

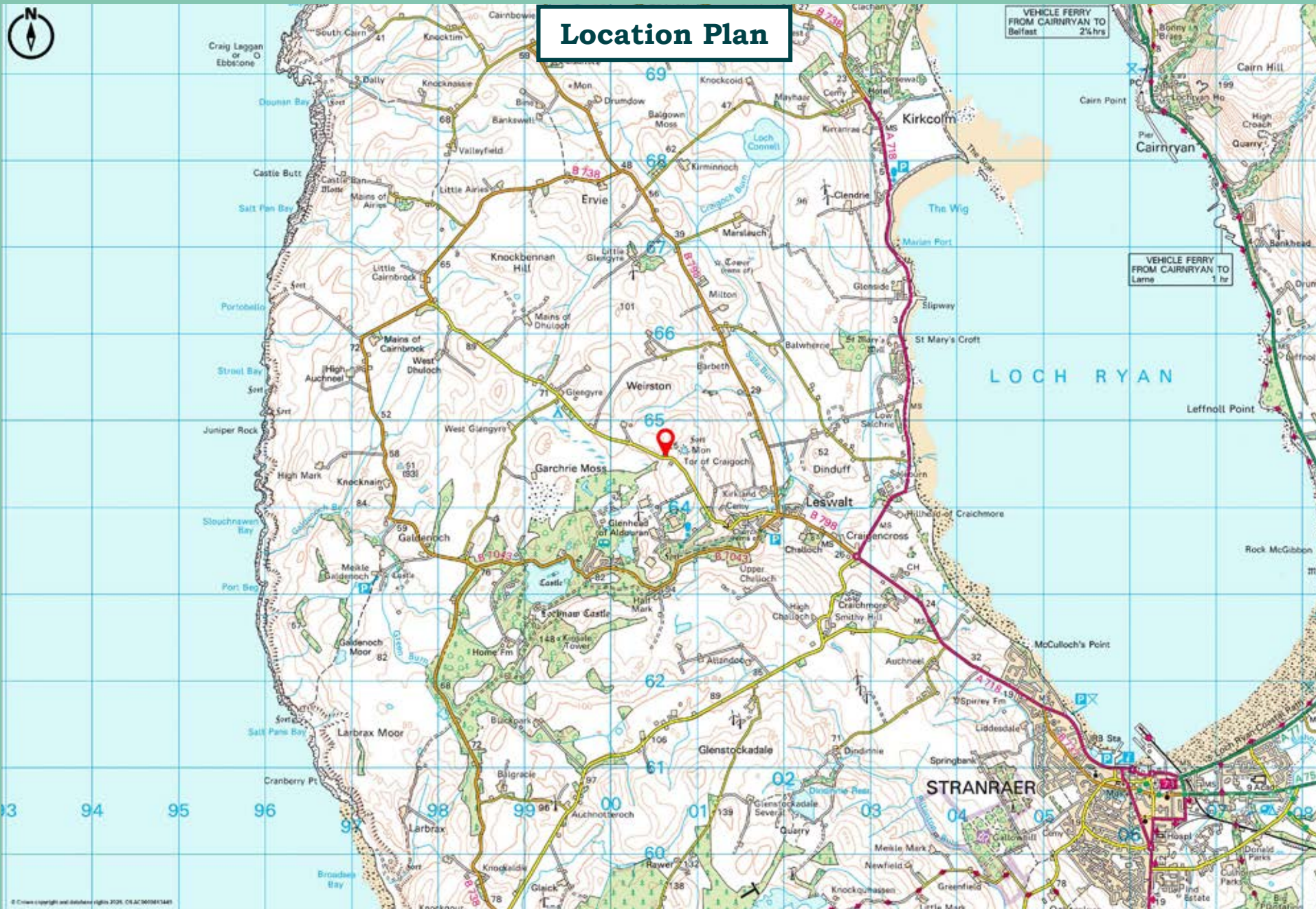


MONUMENT COTTAGE

Leswalt, Stranraer, DG9 0RH



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



MONUMENT COTTAGE

Leswalt, Stranraer, DG9 0RH

Stranraer 4 miles, Newton Stewart 29 miles, Dumfries 76 miles, Carlisle 117 miles, Belfast NI 88 miles (By Ferry at Cairnryan Port, Stranraer)

A CHARMING TRADITIONAL STONE BUILT COTTAGE WITH GRAZING PADDOCKS SITUATED A SHORT DISTANCE FROM THE BEAUTIFUL COASTLINE ON THE NORTH RHINS OF GALLOWAY

