



The Anchorage

The Anchorage, Main Street, Elrig, Newton Stewart, Dumfries and Galloway, DG8 9RD

Galbraith

A charming 4-bedroom property on the edge of a small rural hamlet, just over a mile from the shores of Luce Bay.



Port William 3.2 miles Wigtown 10.9 miles Newton Stewart 17.5 miles Stranraer 21.9 miles Dumfries 64.7 miles



 4  2  3

- 3 reception rooms. 4 bedrooms
- Views over the surrounding countryside
- Filled with original features and character
- Extensive garden with patio and polytunnel (0.5 acres)
- Off-road parking

Offers Over £300,000

Description

The Anchorage is a 'C' listed building, built around 1896, boasting an abundance of period features and charm. Double doors open into the entrance vestibule, with original feature tiles, continuing through the staircase hallways provides access off to 3 reception rooms continuing through to the Kitchen/Utility & Shower Room.

All three reception rooms have beautifully high ceilings and sash and case windows, which have been sympathetically replaced with more modern double glazed wooden framed windows. The sitting room and dining room have solid wood flooring. The double aspect dining room is filled with natural light and has an open fire with recessed bookcase adjacent. The sitting room and study both have wood burning stoves ideal for those cooler evenings. All three rooms offer flexibility and can be utilised to suit the needs and requirements of the new owners. The kitchen has a Smeg range cooker with LPG gas hob and two electric ovens, and space and plumbing for a dishwasher. A utility/Cloakroom area together with a shower room are situated adjacent. Above sits storage space, or a home office/studio/craft room accessed via a wooden staircase.

The main staircase leads to four bedrooms, three have traditional open fireplaces and stunning views over the surrounding countryside. The fourth room previously served as a nursery/playroom and has a Velux window. The bathroom and walk-in airing cupboard adjacent complete the accommodation on the first floor.

Further outdoor storage is available in three small outbuildings, all with electricity, at the back on the property and accessed from the garden.

The Anchorage is a warm and welcoming family home on the edge of a small rural hamlet, with views over the surrounding farmland. An idyllic country home offering space both inside and out to enjoy 'country life'.



Garden

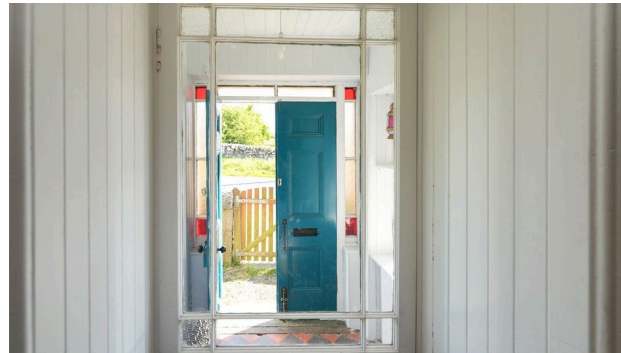
The garden at The Anchorage stretches out behind the property covering approximately 0.5 acres. A traditional garden with raised vegetable beds, mature trees and fruit trees, and a sizable polytunnel will remain in situ for the next enthusiastic gardener.

The garden is mainly laid to lawn and continues to the end of the plot, a bridge takes you over a small burn with a further area of mature shrubs and bushes.

There is parking for more than one vehicle adjacent to the property, and additional space on Main Street.

Situation

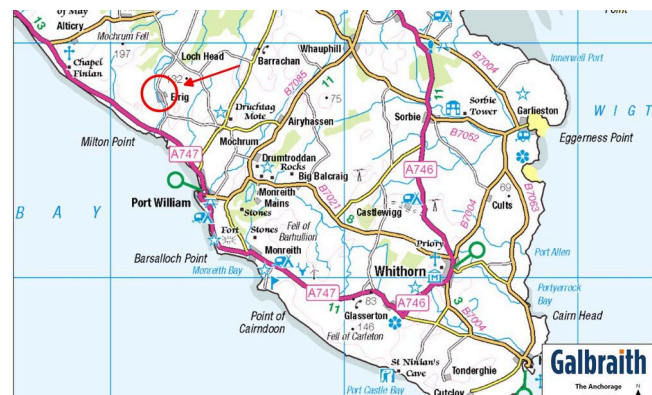
The Anchorage is situated on the edge of Elrig, at the top of Main Street, with views over the surrounding farmland. Elrig is a small rural hamlet, with just one street, approximately three miles from the nearest village Port William. Port William, a harbour village, has a primary school, general store and post office and café. Newton Stewart, the nearest town, known as the Gateway to the Galloway Hills, has a number of primary schools, the Douglas Ewart High School, Merrick Leisure Centre, a museum, three supermarkets, a post office which offers all postal and banking services, a cinema, and a wide range of shops, offices, businesses, hotels and restaurants. The area is well known for outdoor pursuits and sports, cycling, fishing, shooting, curling, golf and equestrian facilities are all readily available throughout the area. The Galloway International Dark Sky Park was the first forest in the UK to achieve dark sky status, and with the designation as a gold tier Dark Sky Park, Galloway Forest Park enjoys some of the best views and conditions for stargazing.











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 13/05/2025.

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. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



DG8 9RD



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Plans

Total Area: 197 sq ft 183 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.

Viewings

Strictly by appointment with Galbraith Castle Douglas Tel: 01556 505346 Email: castledouglas@galbraithgroup.com



Listing

C

Tenure

Freehold

Local Authority

Dumfries and Galloway Council

Council Tax

E

EPC

E47



Services

Water

Mains

Electricity

Mains

Drainage

Septic Tank

Central Heating

Oil Fired

Internet

Sky Hub, fibre connection
pending.



Additional Information

Oil fired central heating is powered by an external Grant boiler, installed three years ago and the open fires and wood burning stoves add additional warmth when required.



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