



THE BOATHOUSE

Spittal, Creetown, Newton Stewart, DG8 7DE



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NOT TO SCALE
Plan for indicative purposes only

THE BOATHOUSE

Spittal, Creetown, Newton Stewart, DG8 7DE

Newton Stewart 5 Miles, Ayr 49 miles, Castle Douglas 26 miles, Dumfries 43 miles, Carlisle 77 miles

A CHARMING THREE BEDROOM COTTAGE SITUATED ON THE BANKS OF THE CREE ESTUARY WITHIN THE STUNNING RURAL SURROUNDS OF DUMFRIES & GALLOWAY

- CHARMING THREE BEDROOM COTTAGE
- EXTENSIVE MATURE LANDSCAPED GARDEN GROUNDS
- PICTURESQUE LOCATION RURAL LOCATION
- POTENTIAL FOR SELF SUFFICIENT LIVING
- RIPARIAN FISHING RIGHTS
- CLOSE TO MAJOR ROAD NETWORKS
- EPC RATING – F (38).

FOR SALE PRIVATELY

VENDORS SOLICITORS

Mr Peter Murray
A B & A Matthews
37 Albert Street
Newton Stewart
DG8 6EG
Tel: 01671 404100



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

The Boathouse is situated on the picturesque banks of the River Cree estuary. This charming cottage is approached by a mature tree lined winding tarmac driveway and is surrounded by its own large landscaped garden grounds. The property offers seclusion, albeit within close proximity to the A75, and has great potential for living self-sufficiently. The property benefits from open views across the Cree Estuary and beyond which, along with the garden grounds, attracts a variety of wildlife. The occupier of the Boathouse benefits from riparian fishing rights over the River Cree estuary. The property has been well-maintained within the current ownership and offers comfortable living accommodation over a single floor with two hobby rooms within the attic.

The closest village to the Boathouse is Creetown, which is a small seaside town about 7 miles from Newton Stewart. Creetown is a former fishing village that was founded in the 18th century. It formed one end of a ferry route that took pilgrims across the River Cree estuary to the shrine of St Ninian at Whithorn. Creetown is home to the award-winning Gem Rock Museum with its collection of gemstones, crystals, minerals, rocks and fossils. As the filming location for the classic movie The Wicker Man, Creetown enjoys cult status among movie buffs.

A wider range of services are available at Newton Stewart and offers a wide variety of shops, services and businesses, providing visitors and local people alike with a friendly, personal service. Other amenities include a modern health centre, cottage hospital, secondary schooling, cinema and a swimming pool/sports centre. There are numerous golf courses in the local area, with the closest being within the town boundaries of Newton Stewart.

This region of Scotland is noted for its spectacular coastline, magnificent hills and forests. For the outdoor enthusiast the area provides a vast range of leisure opportunities including game, coarse & sea fishing, shooting, sailing, cycling, golfing, wonderful walking and a wealth of beautiful gardens to visit.

Communications to the region are much improved with the A75 trunk road providing quick access from the South via the M6 and M74. The port of Cairnryan at Stranraer has direct links to Northern Ireland via the Stenna and P & O Ferries. The international airports of Prestwick and Glasgow are just over an hour's drive away.

DIRECTIONS

As indicated on the location plan, which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for The Boathouse are sought in excess of: £260,000

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

The Boathouse is of traditional construction rendered under a slate roof. Occupying a large plot, just off the main A75 Euro route, this charming picturesque cottage provides comfortable family living accommodation, briefly comprising:



GROUND FLOOR

- **Front Entrance Porch**
With UPVC door and window to the front.
- **Living Room**
With multifuel stove set in feature fireplace, window to the front.
- **Sun Room**
Glazed to three sides with open views over the Cree Estuary and the countryside beyond.



- **Double Bedroom 1**
With window to the side, built-in shelved, built-in wardrobes, WHB.
- **Central Hallway**
With two windows to the side looking over the garden grounds, fixed timber ladder type steps leading to two attic hobby rooms.
- **Double Bedroom 2**
With window to the side overlooking the estuary, built-in wardrobes.
- **Double Bedroom 3**
With double aspect windows, built-in wardrobe.
- **Wet Room**
With shower, WC, WHB.
- **Rear Entrance Hallway**



- **Family Bathroom**
With bath WC, WHB, window to the side.
- **Back Kitchen**
With hatch to attic hobby room.
- **Kitchen**
With a range of fitted floor and wall units, electric cooker with cooker hood halogen hob, Belfast type sink, oil fired Rayburn (annual service recently undertaken).
- **Utility Room**
Accessed externally from the back door, the utility room is attached to the main dwelling, is plumbed for automatic washing machine with sink and drainer.
- **Attic Space**
There are three hobby rooms located within the attic space, which offer huge potential for full conversion, subject to the normal planning regulations.



