



ICEHOUSE COTTAGE
NEWTON STEWART



ICEHOUSE COTTAGE, NEWTON STEWART

A striking three storey detached cottage, tucked away in a private location, with an 18th Century barrel-vaulted Ice House.

Newton Stewart 1 mile ■ Stranraer 26 miles ■ Ayr 45 miles
Dumfries 48 miles

2 reception rooms. 3 bedrooms

- Peaceful rural setting /Abundance of wildlife
- Detached Garage & Workshop
- C Listed Vaulted "Ice House".
- Stunning first floor conservatory with raised decking.
- Flexible accommodation space

Offers Over £255,000

Galbraith

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 OnTheMarket





SITUATION

Situated in a delightful “best of both worlds location” with all the amenities provided by Newton Stewart just a short distance away yet all the benefits of rural living with regular wildlife visiting the gardens and surrounding area including a range of birds, red squirrels and deer. Newton Stewart is a market town with a good range of shops, primary and secondary schools, library, museum, churches, bank, post office, hotels, tea-rooms, cinema, leisure centre, bowling green, health centre and a cottage hospital with a minor injuries unit. It is known as the gateway to the Galloway Hills.

The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and for the diversity of recreational and sporting pursuits. There are several fine gardens open to the public such as Logan Botanic Gardens, Glenwhan and Castle Kennedy. Nearby Wigtown is Scotland’s National Book Town and hosts the annual Book Festival. Sporting opportunities include trout and salmon fishing, shooting and stalking. There are many beautiful stretches of coastline and beaches including Monreith, Mossyard and Sandgreen, while hill walking and cycling are popular activities.

A wide variety of beaches, coastal paths and beautiful walks are within easy reach of the property. There are water sports and sailing on nearby Loch Ken as well as on the Solway, along with excellent hill walking in the nearby Galloway Hills and cycling along some of the numerous cycle routes, as well as a nationally renowned network of mountain biking routes in the hills and forest parks making up the Seven Stanes centres. The Galloway Forest Park well known for its beauty and tranquillity is also recognised as Britain’s first Dark Sky Park, and provides astronomers with phenomenal views of the stars and now has a newly opened Observatory. For golf enthusiasts there is an 18 hole course in the town as well as several courses within a short driving distance, and the Championship course at Southernness on the picturesque Solway Coast

Newton Stewart is located about 71 miles from the M74 motorway network by road and 80 miles from Glasgow, 85 miles from Carlisle and 125 miles from Edinburgh. There are railway stations at Barrhill, Stranraer, Dumfries and Lockerbie and the nearest airport is Prestwick. Regular bus services stop in Newton Stewart including coaches to Ireland and London. Ferry services to Northern Ireland can be found at the port of Cairnryan, 27 miles away.

DESCRIPTION

Icehouse Cottage was named after the 18th century barrel-vaulted Ice House, a category C listed building, which is situated at the front of the property and is partially underground. The Icehouse itself provides additional outside storage.

Icehouse Cottage predominantly provides a first floor living arrangement, with the utility room, kitchen, living room and conservatory all overlooking the garden, grounds and surrounding countryside. The property has been extensively refurbished in recent years and some of the improvements include a new high gloss kitchen and utility room, new bathroom, a Dowling multi-fuel stove in the living room has replaced the open fire, new oak handrail on the staircase and all the windows have been replaced, including an upgrade to triple glazing on the windows overlooking the fields to the rear of the property.





Steps lead up to the entrance vestibule which opens in to the hall kitchen and living room. The kitchen has been modernised, and benefits from a silestone quartz worktop, induction hob, electric self-cleaning fan oven with a microwave/combination above. The new units and worktop continue in to the utility room adjacent, where there is an additional sink and drainer, space and plumbing for white goods and a back door opens to the patio area in front of the property.

The living room provides a cosy space to relax with views to the front of the property and extra warmth, if required, provided by the wood burning stove. The living room opens through to the conservatory, a bright and open space ideal for entertaining, or to simply relax whilst admiring the views, which include frequent visits from resident red squirrels which like to feast on nuts left out on the decking for them. The decking is made from a hardwearing composite material and the glass balustrade opens up the views over the garden and beyond.

Stairs lead down from the conservatory to the study below and a shower room, and a room which is currently used for storage, but could be utilised as a third bedroom with fitted cupboards and double sliding doors opening out to the front of the property.

