

Galbraith

WEIRSTON FARMHOUSE
LESWALT, STRANRAER



WEIRSTON FARMHOUSE, LESWALT, STRANRAER

A traditional Galloway Farmhouse with outbuildings and far reaching views over the surrounding countryside.

Leswalt 1.9 miles ■ Stranraer 5.5 miles
Ayr 60 miles ■ Dumfries 77.2 miles

- 2 reception rooms. 3-4 bedrooms
- Coastal views from first floor level
- Garden and Parking
- Range of stone outbuildings with potential to develop (with relevant permissions)
- Views over rolling countryside

Acreage 0.6 acres

Guide Price £290,000

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com

 OnTheMarket





Sun Room



Sitting Room

SITUATION

Weirston Farmhouse and steading is situated in open countryside just over a mile from Leswalt, a quiet rural village which lies between Stranraer and Portpatrick. Leswalt has a number of local amenities, all within walking distance, including a primary school, shop, Leswalt Parish Church and community run Aldouran Wetland Garden, a hidden gem, where you will find an abundance of wildlife and quiet walks just on the edge of the village.

Stranraer, the nearest town, has a secondary school, primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, marina, leisure centre & theatre, and a train station.

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, Stranraer. There are also numerous golf courses nearby including Stranraer Golf Club, approximately 2.9 miles from Weirston Farmhouse, and Dunskey Golf Club in Portpatrick, just over 10 miles from Weirston Farmhouse.

The port of Cairnryan, just over 6 miles from Stranraer has two ferry operators running passenger and freight services to Northern Ireland. Trains to Ayr and Glasgow are available at Stranraer, Trains also run from the regional centre of Dumfries, 77 miles to the east. Domestic and international flights are available at Prestwick Airport, 67 miles north, and Glasgow and Edinburgh Airports, 100 and 135 miles respectively. Motorway links and trains are available at Lockerbie, 90 miles east, and Kilmarnock, 76 miles north.

DESCRIPTION

Weirston Farmhouse offers the best of both, occupying a beautifully peaceful rural location with countryside views, yet, just a short distance from local amenities. Occupying an elevated position overlooking rolling farmland with views of Loch Ryan from the first floor. A private gated drive leads to the farmhouse and there is an abundance of parking space adjacent to the steading. Upon entering the property you are directly into the warm and welcoming kitchen dining room, the hub of the home. Open plan to the adjoining sun room, a triple aspect room flooded with additional natural light from two velux windows.

A striking red brick fire surround and Dowling multi-fuel stove provide an attractive focal point in the sitting room, and extra warmth when required. The hall opens to a dressing room/study or fourth bedroom and spacious family bathroom. Adaptable spaces to suit the specific needs of any buyer.



Stairs lead to a half landing, which opens to a bedroom with an en-suite shower room and the stairs continue to two further bedrooms and a WC. The views from all the bedrooms are breathtaking, both coastal and countryside vistas illuminate and further enhance the rooms.

Weirston Farmhouse has oil fired central heating, powered by a Worcester greenstar boiler housed in the sun room, and sits under a slate roof.

The steading has a range of stone former farm buildings, including two former byres, with the stalls intact, and sheds providing storage space. Adjacent there is a further brick built former dairy, and two further stone outbuildings one without a roof. There is currently no power in any of the outbuildings.

Water is mains-supplied by Scottish Water via two local farms and the annual cost invoiced privately each year. Weirston Farmhouse has its own water meter in the garden to enable monitoring of consumption.



Right of Access.

Low Weirston Farm has a right of access to the north of Weirston Farmhouse.

ACCOMMODATION

Ground Floor: Kitchen. Sun Room. Sitting Room. Dressing Room/Study. Bathroom.

First Floor: Bedroom with en-suite Shower Room. Bedroom. WC. Bedroom

GARDEN (AND GROUNDS)

The garden at Weirston Farmhouse is mainly laid to lawn at the front of the property with mature trees and shrubs providing both shelter and privacy.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Weirston Farmhouse	Mains	Mains	Septic Tank	Freehold	Oil Fired	Band C	E39

DIRECTIONS

In the village of Leswalt, turn left on to the for 1.2 miles then left, just before the white cottage where you will see a sign for 'Low Weirston. Follow the road for 0.5 miles and at the 'Y' junction take the road on the left, and follow the sign for Weirston Farmhouse.

