



WINDYRIDGE

Leswalt, Stranraer, DG9 0LX



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



WINDYRIDGE

Leswalt, Stranraer, DG9 0LX

Portpatrick 5 Miles, Stranraer 5 Miles, Ayr 55 Miles, Dumfries 77 Miles, Cairnryan Ferry Port 11 miles (to Belfast 2 hours)

A CHARMING TRADITIONAL COTTAGE LOCATED IN AN AREA OF OUTSTANDING NATURAL BEAUTY WITHIN THE SOUTH RHINS OF DUMFRIES & GALLOWAY

- TRADITIONAL SYMPATHETICALLY MODERNISED THREE BEDROOM COTTAGE
- BEAUTIFUL MATURE GARDEN GROUNDS
- TWO LARGE TIMBER OUTBUILDINGS
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- COUNTRYSIDE AND COASTAL PURSUITS WITHIN CLOSE PROXIMITY
- WITHIN AN EASY DRIVING DISTANCE TO MAJOR ROAD NETWORKS
- EPC RATING:- F(33)

VENDORS SOLICITORS

Mr Derek Layburn
Rankin & Aitken
4/6 S Strand St
Stranraer
DG9 7JW
Tel: 01776 702336



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

Windyridge is a traditionally built Galloway cottage, which within the current ownership, has been improved greatly. This charming cottage is located in a stunning rural setting within 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.

This detached cottage offers all the comforts for modern day family living occupying a private elevated position. The property has been tastefully decorated throughout, with the cosy sitting room having a wood burning stove. To compliment the whole property the property is surrounded by its own mature garden grounds, which at this time of year (June) offer a plethora of scent and colour. The cottage also benefits from an attached garage with a timber lean-to store off along with two good sized timber outbuildings, which could lend themselves to many different uses. The opportunity may exist to convert these buildings to holiday type accommodation, however, any interested party wishing to pursue this would need to make their own enquiries with the regional council.

This charming 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. Windyridge is within easy reach of major road networks with the principal town of Stranraer, only 5 miles distant.

Windyridge is located within a popular tourist destination with Portpatrick, a pretty coastal fishing village, located only 5 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 Windyridge. There are four other gardens locally, formal and informal, where the plants and shrubs thrive due to the milder climate of the Gulf Stream.

The regional centre of Stranraer is located offers all the essential services and a comprehensive range of leisure facilities to include Primary & 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.

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 Windyridge are sought **in excess of: £240,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural

