



# FORESTERS COTTAGE

Leswalt, Stranraer DG9 0RW



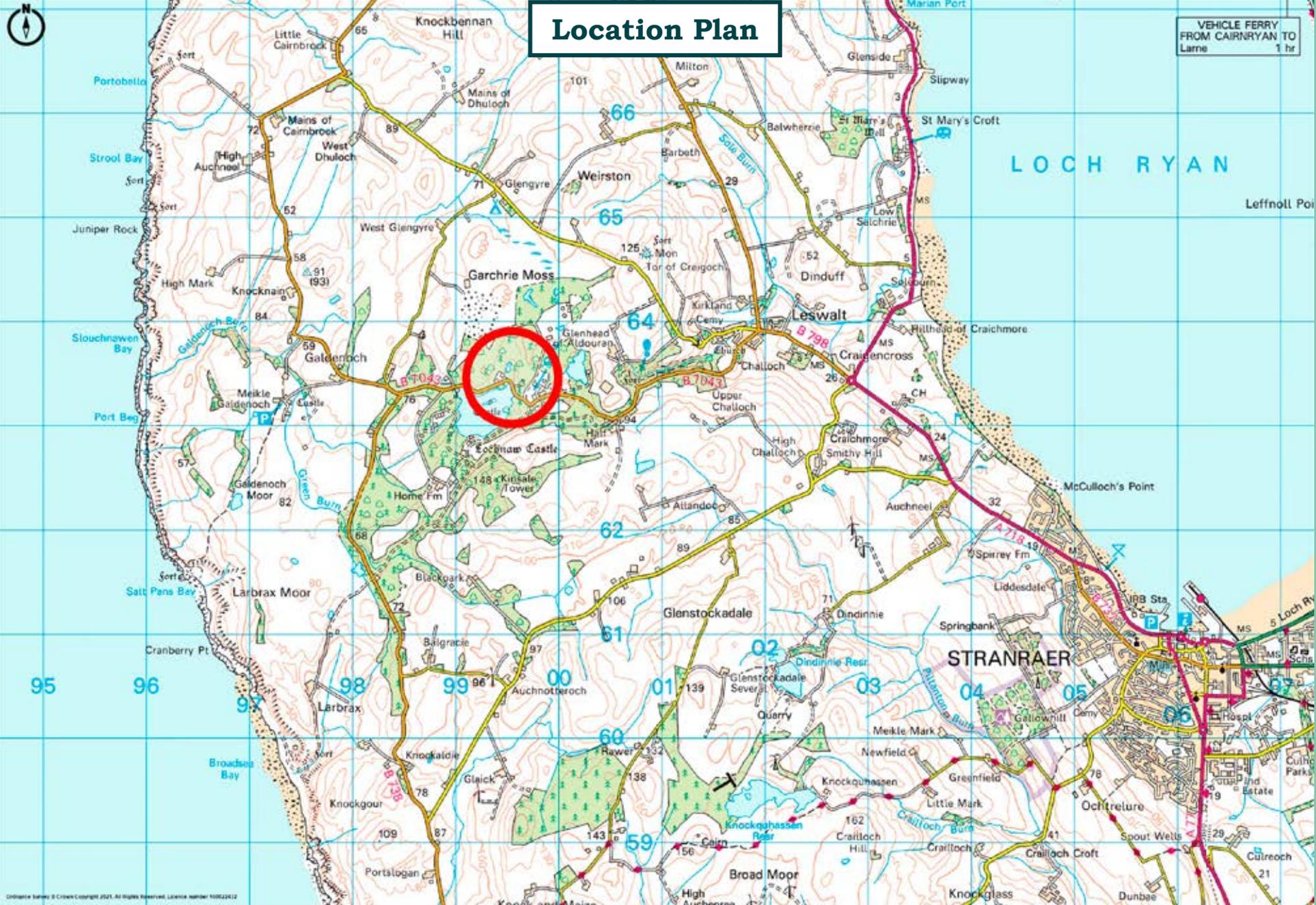
**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



# Location Plan

VEHICLE FERRY FROM CAIRNRYAN TO LARNE 1 hr



Ordnance Survey © Crown Copyright 2021. All Rights Reserved. Licence number 100029412

*NOT TO SCALE*  
*Plan for indicative purposes only*

# FORESTERS COTTAGE

**Leswalt, Stranraer DG9 0RW**

Leswalt 2 miles, Stranraer 6 miles, Cairnryan Ferry Port 10 miles (to Belfast 2 hours), Glasgow 91 miles, Dumfries 76 miles

