

Monkshood Cottage

High Ardwell | Stranraer | Dumfries and Galloway | DG9 9PF



Galbraith



An idyllic country cottage and garden, just over 1 mile from picturesque Ardwell Bay.



Stranraer 2 miles | Newton Stewart 27.2 miles | Ayr 62.2 miles | Dumfries 74.4

(All distances are approximate)

About 0.22 acres

Offers Over £260,000

2 reception rooms. 2 bedrooms

Modern garden room extension

Extensive garden with patio, greenhouse and shed

Garage/workshop

Off-Road Parking

Galbraith

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Situation

Monkshood Cottage is situated in a rural setting on the Rhins of Galloway peninsula, between Ardwell Bay (North Channel) on the west and Luce Bay on the east. The nearest small village is Ardwell, less than 2 miles distant and Sandhead, with a number of local amenities, is 3.4 miles from Monkshood Cottage. Sandhead hosts a primary school, shop and post office, Doctor's surgery, well established hotel and restaurant, church, bowling club, football pitch, park and community garden. Stranraer is the nearest town where there is a large secondary school, primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels and restaurants. The Ryan Centre within Stranraer town centre is a multi-purpose leisure facility offering a wide range of activities and events including leisure pool, health suite, games hall, theatre which provides a year-round programme of shows and productions.

Logan Botanic Gardens, Scotland's most exotic garden, is approximately 5.3 miles distant and a variety of tropical plants flourish here in the warmer climate, a result of the Gulf Stream prevalent in this part of the region. The Mull of Galloway, Scotland's most southerly point, is just 13.7 miles distant, where you can visit the Lighthouse and Exhibition, walk around the RSPB Scotland nature reserve, and enjoy food and drink at Scotland's most southerly coffee house.

Dumfries and Galloway has some of the most enviable walks in Scotland, the official starting point of the Southern Upland Way is at Portpatrick, just 10 miles from Monkshood Cottage. Sandhead Circular Walk and the Mull of Galloway Trail are popular walks and there are a number of designated paths near the property.

Curling, golf and horse riding are also very popular, Stranraer & District Riding Club offers training and holds regular events. Curling is available at the North West Castle Hotel, Stranraer and there are numerous golf courses in the area including Dunskey Golf Club, Stranraer Golf Club and Wigtownshire Golf Club.

Communications in the area are good, there is a regular bus service and trains to Ayr and Glasgow are available at Stranraer and the port of Cairnryan, just over 6 miles from Stranraer, there are two ferry operators running passenger and freight services to Northern Ireland.

Description

Monkshood Cottage is a charming country cottage set amidst beautiful open countryside on a peaceful single-track road, just one mile from the picturesque shores of Ardwell Bay. Combining traditional character with thoughtfully enhanced accommodation, the property offers a rare opportunity to enjoy tranquil rural living close to the coast.

Constructed in traditional stone, the cottage has been sympathetically extended to include a delightful triple-aspect garden room with double doors opening directly onto the garden. Bathed in natural light, this inviting space enjoys lovely views over the surrounding gardens and creates a seamless connection between the indoors and outdoors. Mature cabbage palms (*Cordyline australis*), flourishing in the mild Gulf Stream climate, lend the gardens an attractive subtropical feel.

The garden room flows naturally into the well-appointed kitchen, which also enjoys views towards Ardwell Bay. Fitted with an integrated double oven and grill, microwave, gas hob, fridge/freezer and dishwasher, the kitchen also provides space and plumbing for additional appliances.

Adjacent to the kitchen, the welcoming sitting room features a multi-fuel Portway stove set within a stone fireplace, creating a warm and comfortable focal point. Open plan to a separate dining area, this versatile space is ideal for entertaining family and friends.





Formerly configured as a third bedroom accessed from the hall, the dining area could readily be reinstated as additional bedroom accommodation, subject to the requirements of the purchaser. The accommodation continues with a shower room, a double bedroom with fitted wardrobes, and a bright dual-aspect principal bedroom, also benefitting from fitted wardrobes.

Externally, doors from the garden room open onto a patio terrace, perfectly suited for al fresco dining or simply enjoying the peaceful surroundings and abundant local wildlife. The gardens, extended in 2007, have been beautifully maintained and thoughtfully designed to create a relaxing and secluded retreat. A greenhouse, raised beds and vegetable garden offer excellent opportunities for those seeking a more self-sufficient lifestyle.

Monkshood Cottage benefits from reduced electricity costs, contributed to from the 10 solar panels situated on the roof, currently in a contract with Octopus, and air source heating, powered by a 'Samsung' heat pump.

Whether as a permanent family home, a peaceful rural escape or a holiday letting opportunity, Monkshood Cottage represents a delightful property in a particularly scenic coastal and countryside setting.

Accommodation

Garden Room. Kitchen. Living/Dining Room. Shower Room. Bedroom. Bedroom

Garden

The gardens at Monkshood Cottage offer a delightful blend of tropical planting and traditional cottage garden charm, thoughtfully designed to provide colour, texture and interest throughout the seasons. Winding pathways weave through a rich variety of mature plants and shrubs, creating a sense of tranquillity, privacy and discovery within the garden.