- A CHARMING STONE-BUILT WHITEWASHED COTTAGE (REQUIRES FULL REFURBISHMENT)
- GENEROUS GROUNDS WITH POTENTIAL FOR SMALLSCALE EQUESTRIAN, AGRICULTURAL OR HORTICULTURAL PURPOSES
- BEAUTIFUL RURAL LOCATION ENJOYING BREATHTAKING DARK SKIES & MAGNIFICENT SUNSETS
- NO IMMEDIATE NEIGHBOURS
- WITHIN A SHORT DRIVE TO LOCAL AMENITIES
- IN ALL ABOUT 1.213 ACRES

FOR SALE PRIVATELY

VENDORS SOLICITORS

Cassie Murdoch
Cullen Kilshaw Solicitors
38 High St
Langholm
DG13 0JH



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

Nestled in a beautiful rural setting on the North Rhins of Galloway peninsula, Monument Cottage offers a truly unique lifestyle opportunity in one of Scotland's most peaceful and unspoiled regions surrounded by open countryside with the John Agnew Monument as the backdrop and on a clear day Ailsa Crag can be seen from the garden grounds. This charming cottage enjoys far reaching open views with beautiful sunsets and spectacular dark skies.

Monument Cottage is of traditional whitewashed stone-built construction set under a slated roof and although **requires full refurbishment** offers a superb blank canvas to create a wonderful home. At present the accommodation comprises of a lounge, kitchen, snug and two bedrooms but could well have potential for extending the footprint. Any interested party wishing to pursue this will need to make their own enquiries with the regional council.

A feature of the property is the extensive grounds part of which are landscaped and other parts in the past have been utilised for grazing small ponies and housing chicken coops. Given the location of the property a bounty of native wildlife can be enjoyed on a daily basis and outdoor pursuits are available straight from the doorstep.

Leswalt offers the nearest essential services including postal services, financial services, and church services. The Leswalt Post Office provides a range of postal and banking services, while the local parish church hosts weekly services and special events. Additionally, there is a primary school.

For a wider range of services, the regional hub of Stranraer lies approximately 4 miles south. Here you will find supermarkets, a retail park, a modern medical centre, ice rink, sports centre, secondary schooling, and further leisure facilities. Stranraer is the gateway to the Rhins of Galloway and for more than a century was a busy ferry port for services between south-west Scotland and Northern Ireland which now run from Cairnryan, a short drive from Stranraer. The town has many shops and there are plenty of places to dine out too.

In more recent years the first Stranraer Oyster Festival burst onto Scotland's event scene with a bang in 2017 and has been held annually ever since. Developed and delivered by community organisation Stranraer Development Trust, the festival is credited with 'changing the story' of Stranraer, from one of economic decline, to one of tourism potential. Loch Ryan is home to Scotland's last remaining wild, native oyster fishery, and the festival celebrates the town's oysters in a three-day programme that attracts thousands of people. The festival programme includes cookery demonstrations by celebrity and local chefs, live music, extreme pond dipping, an artisan market, the Big Oyster Bash, children's entertainment,



a massive oyster bar and a spectacular firework display over Loch Ryan. The Festival also hosts the Scottish Oyster Shucking Championship – also known as the Shuck Off – where chefs and seafood professionals will battle it out to win a place and represent Scotland at the World Championships in Galway, Ireland, in late September.

Another fabulous annual event is SkiffieWorlds which is the World Championship of the St Ayles Class of coastal rowing boat. Held on the beautiful waters of Loch Ryan, this global championship sees crews from around the world to compete, connect, and celebrate the unique sport of St Ayles skiff coastal rowing, while enjoying the warm hospitality of Stranraer. SkiffieWorlds is an event that brings people together, highlighting the sense of community and connection that lies at the heart of coastal rowing. From the championship races to the family-friendly activities, everyone is invited to share in the fun.

Communications to the area are much improved with the A75 trunk road providing easy access from the south via the M6 & M74. Ferry services to Northern Ireland operate from Cairnryan while both Glasgow Prestwick Airport (78 miles approx.) and Glasgow International Airport (109 miles approx.) are within easy driving distance of the property.



DIRECTIONS

As indicated on the Location Plan, which forms part of these particulars.

What3Words: ///oppose.solving.storming

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Monument Cottage are sought in **excess of £170,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



