



Galbraith

**GABSNOUT**  
GLENLUCE, NEWTON STEWART



GABSNOIT

## GABSNOUT GLENLUCE, NEWTON STEWART

**A striking 3 bedroom detached split level property, adjacent to a glen, with woodland, outbuildings, kennels and grazing paddocks.**

Glenluce 2.8 miles ■ Stranraer 13.7 miles ■ Newton Stewart 18.3 miles  
Ayr 48.3 miles

**Acreage 8.53 acres**

**Guide Price £460,000**

- 2 reception rooms. 3 bedrooms
- Conservatory opening to elevated patio
- Solar Panels
- Garage & Outbuilding
- Kennels with fenced runs
- Wooded Glen & Gabsnout Burn
- Garden

### Galbraith

Castle Douglas  
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castledouglas@galbraithgroup.com

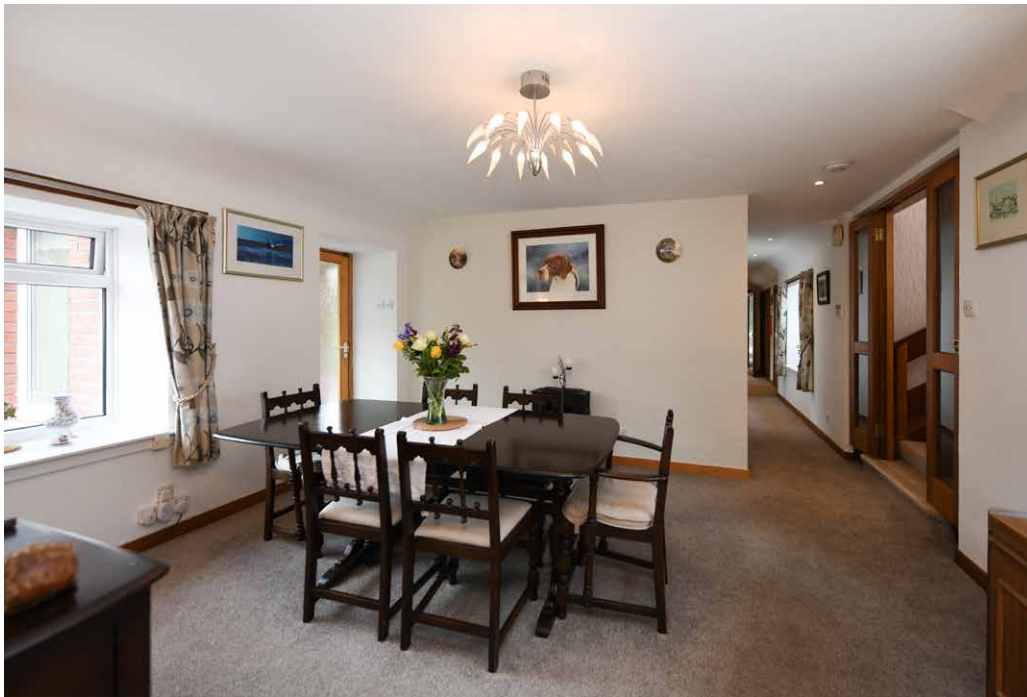




## SITUATION

Gabsnout is situated between the villages of Glenluce and New Luce, in rural Wigtownshire. Glenluce has a primary school, church, doctor's surgery, shop, public house and bowling club, and a wider range of shops and amenities can be found in Stranraer, approximately thirteen miles from Gabsnout.

Stranraer benefits from a secondary school, primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, and the Ryan Leisure Centre and Theatre. Both curling and horse riding are very popular in the area, nearby Stranraer & District Riding Club offers training and holds regular events, and curling is available at the North West Castle Hotel. There are also numerous golf courses nearby including Wigtownshire County Golf Club, approximately 5 miles from Gabsnout, Stranraer Golf Club at Creachmore, Dunskey at Portpatrick and it is only 36 miles to the famous Turnberry Golf Club. Stranraer has a marina located at the southern end of Loch Ryan, and hosts an annual Oyster Festival to promote the wonderful Loch Ryan oysters and other local food and drink. The Loch also hosts major sporting events including the Skiffie Worlds, which will again take place in Loch Ryan in 2025. Communications in the area are good, there is a regular bus service and trains to Ayr and Glasgow are available from the station in Stranraer. The Port of Cairnryan is just over 6 miles from Stranraer and two ferry operators run passenger and freight services to Northern Ireland both Larne & Belfast.



