

Morroch Bay and Beach Cottages

Portpatrick | Stranraer | Dumfries and Galloway | DG9 9AD

An aerial photograph of a coastal landscape. The sea is a deep blue, meeting a rocky shore with a small grey beach. A dirt road winds through a green field towards a cluster of white cottages. The background shows a rugged cliffside with yellow gorse and a clear blue sky.

Galbraith



A stunning private bay, commanding uninterrupted sea views
which includes two coastal cottages and 27 acres.



Port William 2.9 miles | Portpatrick 2.5 miles | Stranraer 7.6 miles | Glasgow 92 miles | Edinburgh 138 miles

(All distances are approximate)

About 27 acres (10.92Ha)

4 Bedroom Cottage with additional LogPod

1 Bedroom Cottage

Boat Shed

Private beachfront location

27 acres in all

Offers Over £495,000

Galbraith

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galbraithgroup.com

Situation

Morroch Bay lies on the western side of The Rhins of Galloway peninsula, south of the popular coastal village, Portpatrick.

Portpatrick offers a range of local amenities, including shops, a primary school, church, putting green, and several beachfront hotels and restaurants. During the summer months, visitors and residents alike can be found dining al fresco while admiring the stunning coastal scenery. The village is also home to the Portpatrick RNLI Lifeboat, which can often be seen launching from the harbour for both rescues and training exercises.

The area is renowned for its excellent walking opportunities. Scenic routes include paths to Sandeel Bay and Lairds Bay, as well as a short walk to Dunskey Castle, a dramatic 16th-century ruin set against a backdrop of cliffs. For more adventurous walkers, Portpatrick marks the western start (or end) of the famous Southern Upland Way.

Stranraer, located less than eight miles from Morroch Bay, is the nearest major town and provides a wider selection of amenities, including both primary and secondary schools, the Galloway Community Hospital, supermarkets, shops, restaurants, hotels, offices, and a railway station. Just over six miles further is the port of Cairnryan, where two ferry operators offer passenger and freight services to Northern Ireland.

The region is also popular with golfers, with several courses nearby, including Dunskey Golf Club, on the edge of the village as well as Stranraer Golf Club, Wigtownshire County Golf Club, and the world-renowned Turnberry Golf Course, approximately 43 miles away.

Curling and horse riding are also well established in the area, with facilities such as the Stranraer & District Riding Club and the curling rink at North West Castle.

Description

Set along a secluded stretch of coastline, this exceptional private bay offers approximately 27 acres of dramatic cliffside and unspoiled natural beauty. Commanding uninterrupted sea views, the land forms a rare and self-contained coastal retreat where privacy and landscape combine seamlessly. Morroch Bay is a Site of Special Scientific Interest (SSSI), the site encompasses an important sequence of rocks known as the 'Glenkiln Shales' and 'Hartfell Shales', which are of great importance in understanding the formation and origins of the Southern Uplands.

The cliffs define the landscape - rugged yet picturesque and rising above the bay which provides the two cottages, boating shed, Shepherds Hut (Log Pod) & storage sheds. The gently curving bay provides shelter, an ever-changing seascape and stunning sunsets.

Across the site there are stunning panoramic outlooks, offering limitless opportunity for those seeking a sense of space, exclusivity and connection to the elements.

The two characterful cottages, currently run as very successful holiday lets, are thoughtfully positioned to maximising views whilst also within touching distance of the shoreline where the sound of the sea is ever present.



Morroch Cottage

A charming four-bedroom country cottage, presented in a style perfectly suited to modern coastal living. Morroch Cottage combines traditional character with contemporary comfort, enjoying an enviable setting with beautiful views and refreshing sea air.

Extensive wraparound decking encourages outdoor living and entertaining, while the covered veranda above the main entrance provides a welcoming and practical sheltered space in all seasons.