POST CODE

DG9 0QT

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: fishery.risking.growth

SOLICITORS

McAndrew & Richardson
44 Hanover Street
Stranraer
DG9 8EG

LOCAL AUTHORITY

Dumfries and 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.



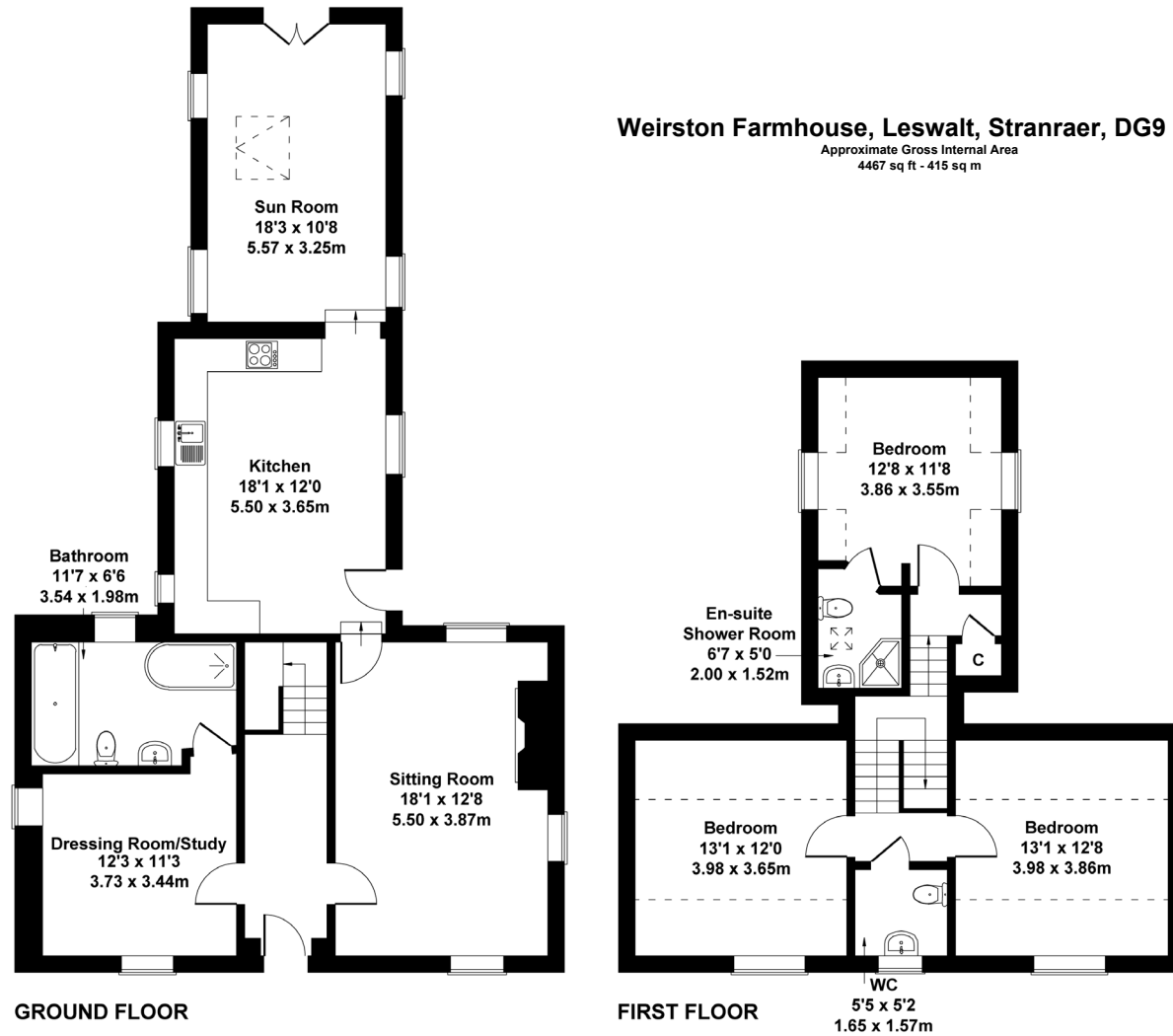