## AN IDYLIC WOODLAND SMALLHOLDING BENEFITTING FROM A CHARMING TRADITIONAL GALLOWAY COTTAGE SET WITHIN A STUNNING RURAL LOCATION OF DUMFRIES & GALLOWAY

- TRADITIONAL THREE BEDROOM COTTAGE
- PADDOCKS & GARDEN GROUNDS
- USEFUL OUTBUILDINGS
- ABOUT 46 ACRES OF AMENITY & GRAZING LAND
- 2 SPECIFIC WILDLIFE PONDS
- EPC RATING – E (45)

**IN ALL ABOUT 47.93 ACRES (19.4 HECTARES)**

### VENDORS SOLICITORS

Adam McCaig  
Hunter & Murray  
25, Lewis Street  
Stranraer  
DG9 7LA  
Tel: 01776 702581



### SOLE SELLING AGENTS

Threave Rural  
The Rockcliffe Suite  
The Old Exchange  
Castle Douglas  
DG7 1TJ

Tel: 01556 453 453

Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

Foresters Cottage and woodland is nestled within a stunning countryside location about 6 miles from the harbour town of Stranraer which is located on the western coastal region of Dumfries & Galloway. The property has open views and offers wonderful, peaceful seclusion whilst being only 15 minutes from Stranraer, the main A75 euro route and the A77 to Ayr and Glasgow.

Approached by a private drive opposite the tranquil Lochnaw, the dwelling house is situated to the southwestern edge of the property with a useful garage / outbuilding close by. This unique property extends in total to about 47.93 acres to include the woodland ponds access roads etc, and would lend itself to and indeed have great potential for any small scale horticultural / forestry / agriculture / equestrian or tourist based enterprise.

In the past part of the subjects (Drumlochart Wood) was the home of The Really Wild Plant Company. The whole of the property has been sympathetically managed and as such the grounds have a plethora of natural flora & fauna with numerous species of wildlife and birds in abundance. A secondary concrete road was laid through the woodland and although somewhat overgrown at this time, once cleared provides vehicular access to the mixed woodland.

Local services can be found within the nearby village of Leswalt, including a general store, primary school, and a church. The main town of Stranraer, 3 miles to the south of the property, offers a wide range of professional services and retail outlets. The town boasts two major supermarkets, a retail park, ice rink, sports centre, marina, a modern medical centre/community hospital and a railway station. Secondary education is also located on the outskirts of Stranraer with the school having recently been refurbished.

This area of Southwest Scotland is noted for its spectacular unspoilt coastline, which provides a vast range of opportunities for the outdoor enthusiast including wonderful walks with the start of the Southern Upland Way, game, coarse and sea fishing as well as shooting, and cycling. The marina and sheltered sea loch gives easy access to the west coast of Scotland, the area is also a wonderful sailors' playground. There are numerous beaches and sandy coves within a short distance of the property and the area boasts numerous golf courses. For nature lovers there is an abundance of wildlife to enjoy.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The A77 provides easy access to Glasgow, Edinburgh and the North. The railway station also provides links to Ayr, Glasgow and Edinburgh. The ferry links to Northern Ireland run from Cairnryan and the international airports of Prestwick and Glasgow are within a 1¼ hours drive from the property.

## 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 as a whole.

## GUIDE PRICE

Offers for Foresters Cottage are sought in excess of: £320,000

## 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](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



# PARTICULARS OF SALE

## FORESTERS COTTAGE

Foresters Cottage is a charming traditional cottage of one and a half storey's and offers simple and comfortable accommodation, briefly comprising:

### GROUND FLOOR

- **Entrance Porch**  
With tiled floor and small window to the side.
- **Central Hallway**  
With stairs off to the first floor.
- **Kitchen / Dining**  
With a compact range of base units, built-in electric oven and hob, sink & drainer, Royal oil-fired range set in an inglenook fireplace, ample room for a family dining table, tiled floor, triple aspect windows.



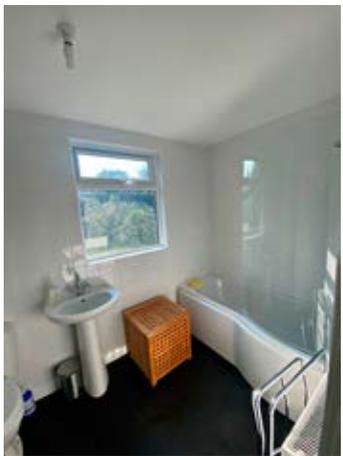
- **Rear Hallway**  
With cloakroom off.
- **Cloakroom**  
With WC & WHB.
- **Conservatory**  
Glazed to three sides with door off to outside.