## DESCRIPTION

Gabsnout is an attractive three bedroom residential property set on two levels in a quiet rural area, forming an 8.53 acre smallholding. This stunning setting includes a wooded glen with Gabsnout Burn flowing through to join the Water of Luce.

The entrance vestibule opens to a double aspect dining room, open plan to the hall and kitchen. The striking kitchen has light coloured wall and floor units complemented by black granite worktops. Cooking facilities include a Bosch oven and grill and Teka electric hob and other integrated items include a Bloomberg dishwasher, Zanussi washing machine and Teka fridge. Two fitted cupboards provide additional storage space, and a small boot room adjacent opening to the side of the property, offers storage space for outside clothing and footwear. A sliding door opens from the kitchen to the double aspect dining room. The hall opens to all ground floor accommodation including a bedroom 3/study, bedroom 2 and a conservatory. Bedroom 3 is currently utilised as a study, a dual purpose room depending on the needs and requirements of the new owner. The shower room adjacent has an airing cupboard housing the hot water tank. The conservatory was added at a later date providing a second reception room suitable for use all year round. Double doors open from the conservatory to an elevated patio area, ideal for enjoying the warmer months, and an LPG gas fire with living flame adds warmth to the room when required. The ground floor level has underfloor heating.

A solid mahogany staircase leads to the upper level with a well-lit spacious sitting room with a picture window and sliding doors opening to the garden behind. This double aspect room has a gas fire with living flame and recessed alcove. Bedroom 1 also has a picture window, overlooking the garden and fitted wardrobes. The family bathroom adjacent has a bath and separate shower unit. The small 'box' room accessed from the landing is where the Husqvarna Ventilated Heating System is located. Air duct heating is a ducted warm air system operating on the stored heat principle, a low maintenance system in which warm air enters the property through air vents in the floors and walls on the second levels and temperature is regulated by a thermostat.

Twenty solar panels have been installed on the roof and a quarterly income is received from FiTS payments. The payments are indexed linked on a 25 year contract and payments will continue to be received until February 22nd 2037.

Gabsnout is a very desirable smallholding offering a change of lifestyle, an escape to the country with the opportunity to run a small business, work from home or retire to. The land is suitable for livestock or equestrian use and the three paddocks are currently grazed by a local farmer, who has a private agreement with the current owner.

### ACCOMMODATION

Ground Floor Level: Entrance Vestibule, Dining Room, Kitchen, Boot Room, Study/Bedroom 3, Shower Room, Bedroom 2, Conservatory

Second Level: Sitting Room, Bedroom 1, Bathroom.

### OUTBUILDINGS

#### Garage (7.6m x 2.75m)

With pitched slate roof, concrete floor, electric roller door, pedestrian entrance and two windows.

#### Shed/Outbuilding (3.94m x 3.48m)

With pitched slate roof and concrete floor, currently divided in to two sections.

### GARDEN (AND GROUNDS)

As you drive over the road bridge and turn right in to Gabsnout there is a parking area to your left and double gates open into the front of the property with further parking space and a garage. The entrance continues to the access to the three paddocks behind the property. A concrete path beside a rockery leads down to the greenhouse and walled garden. This is a sheltered private area with hardy mature shrubs including fuchsia and hydrangea, adjacent to the wooded glen, with the sound of the babbling