Benefitting from a greenhouse and timber garden shed, the grounds are well suited to keen gardeners and those wishing to embrace a more self-sufficient lifestyle. In addition, a further seating area positioned on the lawn between the garden and the adjoining field provides a wonderful spot for al fresco dining or simply enjoying the peaceful surroundings during the long summer evenings.

Covered External Store (7.92m x 0.8m)

Between the property and the wall behind a useful covered outside storage space has been created, with a door at either end.

Timber Garage (5.32m x 3.67m)

Concrete floor. Double doors. Side Window. Shelving. A wood store beside the garage store provides log storage, for the multi-fuel stove.

Timber garden Shed (2.24m. x 1.85m)

With power and shelving.

General Remarks and Information

Tenure

Freehold

Local Authority

Dumfries and Galloway Council

Council Tax

Band C

EPC

Band C79

Services

Mains electricity and water are connected | Private drainage to septic tank
Air Source Heat Pump Heating (Fibre To The Premises) is available | Mobile Signal Yes

Flood Risk

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

Directions

From the A75 turn left on to the B7084 and follow the signs to Sandhead, continue past the coastal village Sandhead, passing the local primary school on your left then on the A716, then take the first right, where it is signposted for 'Kirkmadrine Stones' and continue for approximately 2 miles, Monkshood Cottage is on your right.



