

KIRKLAUCHLINE COTTAGE

Portpatrick, Stranraer, DG9 9EE



Location Plan



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Portpatrick 3.5 Miles, Sandhead 4.5 Miles, Stranraer 6 Miles, Cairnryan Ferry Port 13 Miles (to Belfast 2 hours), Dumfries 75 Miles, Glasgow 94 Miles

A CHARMING SYMPATHETICALLY MODERNISED TRADITIONAL COTTAGE WITH SPECTACULAR SEA VIEWS SURROUNDED BY THE ROLLING COUNTRYSIDE OF WESTERN DUMFRIES & GALLOWAY

- TRADITIONAL TWO BEDROOM GALLOWAY COTTAGE
- ENCLOSED GARDEN GROUNDS
- COUNTRYSIDE AND COASTAL WALKS STRAIGHT FROM THE DOORSTEP
- WITHIN EASY DRIVING DISTANCE OF MAJOR ROAD NETWORKS
- EPC RATING – E (45)



VENDORS SOLICITORS

Cowan & Co.
81 Berkeley Street
Glasgow
G3 7DX
Tel: 0141 221 1803
Email: mail@cowanandco.co.uk



SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



INTRODUCTION

Kirklauchline Cottage is a traditional Galloway Crofters Cottage which has been sympathetically modernised over the years. This charming cottage is located in a stunning rural setting on the Rhins of Galloway peninsula, which remains an unspoiled paradise for locals and visitors on the lookout for peace and tranquillity and is also home to the Mull of Galloway, Scotland's most Southerly Point.

Kirklauchline Cottage has the most spectacular views across the sea to Ireland, the Mountains of Mourne and the South Rhins coastline, the Isle of Man can be seen from the bottom of the lane. The popular tourist destination of Portpatrick, a pretty coastal fishing village, is located only 3½ miles from the property and offers a good choice of restaurants, bars, general store, gift shops and post office. There are many coastal walks to and from Portpatrick including the start of the coast to coast walk 'The Southern Upland Way'. The area also boasts Scotland's most exotic garden, Logan Botanic, only a short drive away from Kirklauchline Cottage. There are four other gardens locally, formal and informal, where the plants and shrubs thrive due to the milder climate of the Gulf Stream.

This detached 150 year old former Galloway crofter's cottage offers all the comforts for modern day family living and is beautifully appointed sitting in a superb elevated position, with breathtaking sea views from the private garden and decking and from the front windows of this charming south facing cottage. The property has been tastefully decorated throughout, with the cosy sitting room having two Dowling multi-fuel stoves to augment the efficient oil central heating. This beautiful lifestyle property offers the successful purchaser the opportunity to live in an area of outstanding natural beauty with an abundance of wildlife right on the doorstep. Kirklauchline Cottage, albeit rural, is within easy reach of major road networks.

In recent years Kirklauchline Cottage has been utilised as successful holiday accommodation with occupancy rates averaging 70% per year (Visit Scotland figures for 2018 in Dumfries and Galloway are 46% occupancy for self-catering properties). Many guests return year after year. Should any potential purchaser be interested in pursuing this line of business, the owners are willing to supply figures and occupancy rates to seriously interested parties, along with the opportunity to purchase the website domain, social media accounts and honour any bookings. <https://portpatrickholidaycottage.co.uk/>

Local services by way of primary schooling, village shops, hotels, restaurants, etc. are available at both Portpatrick and Sandhead Villages. The regional centre of Stranraer is located about 6 miles north of Kirklauchline Cottage and offers all the essential services and a comprehensive range of leisure facilities to include Secondary Schooling, shops and supermarkets, a retail park, curling club, coastal rowing club, sailing club, sports centre, cinema and a modern medical centre and hospital.

This area of Southwest Scotland is noted for its spectacular coastline, which provides a vast range of opportunities for the outdoor enthusiast to include wonderful walks, coarse and sea fishing as well as shooting, sailing, coastal rowing and cycling. There are numerous beaches and sandy coves within a 3-mile radius of the property and the area boasts numerous golf courses.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan which is a 40-minute drive away, with the international airport of Glasgow being within 2 hours drive from the property. There is a mainline railway station at Stranraer offering services to Ayr, Troon, Kilmarnock, Prestwick Airport & Glasgow.

METHOD OF SALE

Kirklauchline Cottage is offered for sale by private treaty.

DIRECTIONS

From Stranraer follow the A77 for Portpatrick through Lochans Village. After the 30 mile an hour limits, take the second left which is approximately 1.4 miles just after the line of trees, follow this road for 1 ½ miles, turn right and first left sign posted Ardwell and Meoul. Follow the road for approximately 1½ miles. Look out for a sign for North Kirklauchline on the right-hand side of the road. Turn right here and continue down the farm track, Kirklauchline Cottage is on the left halfway down the track, as indicated on the location plan which forms part of these particulars.