The first floor is flooded with natural light and opens to two bedrooms, the larger of the two has fitted wardrobes and the second bedroom room benefits from an en-suite WC. There are two generous fitted storage cupboards on the landing.

Oil fired central heating was installed in late 2017, with an external boiler situated outside the utility room. Icehouse Cottage has a shared septic tank with up to six neighbours. A contract has been set up with Scottish Water to service and maintain the tank which includes having it emptied on an annual basis.

A timber garage and workshop provide outdoor storage space and workshop space. Icehouse Cottage is enclosed by a drystone wall with wooden gates at the entrance.

Icehouse Cottage offers flexible living and would make an ideal home or holiday home, situated in a very popular holiday area by the Galloway Hills.

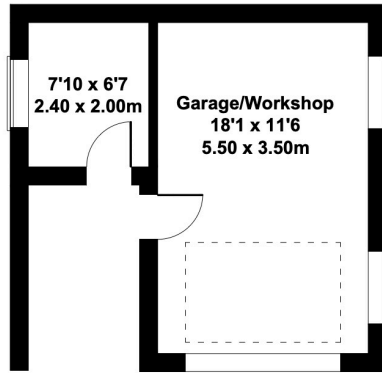
ACCOMMODATION

- Ground Floor: Bedroom/Store. Shower Room. Study.
- First Floor: Utility Room. Kitchen. Hall. Entrance Vestibule. Living Room. Conservatory. Raised Decking.
- Second Floor: En-Suite Bedroom. One further Bedroom. Family Bathroom. Two Storage Cupboards.

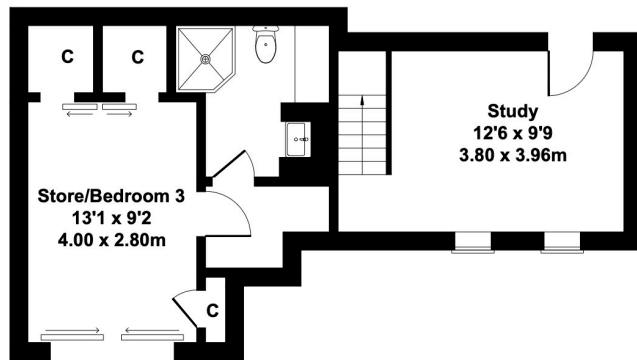


Icehouse Cottage, Newton Stewart, DG8 6AN

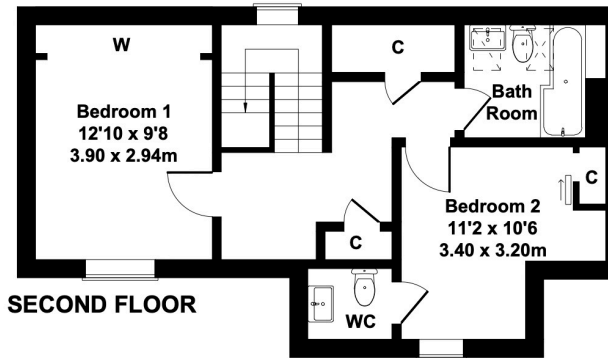
Approximate Gross Internal Area
1894 sq ft - 176 sq m
(Excluding Decking)



OUTBUILDING

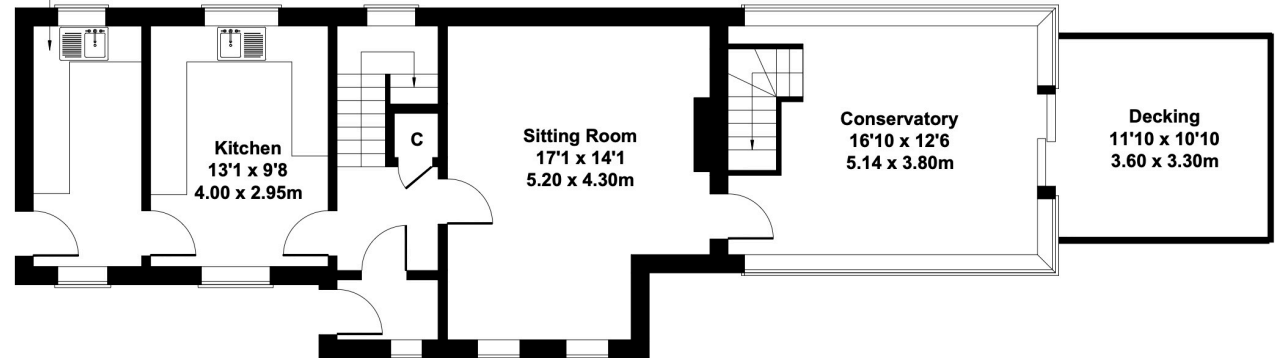


GROUND FLOOR



SECOND FLOOR

Utility Room
13'1 x 5'11
4.00 x 1.80m



FIRST FLOOR

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.