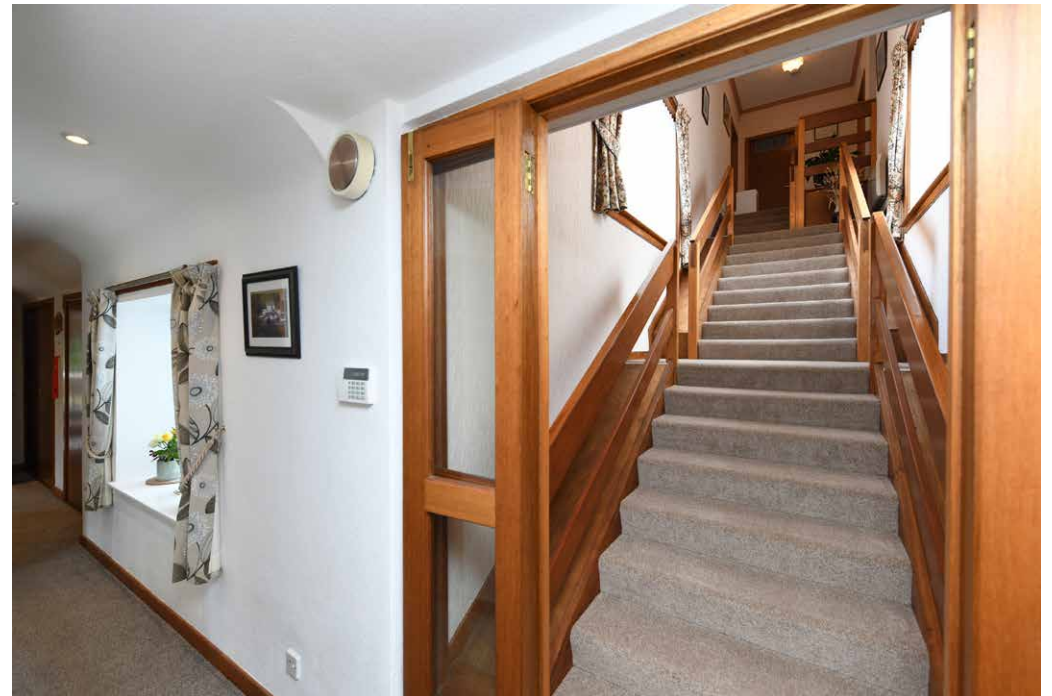
Conservatory



Conservatory

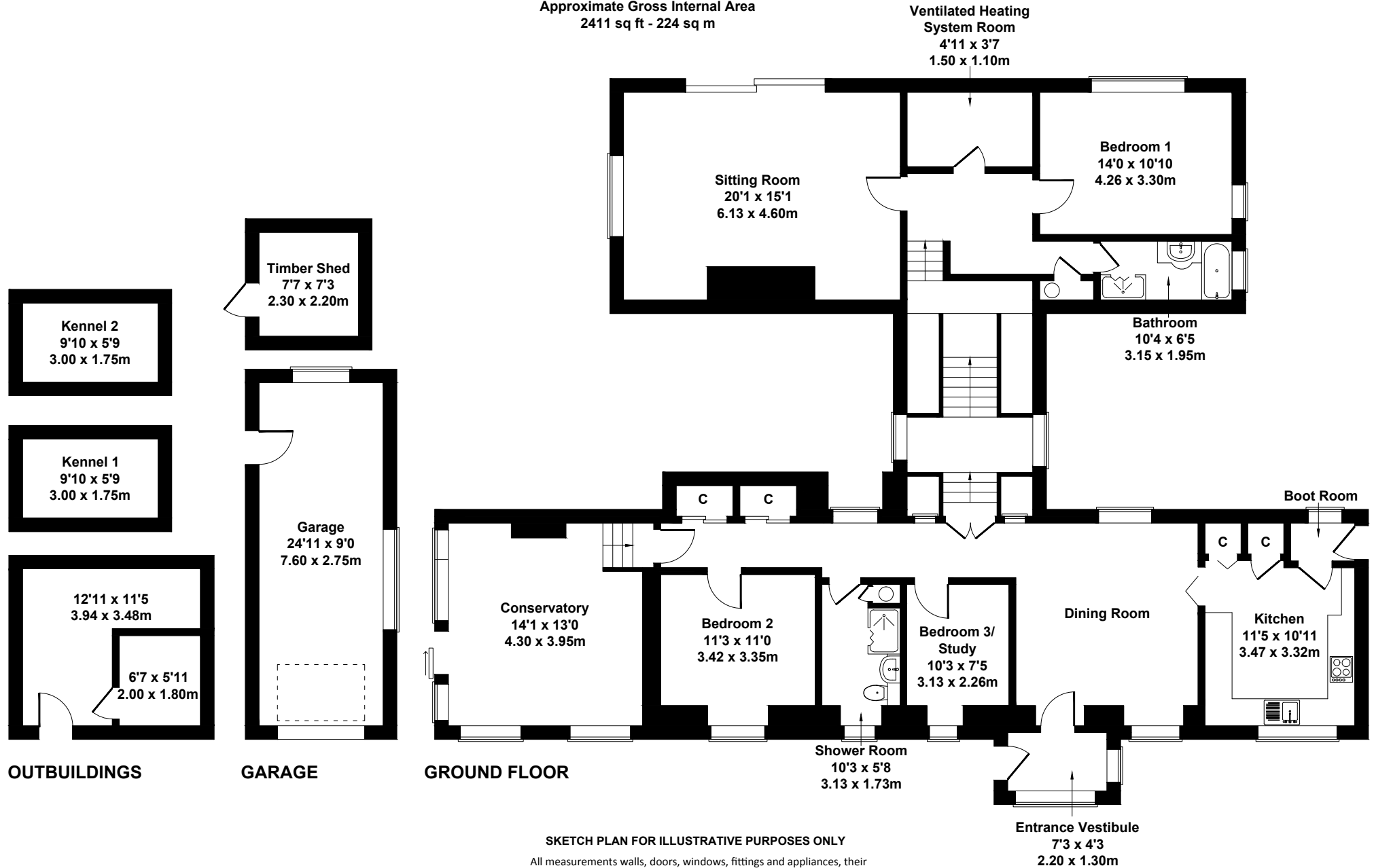


Bedroom 3/Study



# Gabsnout, Glenluce, Newton Stewart

Approximate Gross Internal Area  
2411 sq ft - 224 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