The kitchen is warm and inviting, thoughtfully designed with picture windows that frame the surrounding outlook. Integrated appliances include an electric oven and hob, while a separate utility room offers additional storage, space and plumbing for laundry appliances, with direct access to the rear of the property.

Accommodation is flexible and well-proportioned, comprising four attractive bedrooms. Three are accessed from the principal hallway and are bright, comfortable rooms finished in tasteful coastal tones. The fourth bedroom is positioned off an inner hall between the entrance and living room, ideal for guests, a home office or additional family accommodation.

The generous living room provides an excellent space for both relaxation and entertaining, complete with a formal dining area and a charming open fire creating a warm focal point.

Further accommodation includes a stylish family bathroom, a separate shower wet room, and a convenient WC cloakroom accessed from the utility room.

Morroch Cottage has a cedar shingle roof and is double glazed throughout. This property benefits from electric central heating in addition to the open fire, Morroch Cottage is a comfortable and efficient home year-round, equally suited to cosy winter evenings and long summer days enjoying the surrounding outdoor space.

Adjacent sits a Shepherds Hut/log pod providing additional bedroom space or a peaceful retreat, with power.

Southern Croft

Just half a mile along the shoreline sits the second property, a charming one-bedroom cottage that has been thoughtfully and comprehensively modernised throughout. Enjoying an exceptional south-west facing waterfront position, the property commands stunning sea views and offers an idyllic coastal retreat.

A generous area of decking extends to the front of the cottage, creating a wonderful space for outdoor dining and relaxation. Fixed seating enhances the setting, while steps lead directly down to the shingle beach below, allowing immediate access to the shore and making the most of the enviable seaside location.

The kitchen is well-appointed and welcoming, featuring a breakfast bar together with a separate dining area. A Dowling wood-burning stove provides both warmth and character, creating an attractive focal point within the heart of the home.

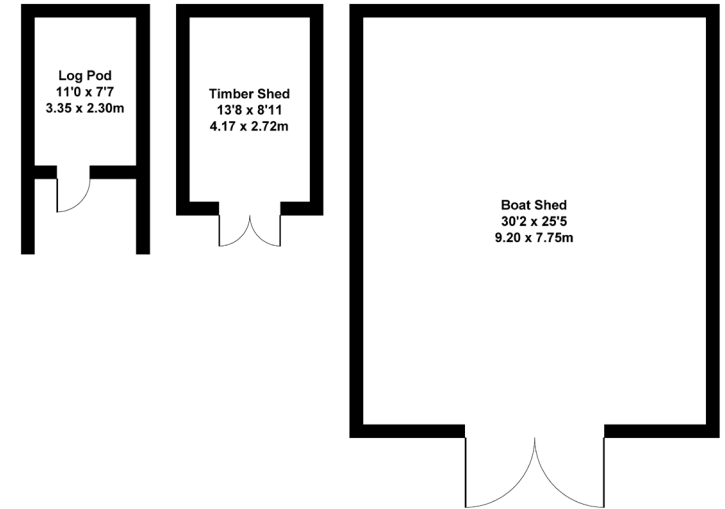
A utility room offers useful ancillary space and access to the rear of the property, where the dramatic cliffs rise beyond.