SERVICES

- Mains water
- Private drainage
- Oil fired central heating system
- The telephone line is installed subject to the normal BT regulations.

OUTSIDE

The Boathouse sits within its own large mature garden grounds, which are made up of lawns, mature trees, vegetable patches, flowering borders along with a range of garden outbuildings. Given the nature of the grounds, they present huge potential for self-sufficient living. The property has direct access to the River Cree estuary where the owner of the property benefits from Riparian fishing rights.

HOME REPORT

A Home Report can be made available upon request.

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). Purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Peter Murray, A B & A Matthews** for a definitive list of burdens subject to which the property is sold. However, it should be noted that:

1. A servitude right of access exists in favour of the former owners with two parking spaces available.

COUNCIL TAX

Band F.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.





IMPORTANT NOTICE - TEMPORARY VIEWING ARRANGEMENTS

Due to the ongoing pandemic (COVID 19), viewings can take place under strict social distancing rules, these include:

- Vendors are strongly advised to wait outside while viewings are completed, or in different parts of a house if it's large enough.
- Potential buyers will not be allowed to touch surfaces including door handles and solid surfaces.
- Potential purchasers are advised to wear masks and gloves and must not present any COVID-19 symptoms including a cough.
- Only two people will be able to attend viewings.

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 legal 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 vendors' solicitors at conclusion of the missives. This deposit will be non-returnable in the event of the purchaser(s) failing to complete the sale for any reason not attributable to the vendors 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.

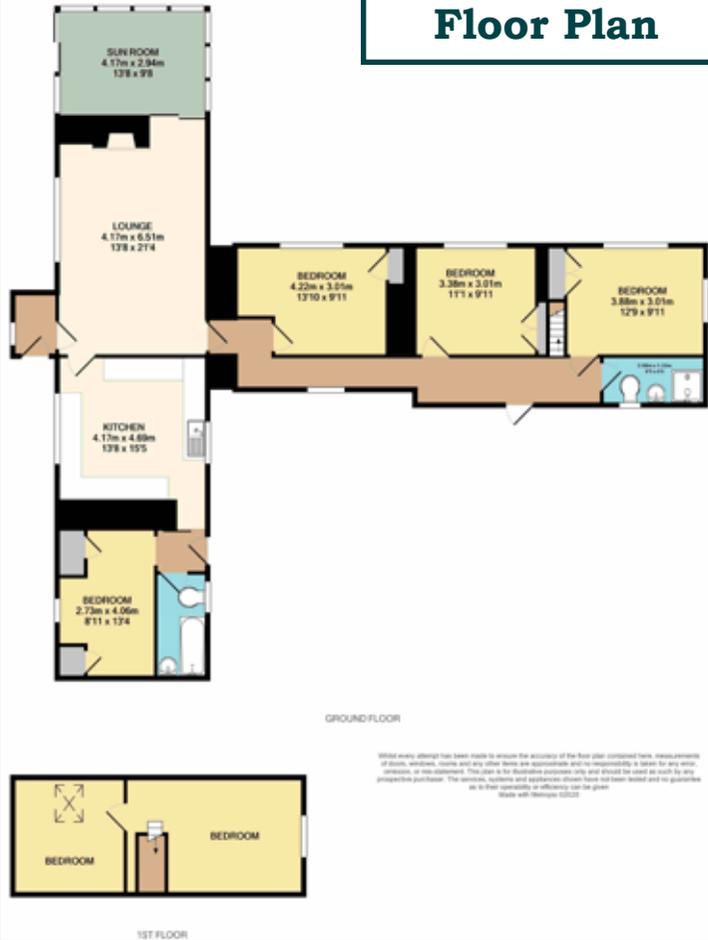
IMPORTANT NOTICE

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 neither 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 whatsoever 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 prospective purchasers.
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 are 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. Intending purchasers must satisfy themselves by inspection or otherwise in these respects.
7. These particulars have been prepared in good faith and in accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to prospective purchasers' interest in the property then further, specific information/verification should be sought from Threave Rural. Prospective purchasers should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as statements of fact.

Particulars prepared June 2020

Floor Plan



Sale Plan



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