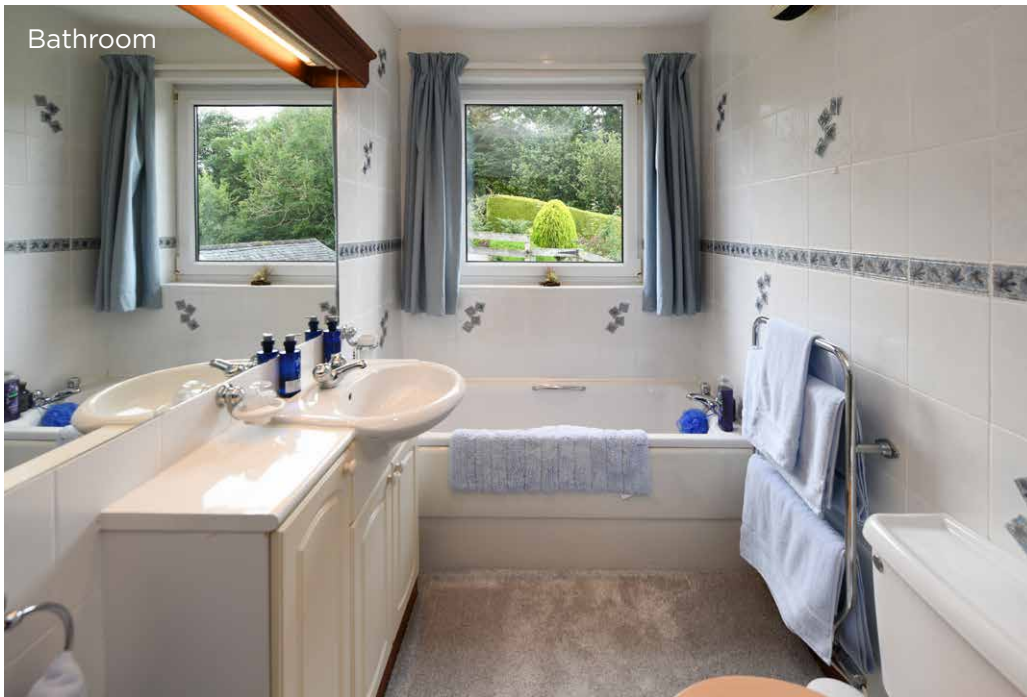
Sitting Room



Sitting Room



Bathroom



Bathroom





burn as it flows to meet the Water of Luce. Steps lead up to an elevated garden with areas of planting, two kennels and four dog runs. The layout is flexible and can be arranged to form fewer bigger runs when the internal gates are open, or completely removed. A small timber shed (2.3m x 2.2m) provides storage for straw and there is a separate garden shed for storing tools and equipment.

#### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	Underfloor and Air	Band E	G08	BT	YES

#### HOLDING NUMBER

98/865/0141

#### SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

#### FLOOD RISK

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

#### DIRECTIONS

On entering Glenluce from the A75, take the first left, signposted to Glenluce Abbey and New Luce, follow the road for approximately 2.4 miles and Gabsnout is situated on your right hand side.

#### POST CODE

DG8 OLS

#### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: blues.studio.months

#### SOLICITORS

McAndrew & Richardson  
Stranraer

#### LOCAL AUTHORITY

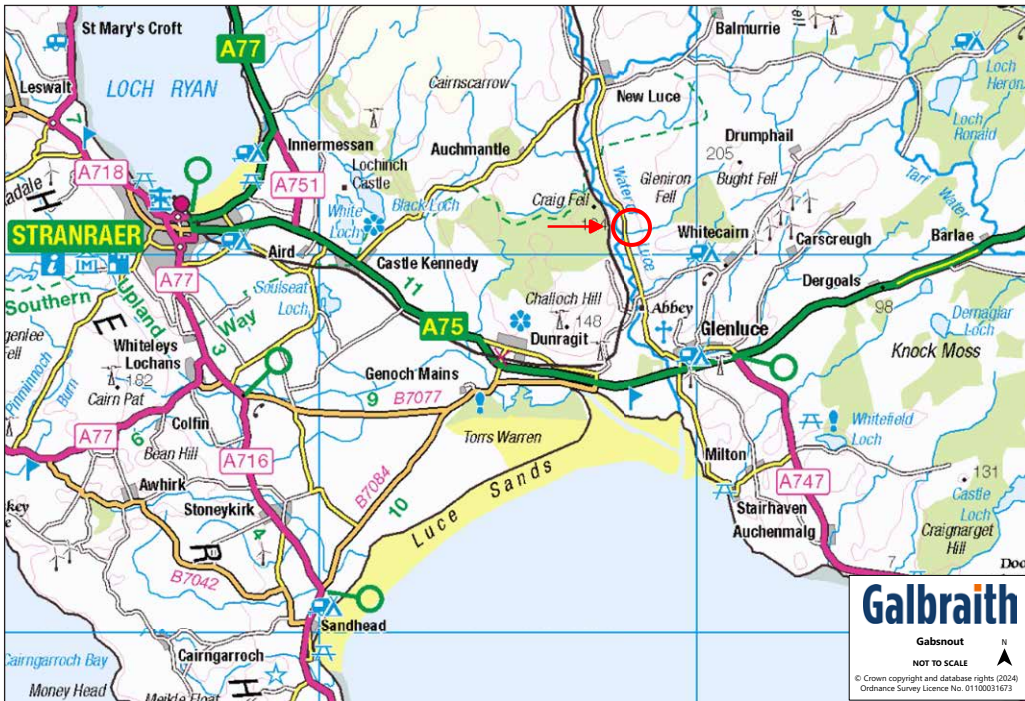
Dumfries & Galloway Council

#### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

#### VIEWINGS

Strictly by appointment with the Selling Agents.



### 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.

### AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alice Wilson in our Galbraith Ayr Office on 01292 268181 Email: [alice.wilson@galbraithgroup.com](mailto:alice.wilson@galbraithgroup.com)

### 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.



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