GUIDE PRICE

Offers for Kirklauchline Cottage are sought **in excess of: £165,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



PARTICULARS OF SALE

KIRKLAUCHLINE COTTAGE

This sympathetically modernised, charming two-bedroom cottage is of traditional stone-built construction set under a slated roof. The property provides comfortable family accommodation, as follows:

- **Front Entrance Porch**

With glazing to two sides, part glazed UPVC door.



- **Open Plan Sitting Room / Dining Room**

Spacious open plan accommodation with windows to the front (sea views) and rear, quality oak flooring, two Dowling multi-fuels stoves set in feature fireplaces, three modern vertical CH radiators.

- **Inner Lobby**

With window seat and storage.

- **Kitchen**

Range of modern fitted floor and wall units, built-in electric fan oven, induction hob with extractor hood, sink & drainer, window to the rear, tiled floor, storage cupboard and CH radiator.

- **Inner Lobby**

With CH radiator, carpet and window to the front (sea view).

- **Double Bedroom 1**

With window to the front (sea views), CH radiator and carpet.

- **Double Bedroom 2**

With window to the rear (views over the surrounding countryside), CH radiator and carpet.

- **Bathroom**

With shower bath and glass screen and Mira thermostatic shower over the bath, CH radiator, electric towel rail, ceramic tiles to the walls and vinyl flooring, modern beech floor and wall cupboards, WC and wash hand basin.



GARDEN GROUNDS

The garden grounds at Kirklauchline Cottage are secluded and completely enclosed. The raised decking boasts uninterrupted stunning sea views. There is hardstanding private parking and a garden shed.



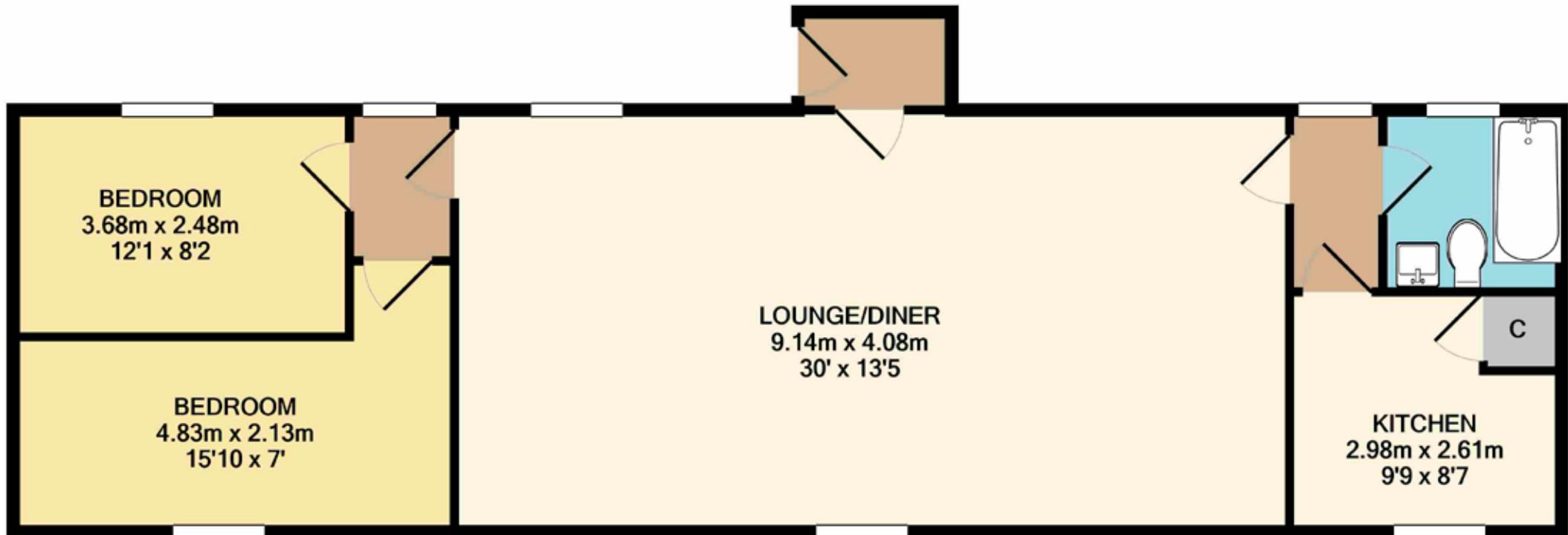
SERVICES

- Private water & drainage (septic tank)
- Mains electricity
- Wood burning stoves
- Oil central heating (external oil combination condensing boiler)
- Double glazing
- The telephone is installed subject to the normal BT regulations.
- Broadband is currently via satellite.

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc. whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Cowan & Co** for a definitive list of burdens subject to which the property is sold.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BANDING

At this time Kirklauchline Cottage does not have a Council Tax banding as it is currently being utilised as holiday accommodation, however the property does have a **rateable value of: £1,750** effective from 01-APR-17

ENTRY & VACANT POSSESSION

Immediately upon completion.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

DEPOSIT

A 10% deposit of the purchase price will be payable to the vendor's solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment from the date of entry until paid.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared February 2020

Some Photographs contained supplied by the Seller.