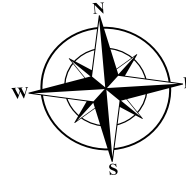


Morroch Bay Beach Cottages, Portpatrick Stranraer, DG9 9AD

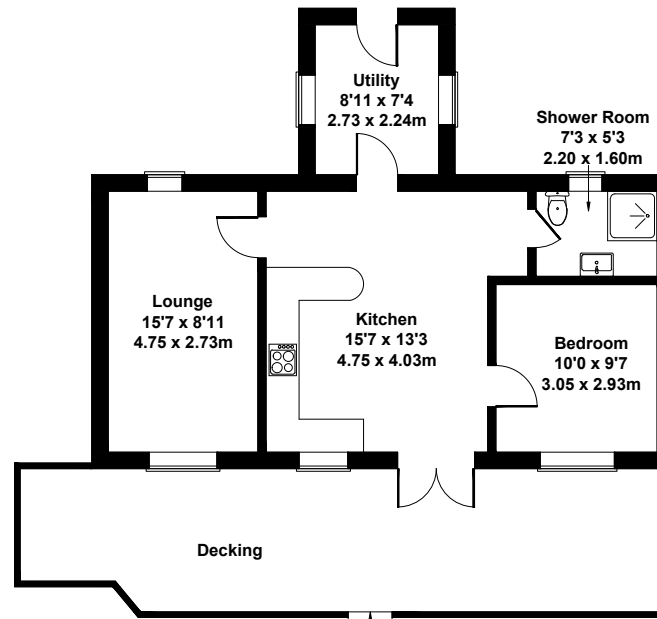
Approximate Gross Internal Area
2562 sq ft - 238 sq m



OUTBUILDING OUTBUILDING OUTBUILDING



MORROCH COTTAGE



SOUTHERN CROFT



The sitting room is a comfortable and inviting space, enjoying delightful sea views and centred around an electric stove, ideal for year-round enjoyment.

Water for both properties is supplied via a private borehole, providing fresh filtered spring water, with associated equipment discreetly housed within a small timber shed.

The bay is rich with wildlife with a number of roe deer, and at least one seal, known to regular holiday makers, who watches the beachfront activity with interest, from the safety of the water. Gannets can be seen diving for fish daily, and a range of other seabirds visit the shoreline including oyster catchers, cormorants and ringed plovers, to name but a few. Shelducks and mallards make themselves at home, both on the bay and dabbling for shellfish and small fish along the shoreline. Raptors make the most of the orographic lift, soaring effortlessly as they scan the area for prey at ground level, some nesting in the cliffs within rocky crevasses, with extra cover provided by the wild bracken and gorse habitat. The natural environment has been carefully preserved, making it of particular appeal to buyers seeking a tranquil retreat, conservation interest or a unique lifestyle opportunity.

Morroch Bay Beach Cottages presents a versatile opportunity, whether as a holiday let, countryside retreat or family home, ideal for multi-generational living, using both cottages. The properties are offered as seen, with fixtures, fittings, furniture, and contents included in the sale. In addition, the business and contacts are available by separate negotiation should the Morroch Bay and Beach Cottages continue as a successful holiday let. No bookings have been accepted beyond July 31st 2026. The person who currently takes care of the maintenance and holiday let changeovers has offered to stay and assist, until the new owner has established.



Southern Croft



Accessible yet distinctly private, this coastal holding presents a rare opportunity to acquire a substantial piece of unspoiled shoreline. Whether as a peaceful multi-generational escape, long term investment in a highly sought after coastal setting the property offers both immediate charm and appeal twinned with significant potential.

Accommodation

Morroch Cottage: Kitchen/Dining. Bathroom. Bedroom. Utility Room with W.C. Living Room. Front Entrance. Bedroom. Wet Room. Single Bedroom. Bedroom.

Shepherds Hut provides additional bedroom externally.

Southern Croft: Kitchen/ Dining Room. Shower Room. Bedroom. Living Room. Utility Space.

Boat Shed/General Purpose Shed (9.2m x 7.75m)

Of steel frame construction with wooden beams and corrugated tin pitched roof and sides. Concrete flooring. Double doors open to the bay, ideal for launching boats and other sailing equipment.

Land

Extending to about 27 acres in all the majority of the acreage consists of striking cliffside terrain, providing a true sense of seclusion. At sea level, a portion of the land provides more useable ground, suitable for a variety of potential uses. The combination of ground provides an attractive opportunity to buyers.