GARDEN (AND GROUNDS)

A burn flows through the garden to the right of the property, entering through a duct in the dry stone dyke. There are two small bridges over the burn on walkways in the garden. There is also a small pond, garden shed, a variety of shrubs including osmanthus and many mature trees including a striking eucalyptus, conifers and acers which provide a vast array of colour. In addition there is a small timber shed, hidden at the back of the garden and a greenhouse, raised beds and patio adjacent to the property.

OUTBUILDINGS

Garage (5.5m X 3.5m)

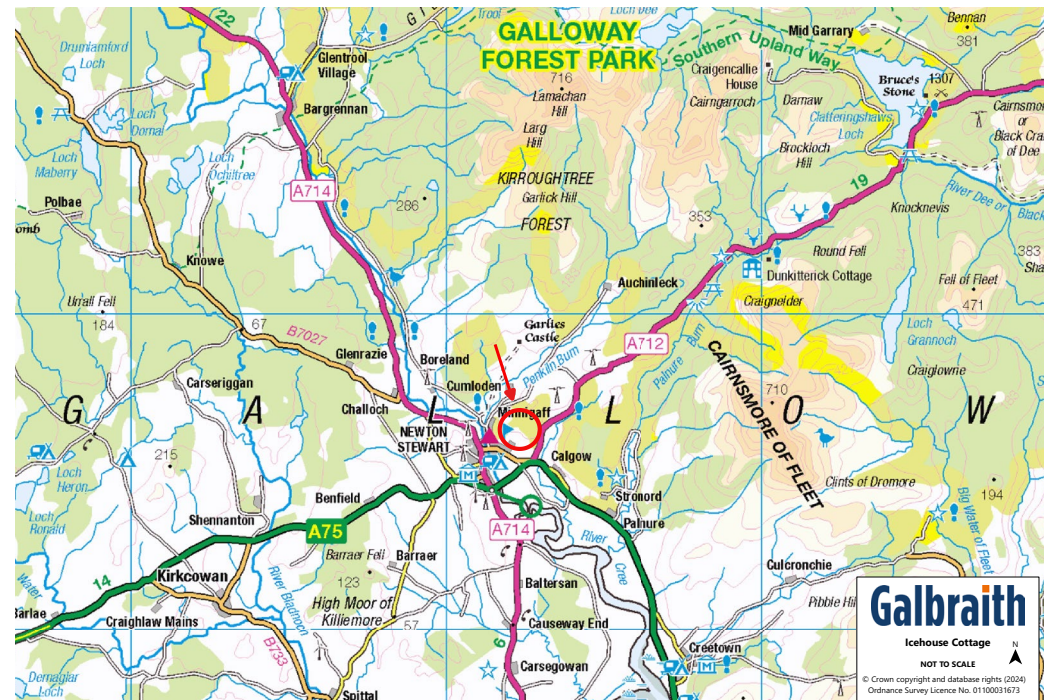
Electric up and over door, light, power, shelving, two side windows. The roof was renewed in 2022.

Workshop (2.4m X 2m)

Workbench, lights, electrical sockets, shelved storage space, window.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Icehouse Cottage	Mains	Mains	Septic Tank	Freehold	Oil Central Heating	Band F	D62







DIRECTIONS

From the A75 turn on to the A712 and follow the road for approximately 0.3 miles. Conifer Lodges be signposted on your left, follow the road for approximately 0.5 miles and drive towards the building formerly known as Kirroughtree Hotel. Continue past the Hotel for approximately 0.1 miles on the single track lane with conifers either side and Icehouse Cottage is straight in front of you.

POST CODE

DG8 6AN

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
ketchup. caressed. marble

SOLICITORS

McCormick & Nicholson
62 Victoria Street
Newton Stewart
DG8 6DB

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.





Galbraith

ICEHOUSE COLTAGE



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