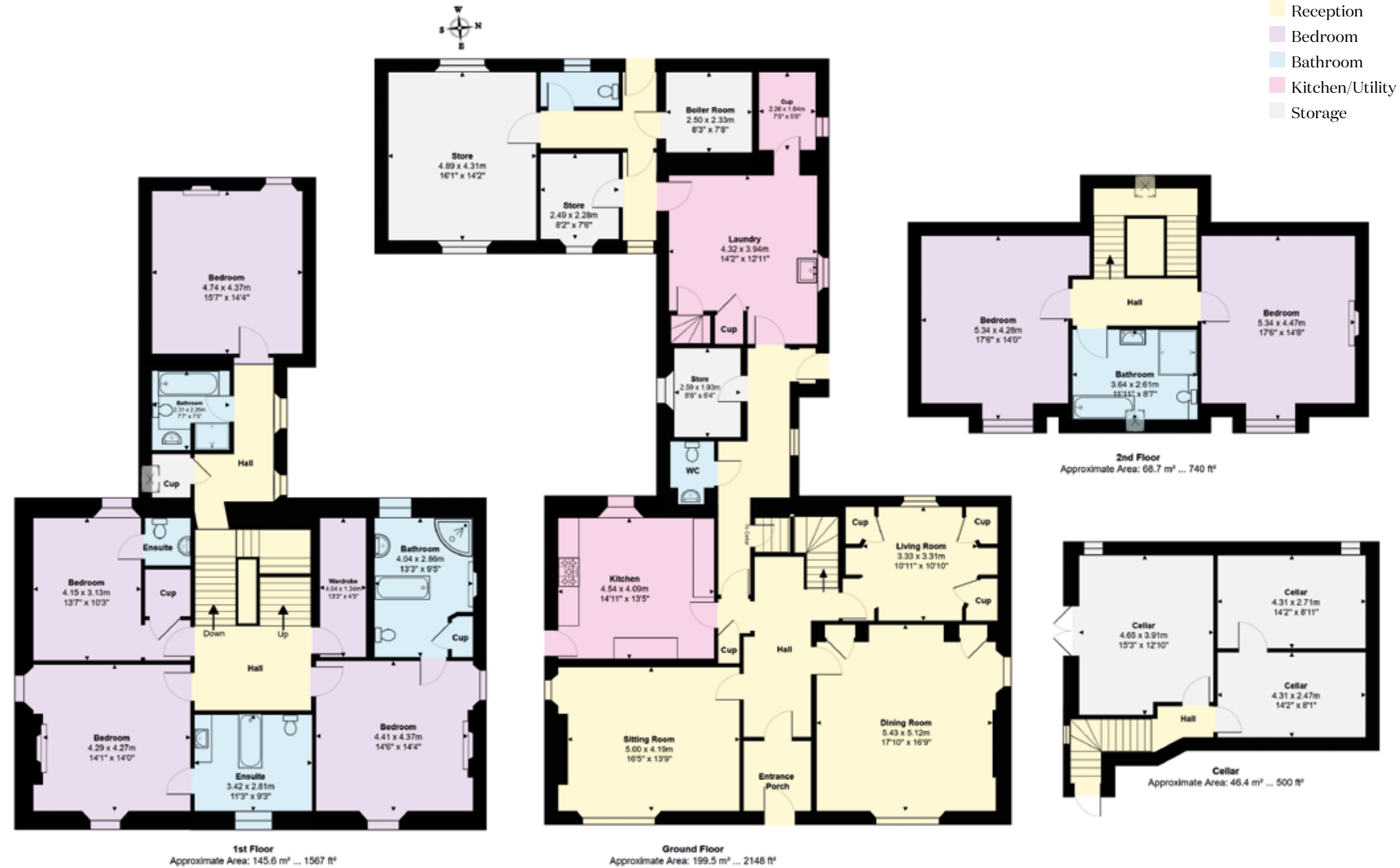
Irongray Manse is a handsome Georgian former manse that sits in a wonderfully private and tranquil position amidst gently rolling farmland on the edge of the small rural parish of Irongray. Approached via a quiet country lane, the house enjoys a peaceful setting close to the historic parish church, surrounded by mature trees, paddocks and established gardens.

Dating from the late 18th century, the house is full of character and offers beautifully proportioned accommodation arranged over three floors, extending to around 4,955 square feet. It has been sensitively maintained, retaining many period features including sash windows with working shutters, original fireplaces, decorative cornicing and panelled doors.

The ground floor is ideally suited to both family life and entertaining, with a welcoming entrance hall leading to the drawing room, dining room and sitting room, all featuring open fires and views over the garden. The kitchen is warm and characterful, with an AGA, painted cabinetry and a door opening directly onto the garden. To the rear of the house is a large laundry room, a boot room, and several additional spaces currently used for storage, offering excellent potential for conversion into further accommodation.