Tenure

Freehold

Local Authority

Dumfries & Galloway

Council Tax

Business Rates / Run as
Holiday Let

EPC

Morroch Cottage -
F33
Southern Croft - E43

Services

Mains electricity | Private drainage to septic tank | FTTC (Fibre To The Cabinet) is available | Mobile Signal Yes

Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

Viewings/Access

VIEWINGS STRICTLY BY APPOINTMENT.

Directly accessible only by 4-wheel drive down the cliff track, or on foot, instructions will be provided upon confirmation of viewing.

Access to the site must be accompanied. A right of access exists over the adjacent field via a field track.

Someone will meet you and take you down to the bay. **DO NOT DRIVE ON THIS TRACK**, the track is steep with raised concrete tracks. The deliberately rugged track preserves the tranquility of this special location, it is driveable with due care and attention and the correct vehicle. '



barn.expensive.gossip



Postcode: DG9 9AD

Solicitors

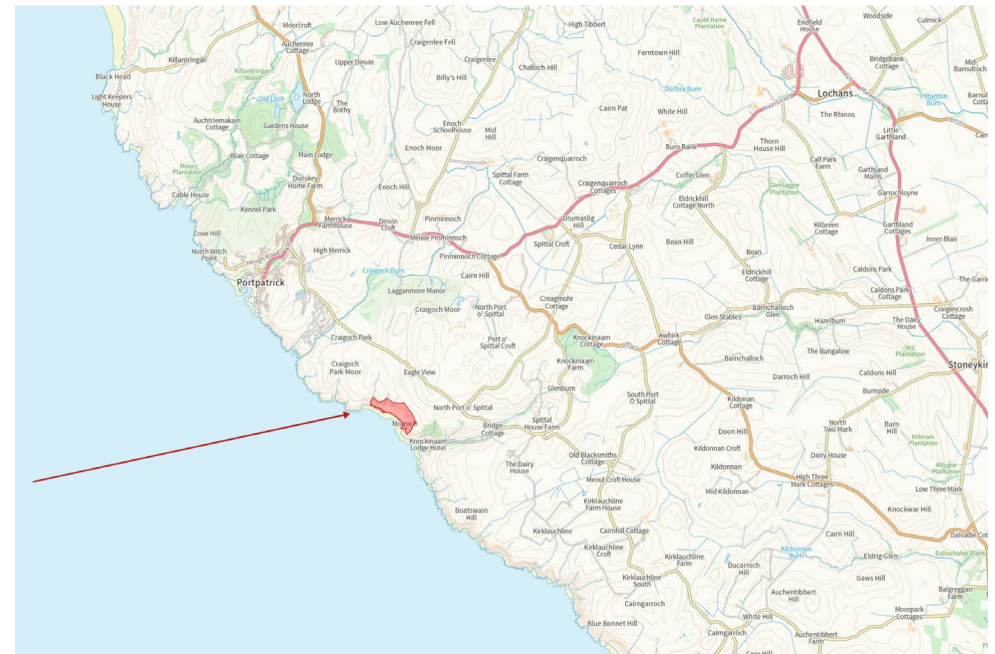
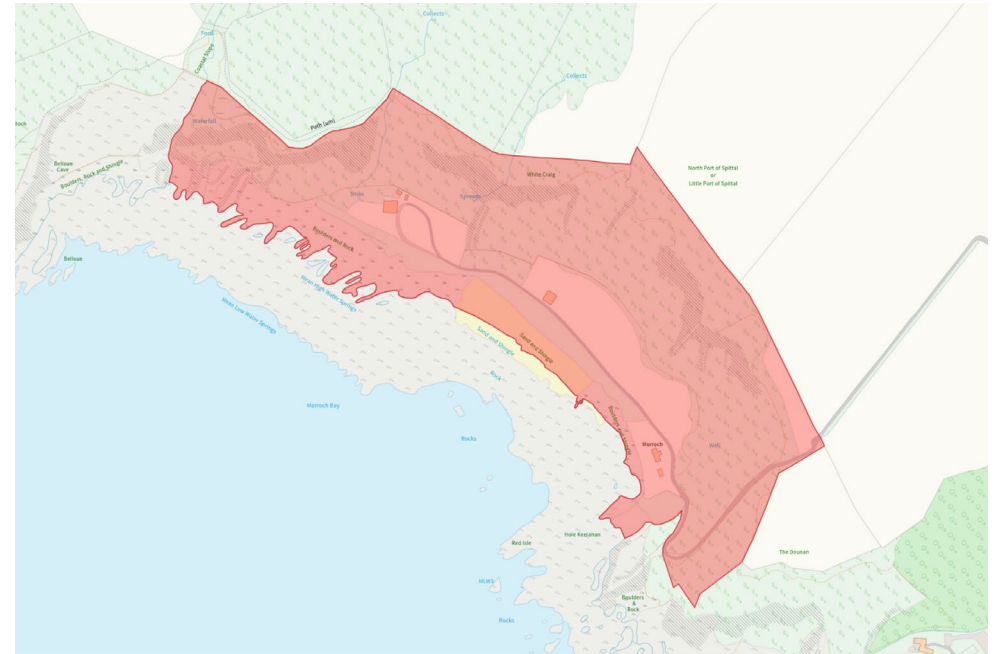
Gillespie Gifford & Brown
Castle Douglas.