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Post Code: DG9 9PF

Solicitors

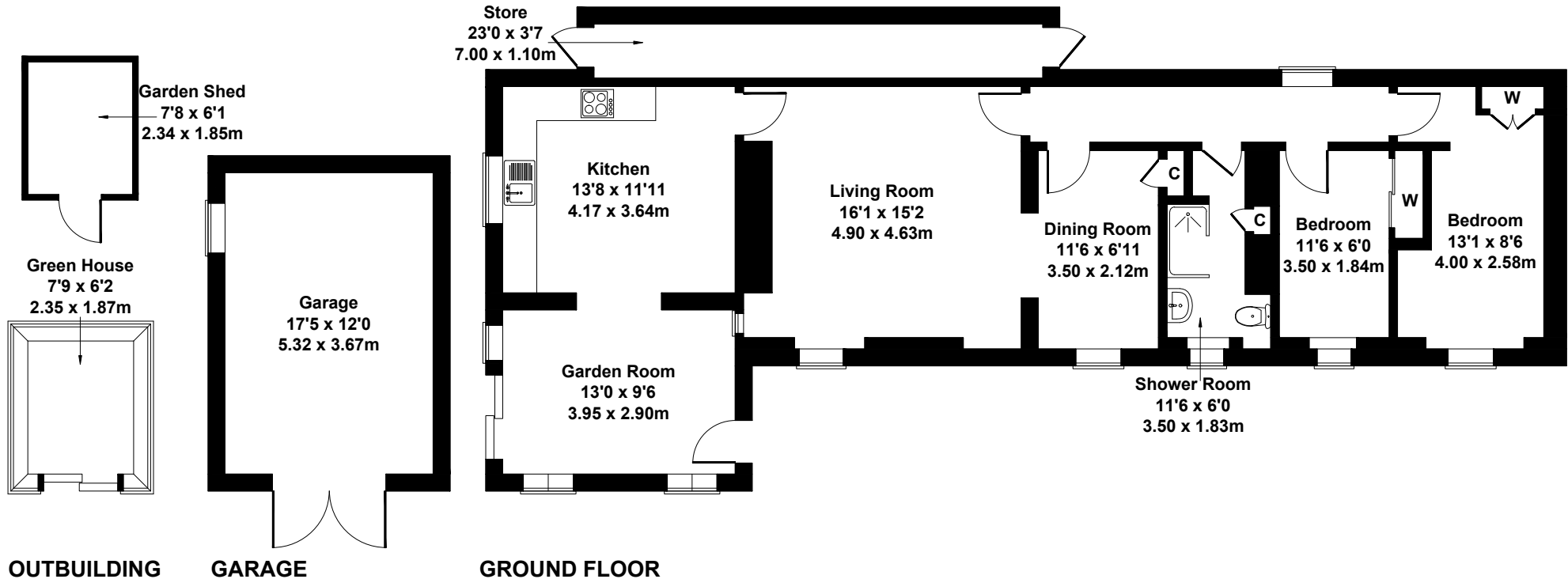
Hall Baird
Castle Douglas



Monkshood Cottage, High Ardwell, Stranraer, DG9 9PF

Approximate Gross Internal Area

1399 sq ft - 130 sq m

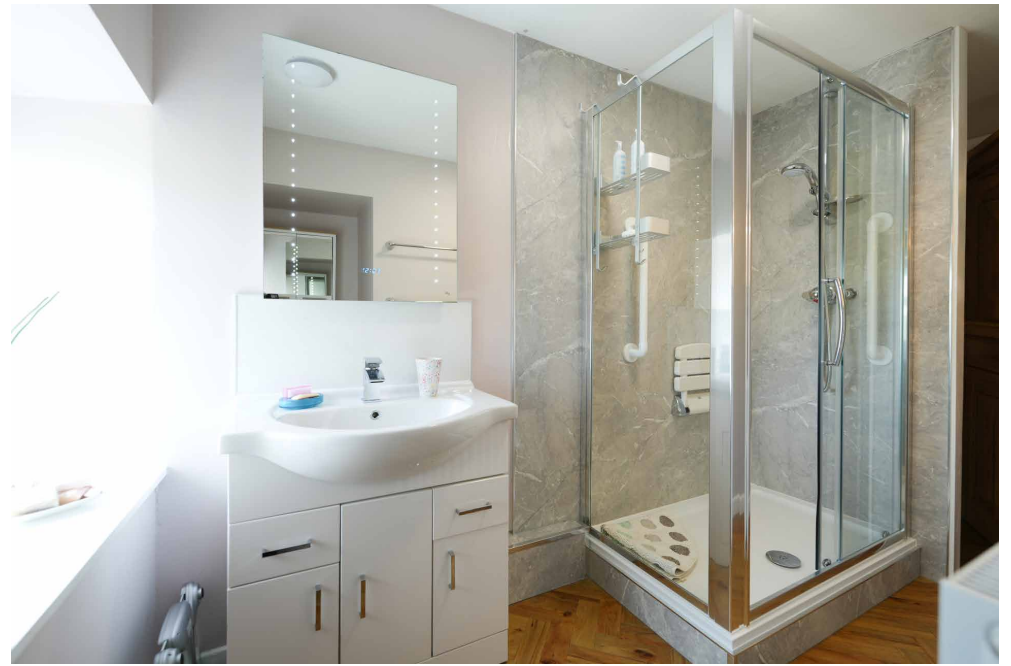
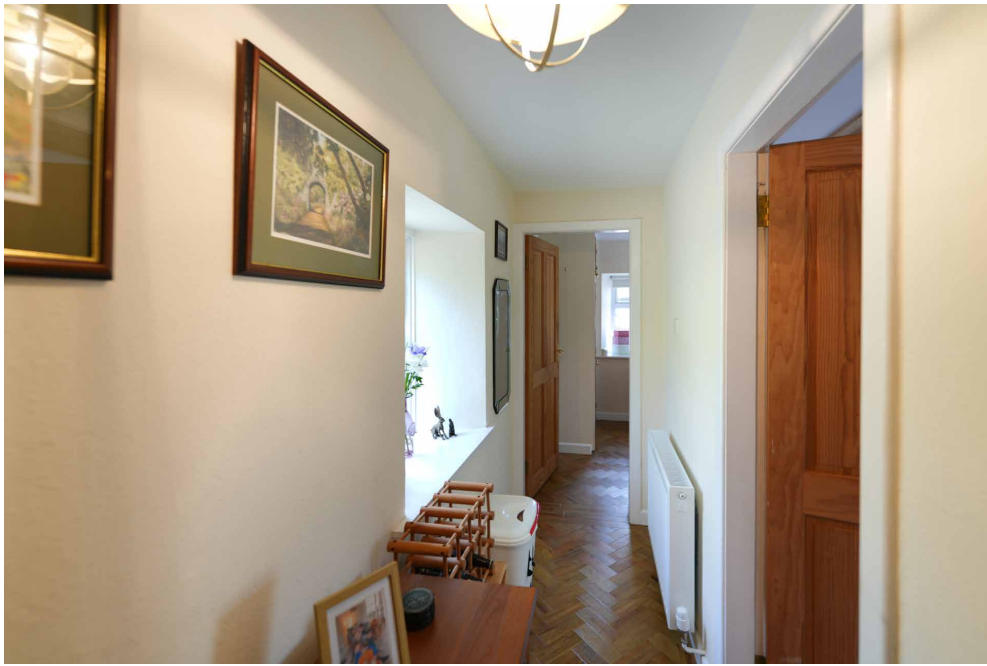


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

Produced by Potterplans Ltd. 2026

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 May 2026.





This topographic map shows the Clachanmore and Ardwell area. A red arrow points from the Monkshood Cottage location on the map to the site plan diagram above. The map includes various geographical features such as hills (e.g., Scaudly Hill, Barn Hill), water bodies (e.g., Ardwell Bay, Hole Stone Bay), and numerous buildings and structures. Key locations labeled include Clachanmore, Ardwell, and various cottages and farms.

This regional topographic map shows the Stranraer area and surrounding regions. A red arrow points from the Clachanmore location on this map to the topographic map below. The map includes major roads, water bodies, and numerous place names such as Stranraer, Sandhead, Ardwell, and Drummore. The map shows the coastline and inland terrain.



Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.

Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present, working machinery or equipment on the property, as well as any uneven ground or private access route.

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.



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