Dressing Room



Bathroom

Weirston Farmhouse, Leswalt, Stranraer, DG9 0QT

Approximate Gross Internal Area
4467 sq ft - 415 sq m



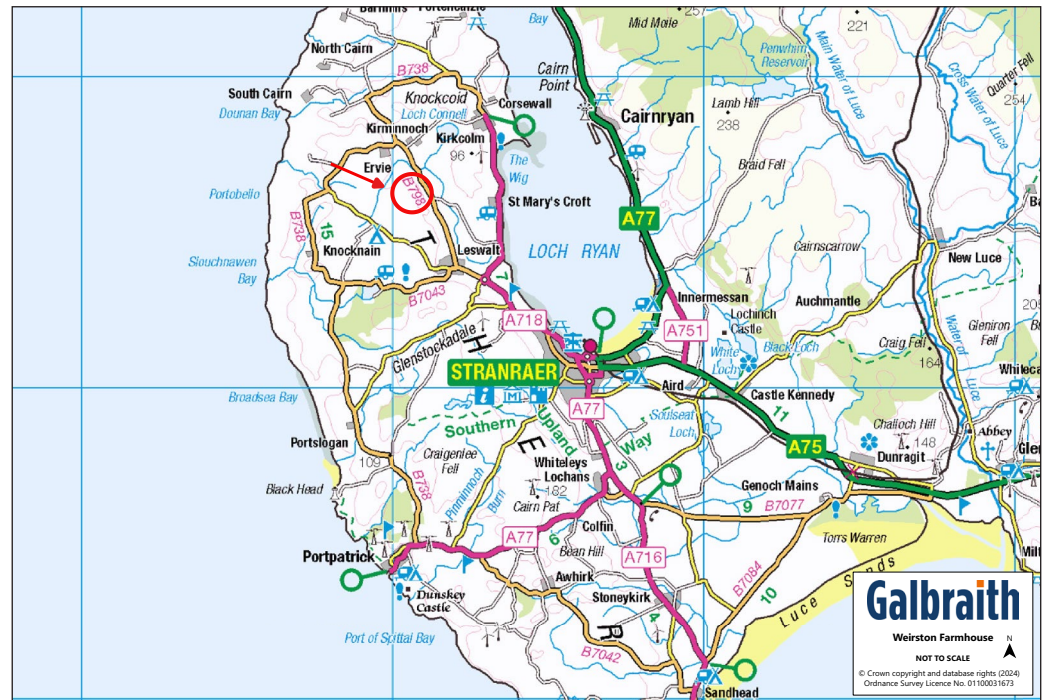
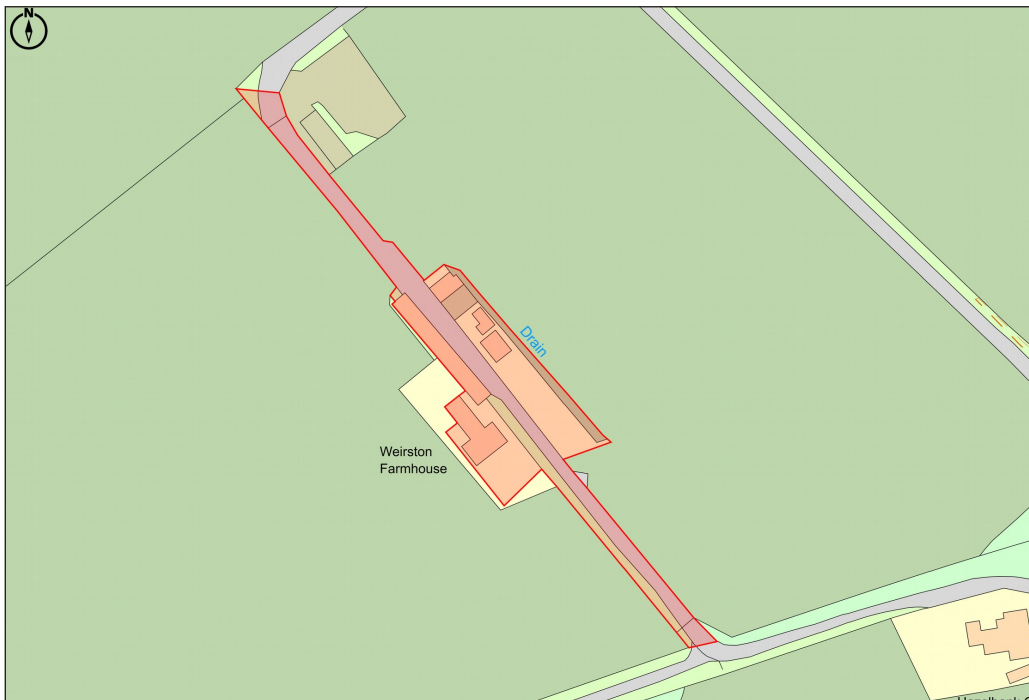
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2024