Fixtures and Fittings

All fixtures, fittings and contents are included in the sale unless otherwise stated.

Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.



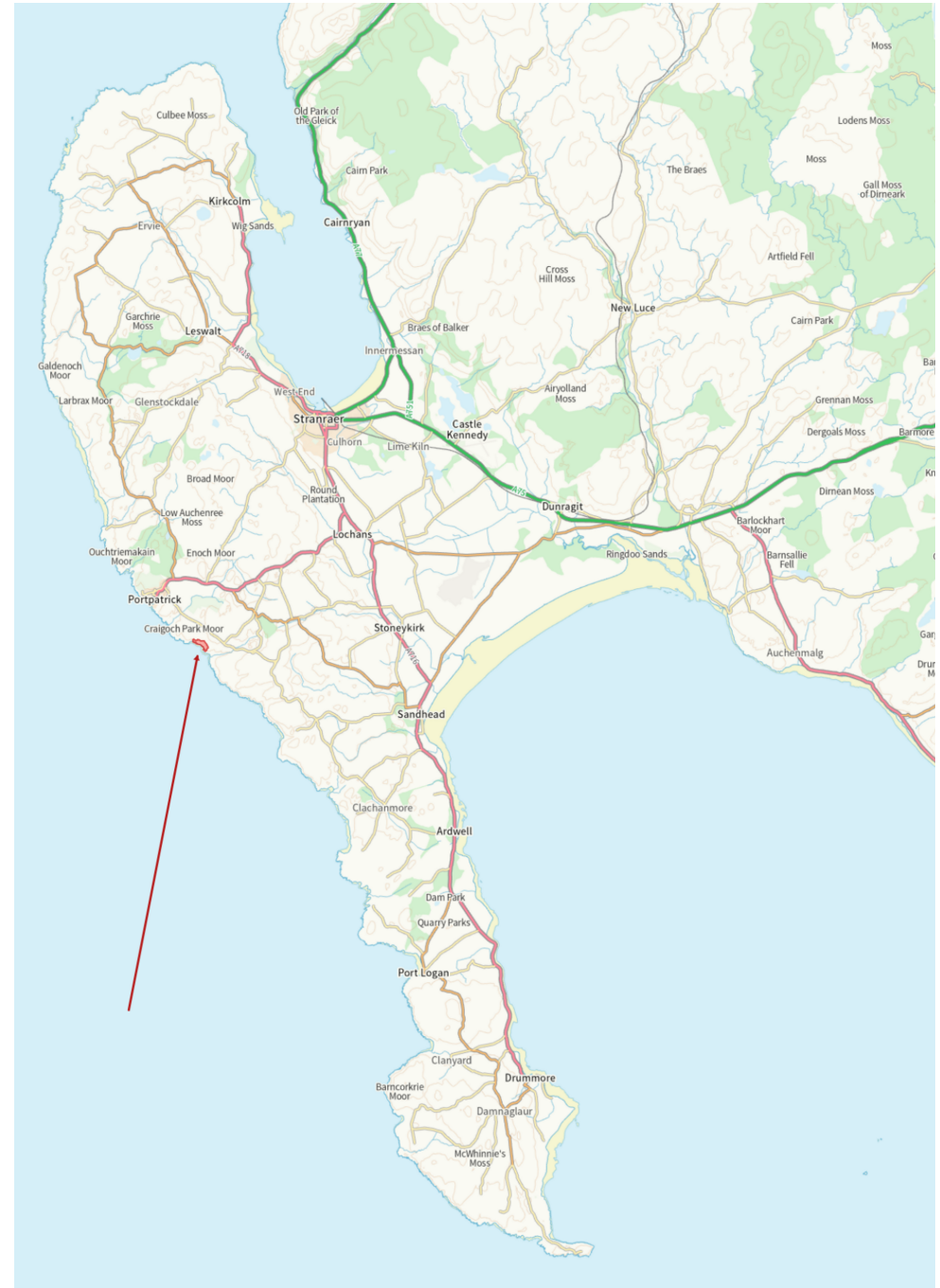