The Rockcliffe Suite

The Old Exchange

Castle Douglas, DG7 1TJ

Tel: 01556 502701

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

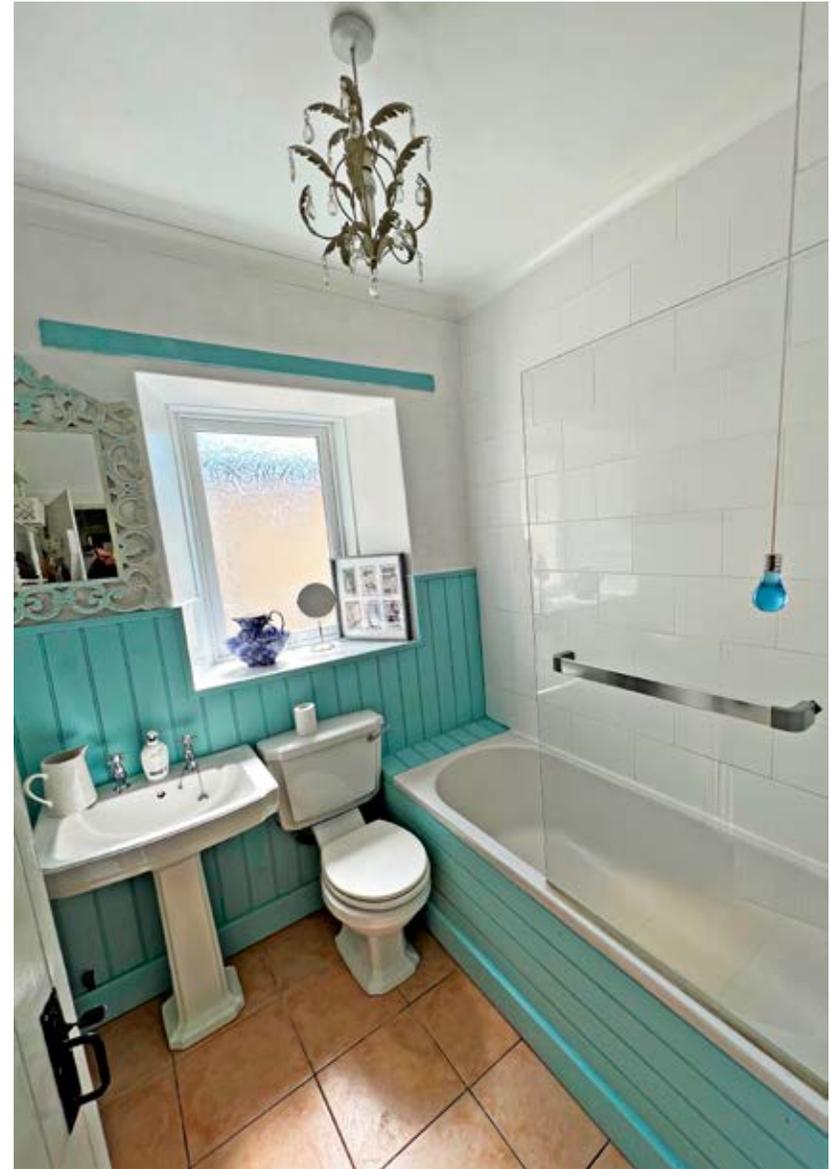
WINDYRIDGE

A traditional cottage under a tiled roof occupying an elevated site within its own mature garden grounds. The property provides comfortable family accommodation over a single floor as follows:

- **Sun Room**
A lovely bright room which is currently utilised as the family dining room but could lend itself to different uses. There is a window to the front and side with a part glazed UPVC door to the front of the cottage
- **Central Hallway**
With a built-in cupboard.



- **Double Bedroom 1**
With a window to the front overlooking the garden grounds.
- **Family Bathroom**
With a modern range of sanitary ware, bath with shower over and a window to the rear.