The bedroom accommodation is generous, with six double bedrooms and four bathrooms arranged across the first and second floors, along with good storage throughout. The cellar offers excellent additional space for wine storage or general use.





Approximate Gross Internal Area
460.3 sq m / 4955sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTBUILDINGS AND GROUNDS

To the rear of the house is a cobbled yard and driveway, providing access to a useful range of traditional outbuildings. These include a garden store, accessible from both the yard and the garden, four additional storage rooms, and an arched open-fronted bay ideal for log or equipment storage.

A particularly notable feature is the former Church Hall, which forms part of the outbuilding range. This versatile space includes a kitchenette and a cloakroom with a WC and wash hand basin. The Hall benefits from electrical heating, a separate electricity meter, and could lend itself to a variety of uses, such as a home office, studio, workshop or additional entertaining space, subject to any necessary consents.

The gardens are a particular feature of the property, with formal lawns, clipped hedging, herbaceous borders and a number of mature trees, including a magnificent copper beech to the front. A great deal of thought has gone into their design over the years, with structured planting that includes fruit trees, roses and flowering shrubs. Relaxed in character, the garden creates a beautiful and natural setting for the house.



A wooden door in the boundary wall leads through to a paddock of around 1.4 acres, providing a perfect space for walking dogs, grazing for horses or simply enjoying the open surroundings. The grounds extend to around 2.45 acres and are framed by mature woodland and open countryside.

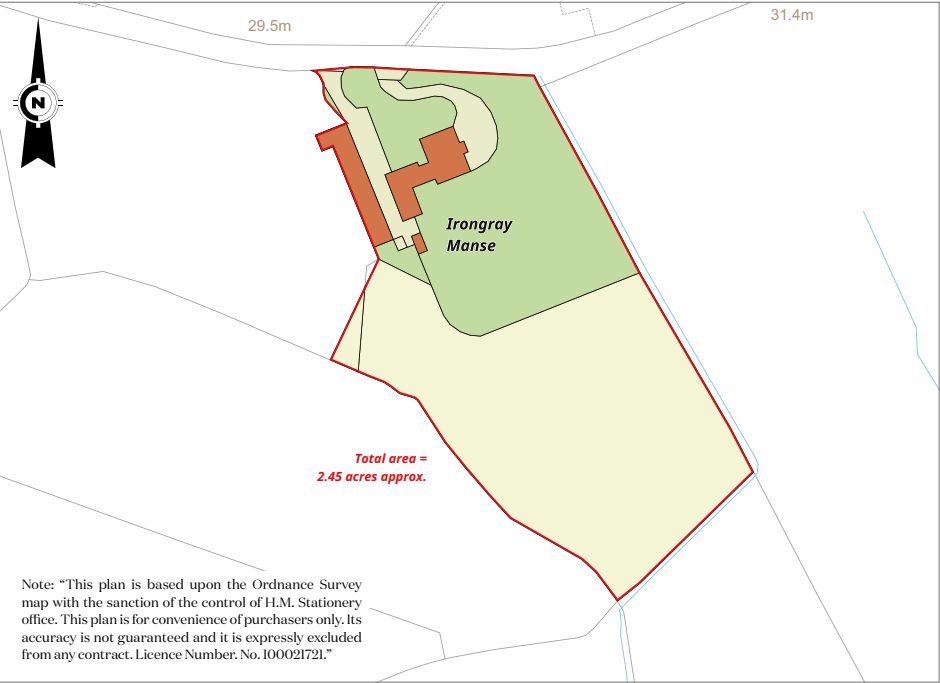
LOCATION

Irongray Manse enjoys a peaceful and secluded position in the heart of the Dumfriesshire countryside, yet remains remarkably well connected. The property sits just 6 miles northwest of Dumfries, a thriving market town offering a wide range of amenities, including several supermarkets (such as Tesco, Morrisons and Aldi), independent shops, cafes and restaurants, as well as healthcare facilities and a hospital.

The surrounding area is known for its natural beauty, with rolling farmland, wooded hills and a network of quiet country lanes ideal for walking, cycling and riding. The nearby River Nith and Galloway Forest Park offer opportunities for fishing, hiking and other outdoor pursuits.

Dumfries provides a railway station with regular services to Carlisle, where mainline connections to London Euston take just over 3 hours. Glasgow is approximately 75 miles to the north (around 1 hour 45 minutes by car), offering an international airport and extensive shopping, cultural and business facilities.

For families, there are a number of well-regarded schools in the area. The property lies within the catchment for Locharbriggs Primary School and North West Community Campus in Dumfries, which offers both primary and secondary education. St Joseph’s College, a highly regarded Roman Catholic secondary school, is also nearby and open to non-denominational placements subject to availability.





We would be delighted
to tell you more.

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