Anti Money Laundering (AML) Regulations

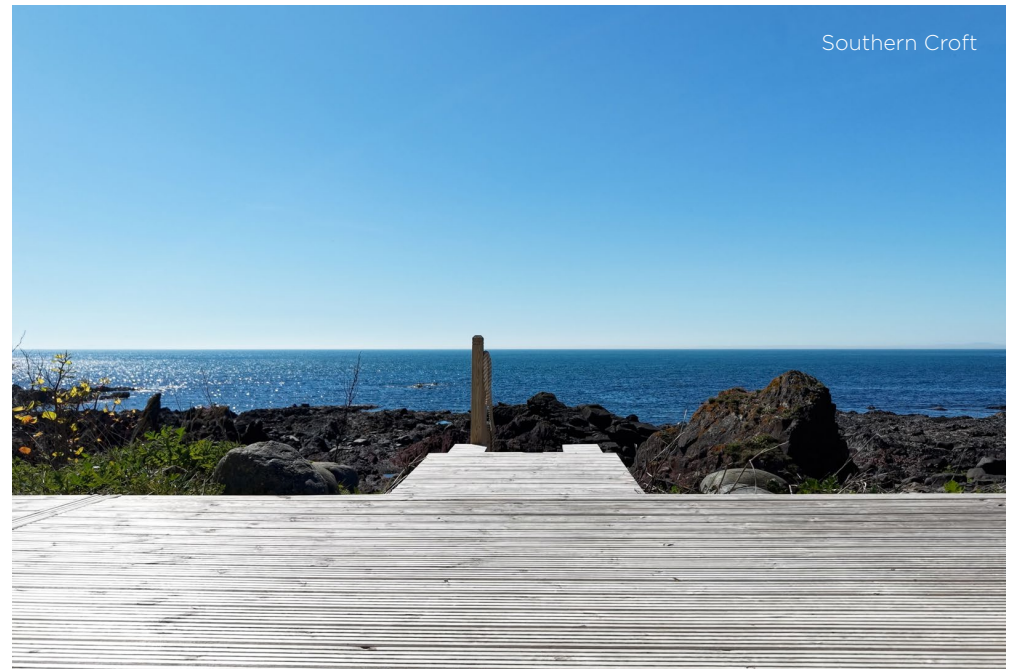
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

Important Notes:

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2026.







Galbraith