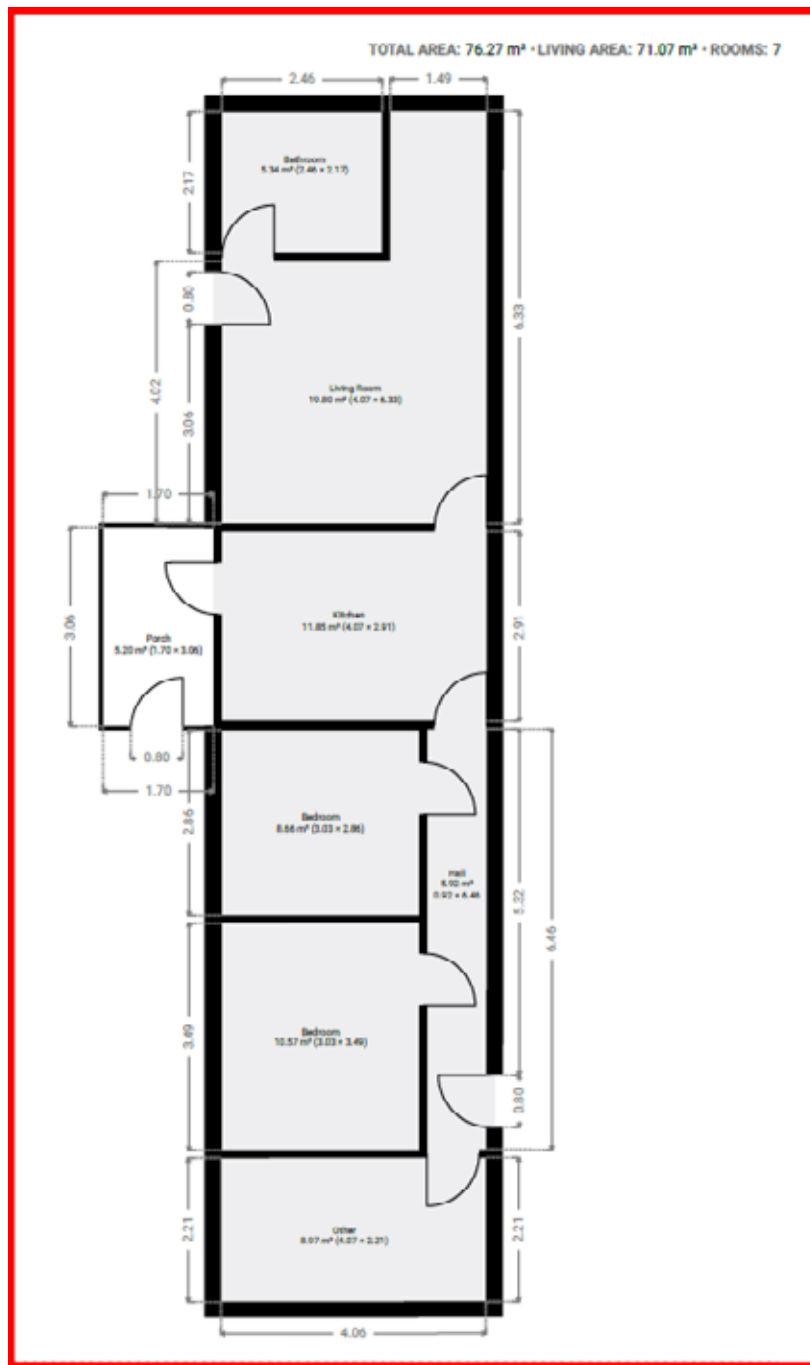
PROPERTY DESCRIPTION

As mentioned earlier this charming cottage does require full refurbishment, however, provides a perfect blank canvas to create a lovely home and has potential for extending the footprint. Currently the accommodation very briefly comprises:

- **Lounge**
 With double aspect windows and wood burning stove set into a granite fireplace. The stove either requires refurbished or replaced. There is a small hallway which gives access to the bathroom.
- **Bathroom**
 Contains a bath, WC & WHB, again requires replacing, there are double aspect windows.
- **Kitchen**
 The kitchen is not suitable at present for modern day family living, however, it does have plumbing in place and a sink in a base unit, a door gives access to a utility room and the backdoor.
- **Front Hallway**
 With a front door and two windows.
- **Bedroom 1**
 With a window to the rear.
- **Bedroom 2**
 With a window to the rear.
- **Snug**
 With double aspect windows and a small woodburning stove set in a stone-built fireplace.

OUTSIDE

A feature of the cottage are the extensive grounds which include two paddocks, a double stable with adjoining tack room and two smaller individual stables, all with small adjoining grass enclosures. There is a terraced area to the rear of a chicken coup that could have many uses, currently has some shrubs and a small tree but also serves as clothes drying area, this could be wonderful seating area or a raised beds for produce. The main paddock served 2 ponies, and the smaller one was used for the grazing of one pony. There is an area linking the two paddocks, currently overgrown but in the past was used for raised beds.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax
Mains	Septic Tank	Mains	Oil	C

It should be noted that a new and upgraded oil central heating system was fitted in around 2018/19.

HOME REPORT

There is **no home report** for the property as it is deemed uninhabitable therefore exempt.

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, **Cullen Kilshaw Solicitors**, for a definitive list of burdens subject to which the property is sold.

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, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. 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. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified.

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 August 2025



Sale Plan

Monument Cottage

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FOR IDENTIFICATION ONLY

IN ALL ABOUT : 4908.86 m² (1.213 acres)

Reservoir