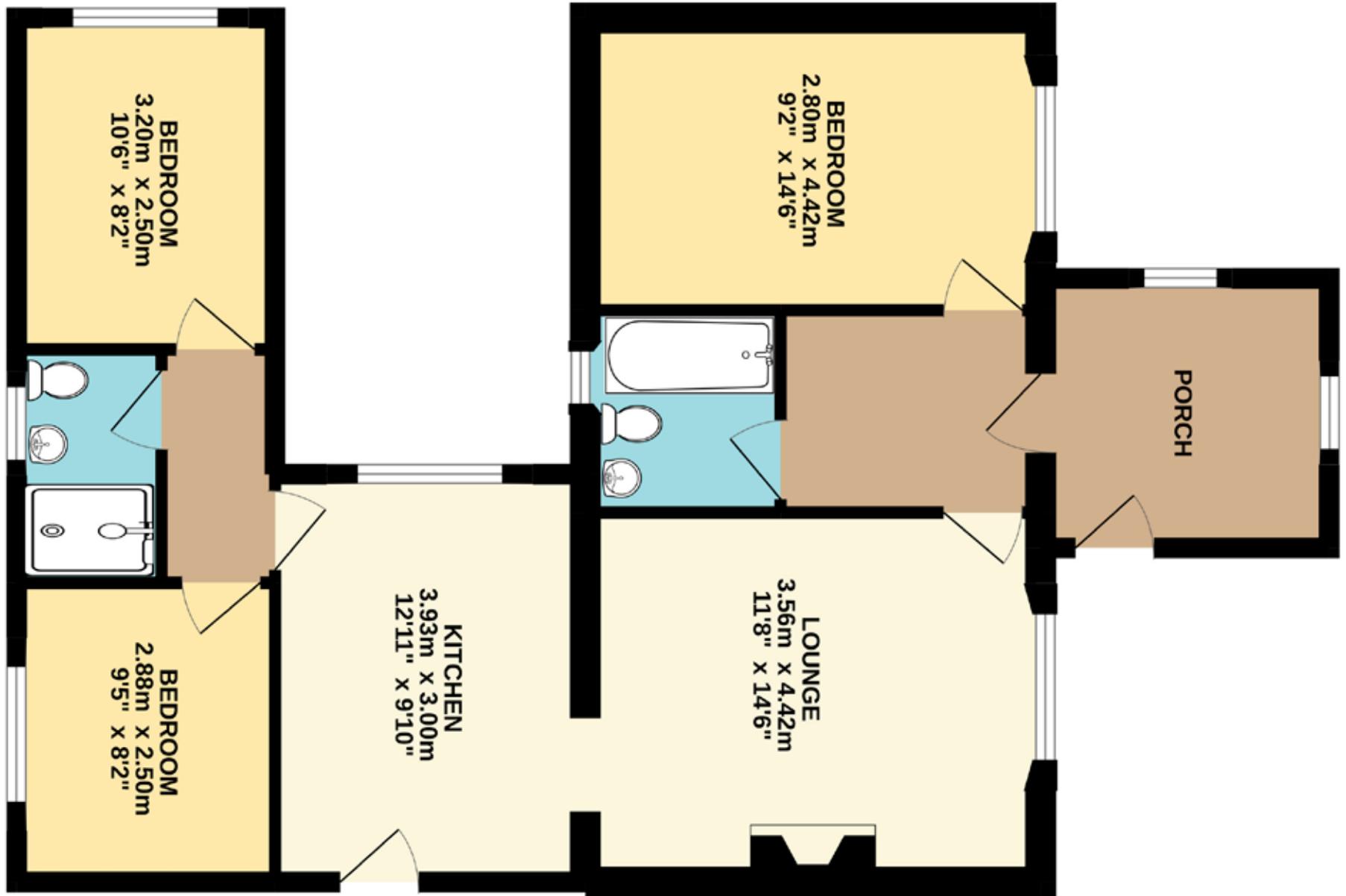
- **Lounge**
A lovely cosy room with a large wood burning stove and a window to the front.
- **Kitchen**
With a range of floor and wall units, plumbed for white goods, window to the side and glazed UPVC door to the side of the cottage.



- **Bedroom 2**
With a window to the side.
- **Shower Room**
With a shower cubicle, WC, WHB, window to the side.
- **Inner Hallway**
With part glazed UPVC door to the rear.
- **Bathroom 2**
With a free standing bath, WC and a WHB set in a vanity unit.
- **Bedroom 3**
With a window to the rear.

Floor Plan

GROUND FLOOR



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 of 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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OUTSIDE

Windyridge is approached by its own gated driveway which provides ample parking and turning circles. As mentioned earlier, there are mature garden grounds surrounding the property laid to lawns with raised beds, stone chips, mature trees and shrubs. The garden grounds offer privacy and provide the perfect area for family and social entertaining.

There are two large timber outbuildings within the grounds, which at present are utilised for storage, but could lend themselves to many different uses. As single garage is attached to the cottage, which has a timer lean-to log store off.



SERVICES

- Mains water & electricity
- Private drainage
- Bottled Calor gas fired heating system
- The telephone is installed subject to the normal BT regulations.

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, **Mr Derek Layburn, Rankin & Aitken** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX BANDING

Band D





HOME REPORT

A Home Report can be downloaded direct from our website: www.threaverural.co.uk/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.

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 and accordance with the relevant sections of the Consumer Protection Act 2008 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 July 2022



Sale Plan



Windyridge

Auchnotteroch
Cottages

For Identification Purposes Only

0m 10m 20m 30m

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