- **Lounge**  
With double aspect windows and wood burning stove.
- **Bedroom 1 / Study**  
With window to the rear.



- **Double Bedroom 3**  
With window to the front.

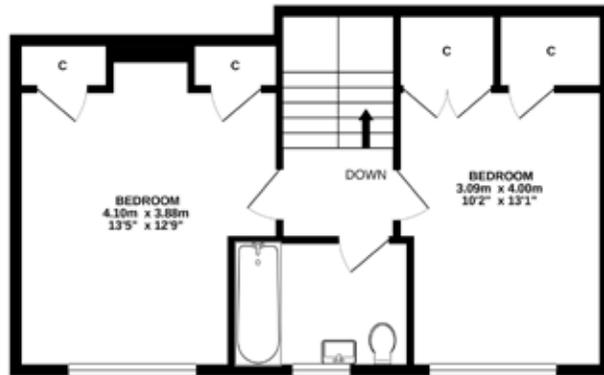


#### FIRST FLOOR

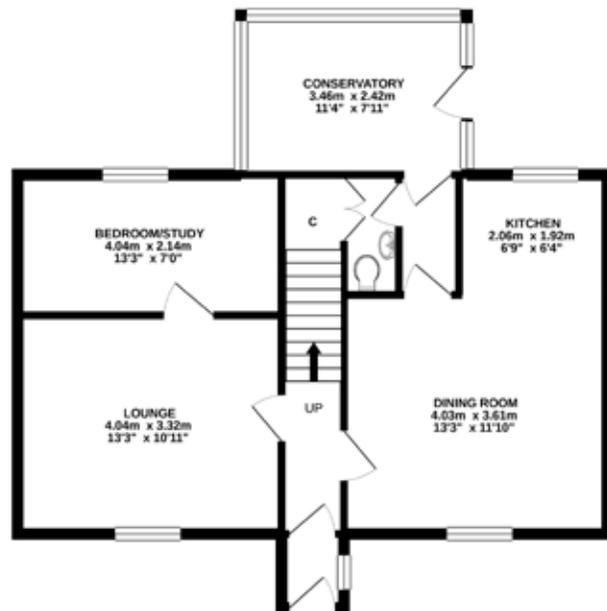
- **Double Bedroom 2**  
With window to the front, two walk-in storage cupboards.
- **Bathroom**  
'P' shaped bath with shower over, WC, WHB, window to the front.



### ATTIC FLOOR



### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2021

### SERVICES

- Mains water, private water, rainwater collection
- Mains electricity
- Private drainage
- Oil fired central heating system

### OUTSIDE

There are generous garden grounds surrounding the property and as mentioned earlier, there is a useful outbuilding to the side. This outbuilding is utilised as general storage and also for storage of the rainwater collection. Located in the rear paddock is a traditional timber shelter.





## THE LAND

The land extends in total to about 47.93 acres to include the areas occupied by the dwellinghouse, garden grounds, paddocks, woodland, wetland, etc. The holding is registered with the AFRC-RPID with a main location code. The land has been used in the past for woodland and horticultural purposes.

In the recent past the occupiers had established a wild flower business and a separate concrete road was laid. This road still exists and could be reinstated to assist any timber extraction or the like. At the head of this road is a storage container and adjacent to it is the secondary private water supply. The addition of this land offers huge potential for some self-sufficient living.

A feature of the holding is the two wildlife ponds, which attract many species of fowl birds and mammals. The whole subjects have been managed in a sympathetic manner with biodiversity in mind.



## 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 **Hunter & Murray** for a definitive list of burdens subject to which the property is sold.

## WARRANTY CLAUSE

Whilst 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.

## COUNCIL TAX BANDING

Band E

## INGOING

There are no ingoing claims affecting the property.

## ENTRY & VACANT POSSESSION

Immediately upon completion.

## HOME REPORT

**It should be noted that the property is an agricultural holding, which benefits from an agricultural holding number and therefore there is no requirement for the sellers to provide a Home Report, as it is classed as mixed use. For the avoidance of doubt the property is being sold as a whole.**

## 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.

## 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 September 2021***



# Sale Plan



In all about 19.4 Ha (47.93 acres)

FOR IDENTIFICATION PURPOSES ONLY



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS