



## SAWMILL COTTAGE

Portpatrick, Stranraer, DG9 8TJ



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

**Location Plan**

This map shows the Portpatrick area in Scotland. Key locations include Portpatrick, Portlargo, Portpatrick, and Portpatrick. The map features a red dot indicating the location of the Portpatrick Lighthouse. The map also shows the coastline, inland roads, and various landmarks. A scale bar at the bottom indicates distances in miles and kilometers. A north arrow is located in the top left corner.

# SAWMILL COTTAGE

**Portpatrick, Stranraer, DG9 8TJ**

Portpatrick 1 mile, Stranraer 7 miles, Newton Stewart 29 miles, Ayr 57 miles, Castle Douglas 58 miles

## A CHARMING TWO-BEDROOM COTTAGE WITH ATTACHED ONE-BEDROOM ANNEX, BEAUTIFULLY POSITIONED IN THE PICTURESQUE HARBOUR VILLAGE OF PORTPATRICK

- WELL-PRESENTED AND SPACIOUS TWO-BEDROOM COUNTRY COTTAGE
- ATTACHED ONE BEDROOM ANNEX
- GENEROUS GROUNDS WITH MATURE GARDENS
- PRIVATE DRIVEWAY WITH HIGH DEGREE OF PRIVACY
- HUGE POTENTIAL FOR A VARIETY OF LIFESTYLE USES
- COUNTRYSIDE PURSUITS AVAILABLE STRAIGHT FROM THE DOORSTEP

### VENDORS SOLICITORS

Kenneth Paterson  
Rankin & Aitken  
4/6 South Strand Street  
Stranraer  
DG9 7JW  
Tel: 01776 702336



### SOLE SELLING AGENTS

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

Sawmill Cottage presents an exceptional lifestyle opportunity in one of Scotland's most peaceful and unspoiled regions. Occupying a spectacular private setting within the Dunskey Estate in the stunning coastal village of Portpatrick.

Nestled within its own private plot, the cottage is approached via a private driveway leading to the house. The well-maintained, mature garden grounds wrap around the property, featuring a variety of established trees, flower beds, vegetable patches and areas of lawn, creating a wonderfully secluded setting.

The cottage offers spacious and cosy accommodation comprising a sun porch, bathroom, lounge, kitchen, sitting room, conservatory and two bedrooms, one of which benefits from an en-suite.

Attached to the cottage is a self-contained annex, comprising a bedroom, lounge, shower room and kitchen. The annex was previously operated as a successful Airbnb and offers excellent potential for additional accommodation, guest use or holiday letting.

Sawmill Cottage is located next to Dunskey Estate which is a spectacular 2,000 acre coastal estate, centred around an impressive Edwardian castle and surrounded by beautiful gardens, woodland, beaches and breathtaking countryside. The property is situated just under one mile from the harbour village of Portpatrick, one of Scotland's most attractive coastal destinations. Charming, picturesque and full of character, Portpatrick offers something for everyone, with a selection of welcoming restaurants and bars, stunning sunsets, angling, boat charters, local shops, cliff-top walks and two golf courses. There is also a primary school in Portpatrick. The Southern Upland Way begins and ends in Portpatrick, making the village an excellent base for exploring the surrounding countryside and coastline. Portpatrick has a vibrant and active community, with events taking place throughout the year.

For a wider range of services and amenities, the regional hub of Stranraer lies approximately 7 miles from the property. Here, you will find supermarkets, a retail park, modern medical facilities, an ice rink, sports centre, secondary schooling and a further range of leisure facilities.

Communications to the area are much improved with the A75 link providing access from the South via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan which is 13 miles away, and there are international airports in Glasgow (93 miles) and Edinburgh (131 miles). Main train links are available from Stranraer (6 miles), travelling north to Ayrshire and Glasgow, and Dumfries (71 miles), offering an services north and south.



## DIRECTIONS

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

## METHOD OF SALE

The property is offered for sale by private treaty.

## GUIDE PRICE

Offers for Sawmill Cottage are sought **in excess of: £375,000**

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

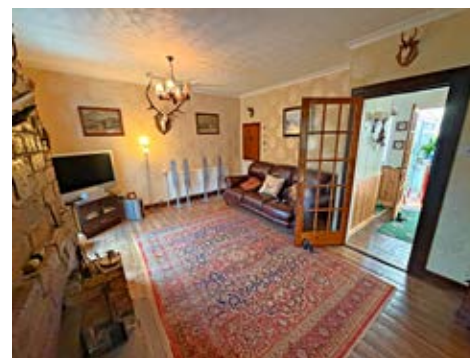
**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE

Sawmill Cottage is a traditional stone cottage with white-rendered elevations beneath a slate roof, arranged over a single level and offering two bedrooms, together with an attached one-bedroom annex. The accommodation briefly comprises:

- **Entrance Porch**  
A bright rear sunroom porch, providing useful space for coats, boots and outdoor clothing.
- **Bathroom**  
Fitted with a bath, separate shower, WC and wash hand basin, together with a window to the rear.
- **Lounge**  
A cosy country-style lounge featuring a brick fireplace with multifuel burner, double doors opening into the kitchen, a door leading to the conservatory and a built-in drinks cupboard.
- **Kitchen**  
Fitted with a range of wall and base units, double oven, integrated dishwasher and fridge freezer, induction hob with extractor fan and sink. The kitchen is also plumbed for white goods and has a window to the side.



- **Sitting Room**  
A light-filled room with triple-aspect windows and double doors opening into the conservatory.
- **Conservatory**  
A bright sunroom with a door leading outside, currently used as the dining room.
- **Central Hallway**  
Featuring large, full-length built-in cupboards providing excellent storage.



- **Bedroom 1**

With built in cupboards and a window to the front.

- **Bedroom 2 & En-Suite**

With a window to the side and a door providing access to the annex. The en-suite shower room comprises a shower, WC and wash hand basin, together with a window to the side.

### ANNEX

Accessed from the main cottage, the attached annex provides self-contained additional accommodation comprising:

- **Lounge**

With a multifuel burner and window to the side.

- **Bedroom 1**

With a window to the side.

- **Central Hallway**

With a built-in storage cupboard.



- **Kitchen**

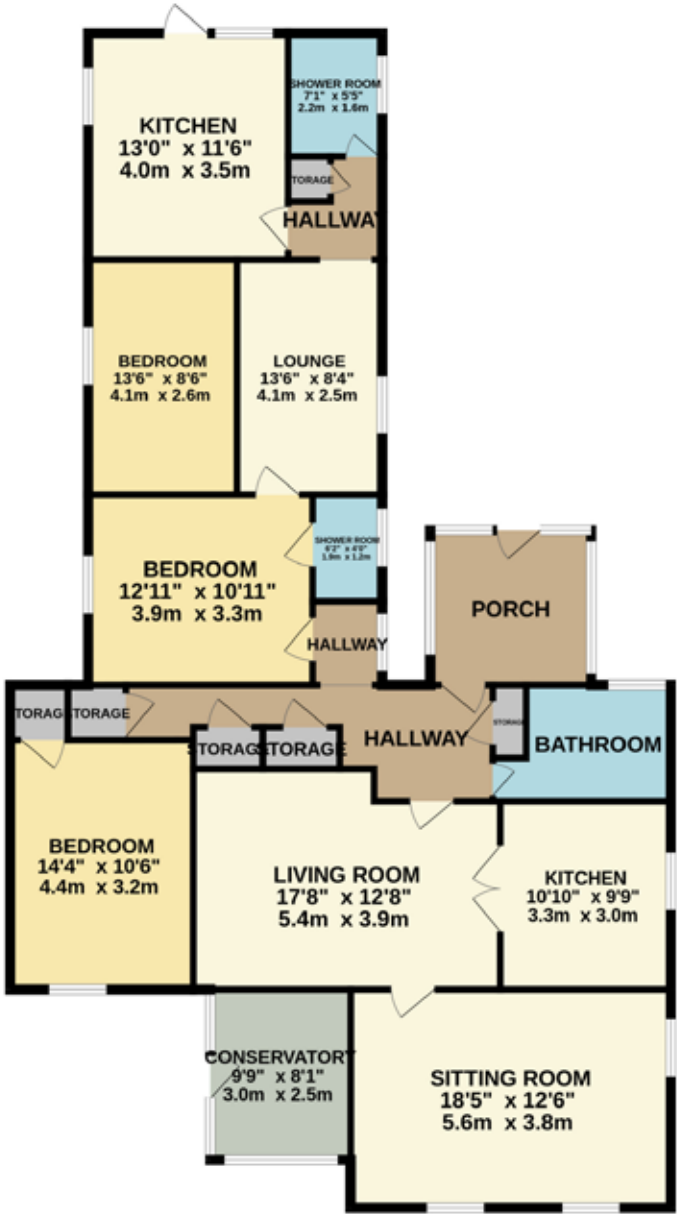
Fitted with a range of floor units, sink, electric cooker, extractor fan and hob. There is plumbing for white goods, a door leading outside and a window to the side.

- **Shower Room**

Fitted with a shower, WC and wash hand basin, together with a window to the side.



GROUND FLOOR



SERVICES

| Water | Drainage | Electricity | Heating              | Council Tax | EPC    |
|-------|----------|-------------|----------------------|-------------|--------|
| Mains | Private  | Mains       | Air source heat pump | E           | D (66) |

**\*The property benefits from 10 roof-mounted solar panels which were installed in 2023 and are on a RHI tariff. \***

OUTSIDE

Sawmill Cottage is set within generous grounds, approached via a driveway with lawn areas and wildflowers on either side leading to the house. Surrounded by mature trees and stunning countryside, the property enjoys a good degree of privacy and has parking for several vehicles. A timber workshop and former meat chiller room are located beside the house.



The gardens are a real feature of the property and have been carefully maintained and developed over many years. Areas of lawn are interspersed with a sandpit, mature shrubs, established flower beds and productive growing areas, with woodland creating an attractive backdrop.





The current owner grows a wide variety of fruit and vegetables, and the garden is well equipped with a greenhouse, growing frames and a garden shed. There is also an ornamental pond surrounded by established planting, adding further interest and providing a haven for wildlife. The grounds provide plenty of space to enjoy the outdoors and are ideal for keen gardeners.

#### **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, **Kenneth Paterson at Rankin & Aitken**, for a definitive list of burdens subject to which the property is sold.

#### **APPORTIONMENT**

The Council Tax and any other outgoing 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.

#### **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 September 2026***