IMPORTANT NOTES

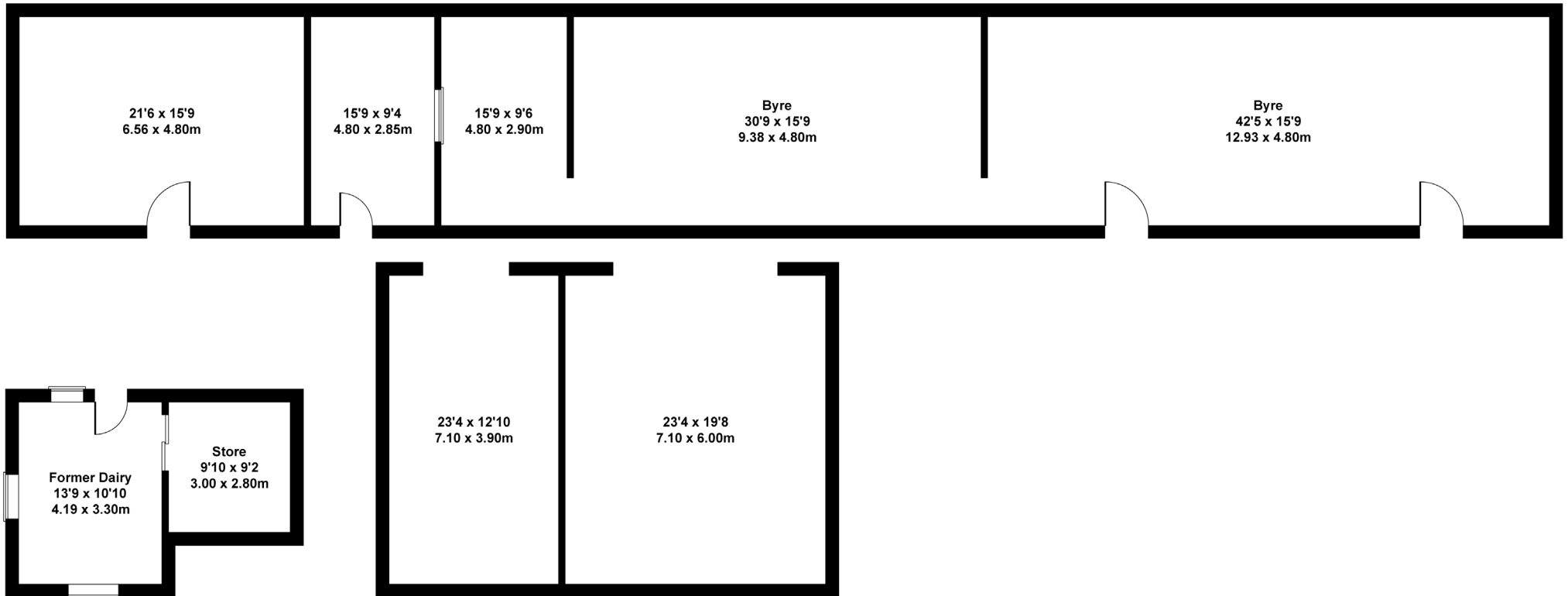
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 March 2024





Weirston Farmhouse, Leswalt, Stranraer, DG9 0QT

Approximate Gross Internal Area
4467 sq ft - 415 sq m



OUTBUILDINGS

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. 2024





Galbraith


RESPONSIBLY PRINTED
PLEASE RECYCLE