



Balcary Bay House, Auchencairn

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Balcary Bay House Auchencairn, Castle Douglas, DG7 1QZ

A striking, substantial seafront house that has been previously run as a successful hotel with dramatic far-reaching views across Solway to the Cumbrian mountains.

Castle Douglas 9.3 miles, Dumfries Station 22.4 miles (Glasgow 1 hr 43 mins, Carlisle 36 mins), A75 9 miles, A74(M) (J19) 41.4 miles

Reception hall | Drawing room | Sitting room/ Library | Conservatory | Study | Bar | 2 Dining rooms | Main kitchen | Breakfast room | Utility Stores/basement | 2 Larders | Cloakrooms | 20 Bedroom suites with en suite bathrooms, 1 with Family room, kitchen and dining room | Shower room | Grounds | Yoga & Meditation room Beachside Infra-Red Sauna and shower cabin with sun deck | Garage | basement Snooker room EPC rating G

The property

Balcary Bay House is a considerable and well-regarded 17th-century country house that has been run as a successful hotel and is now being used as an expansive residential dwelling. Believed to have been built in 1625 and originally known as Balcary House, it was thought to originally be the residence of a wealthy Laird, with land, stables and farm buildings. In the eighteenth century, the property was the principal Gin smuggling station in South West Scotland, after which the house reverted to a private residence up until the 1940's. At this time, it was used as both a living quarters and a bed and breakfast business, later going on to become a popular hotel in the 1990's. In 2008, the property had a single storey extension with the possibility of a second floor (subject to permissions) with bay views if desired.

Balcary Bay House currently offers over 17,000 sq. ft. of versatile living space and accommodation arranged over four floors. It sits within established grounds in an enviable position nestled within scenic Balcary Bay, enjoying direct beach access and some of the most impressive coastal and mountain vistas in the United Kingdom, looking out across Solway

and to the towering Cumbrian Mountains. The property offers an exciting opportunity for a wide range of uses and improvement schemes, which have already been advised on by architects, subject to all the necessary consents and relevant permissions required.

The bright reception hall opens to a range of cloakroom facilities and two further hallways, one of which features a spiral staircase with an ornate barley twist balustrade. On the basement level is a vaulted cellar with a combed ceiling and wide range of versatile store rooms, with good potential for repurposing and conversion for several uses. The ground floor accommodation flows through a selection of elegant living spaces with a wealth of fine period features many of which have incredible sea views. There are two formal dining rooms, one of which has a walk-in bay window and wood carved fire surround and another with a curved triple window and adjacent conservatory, both of which overlook the seafront. Further is a 31 ft. drawing room/library and a central sitting room with painted ceiling beams and a handsome stone carved feature fireplace. The well-appointed professional kitchen sits beside a breakfast room and a utility, with a pair of larder rooms. There are four bedroom suites with bathrooms and a shower room, a bar and a store completing the floor.

A circular stairway rises to the first floor, with a further set of stairs giving access to the top floor. There are 17 further well-presented and light-filled bedrooms with modern en suite bathrooms and various fitted furniture arranged across the first and second floors, with either elevated coastal views or peaceful garden vistas. On the second floor is a larger suite previously used as staff quarters also benefitting from a seafront family room, a dining room and a kitchen.

Location

The pretty Galloway village of Auchencairn has a range of local amenities including a school, a restaurant, garage, village hall, award-winning community garden and a wealth of beautiful coastal and cliff walks. A more extensive array of recreational, shopping educational and cultural facilities can be found at the market town of Castle Douglas under 10 miles distant. Dumfries also provides a mainline railway station, with convenient road connections available via the A75, A74(M) and airports at Prestwick, Glasgow and Edinburgh.





