

Cheese House

Stoneykirk | Stranraer



Galbraith



A beautiful modern home in a charming rural setting.



Sandhead 4 miles | Stranraer 4.5 miles | Portpatrick 7.2 miles | Newton Stewart 22.4 miles | Ayr 54.5 miles

(All distances are approximate)

Acreage 0.11 acres

2 reception rooms. 3 bedrooms

Open plan sitting/garden room

Low maintenance garden with patio

Garage/Workshop

Off-road parking

Offers Over £245,000

Galbraith

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galbraithgroup.com

Situation

Cheese House is situated in a rural setting, 4 miles from Sandhead and 4.5 miles from Stranraer, the nearest town. Sandhead, a picturesque seaside village hosts a primary school, shop and post office, Doctor's surgery, well established hotel and two restaurants, church, bowling club, football pitch, park and community garden.

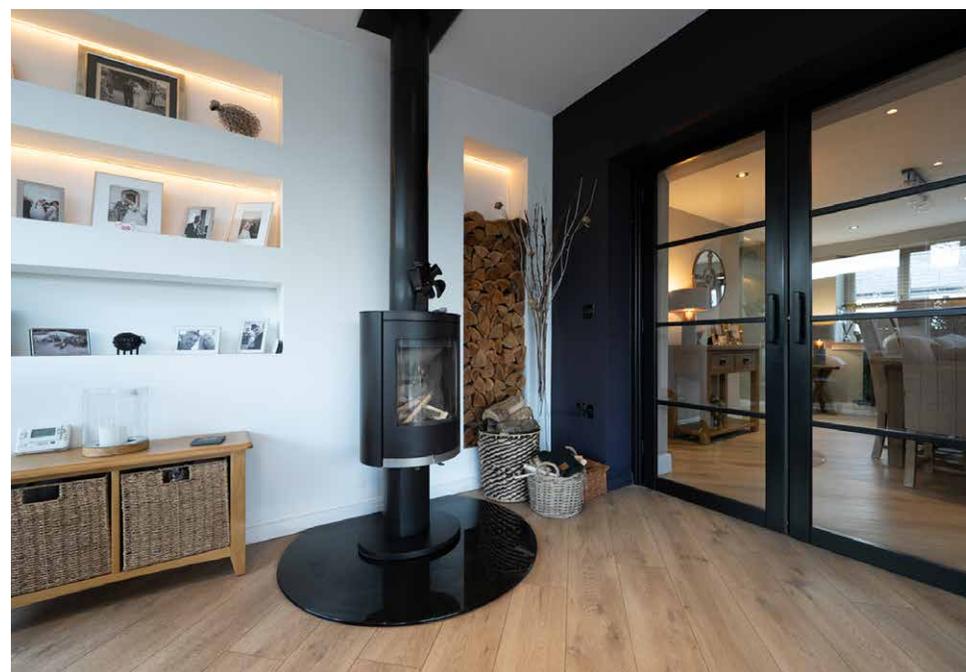
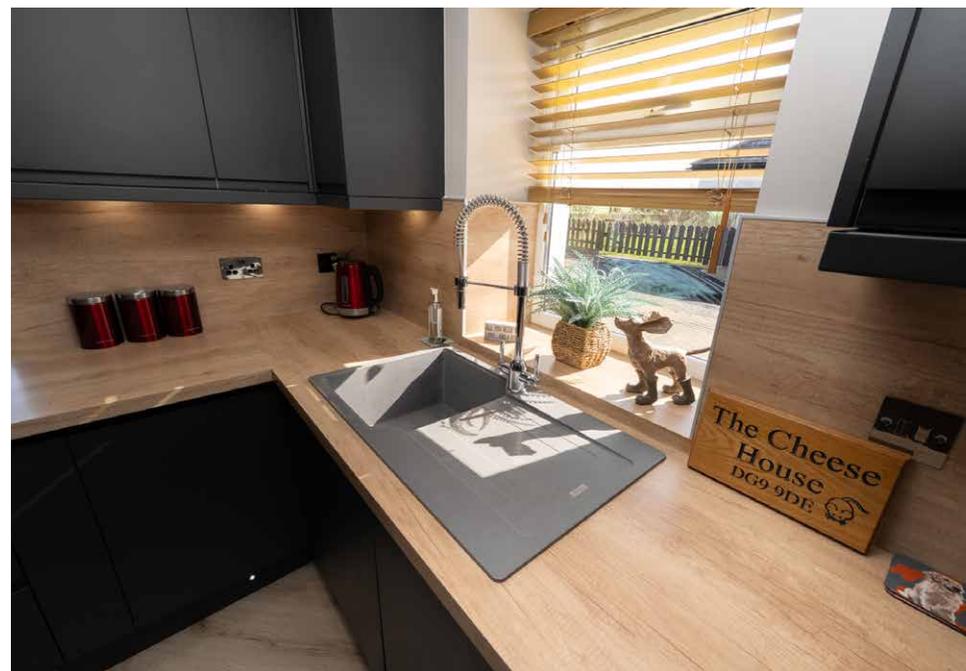
Stranraer benefits from a secondary school, primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, and the Ryan Leisure Centre and Theatre. Stranraer has a marina located at the southern end of Loch Ryan and hosts an Oyster Festival annually to promote the wonderful Loch Ryan oysters and other local food and drink. The Loch also hosts major sporting events including the Skiffle Worlds. 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. This area of southwest Scotland is home to some beautiful scenery, with numerous coastal villages around Luce Bay, and the nearby Galloway Forest Park is part of the UK's first Dark Sky Park, giving it breath-taking views of the night sky. 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 7.2 miles from Cheese House. Sandhead Circular Walk and the Mull of Galloway Trail are popular local walks.

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

Cheese House is a hidden gem, tucked away in an attractive rural location. Offering a spacious, modern home designed for comfortable living and effortless entertaining, complete with a low-maintenance garden.

The entrance opens directly into a bright, double-aspect kitchen, fitted with stylish wall and floor units and integrated appliances, including a fridge/freezer, dishwasher, electric double oven, gas Neff 5-ring hob, and wine cooler. From here, the layout flows naturally into a well-appointed bathroom featuring both a bath and separate shower. The dining room provides an inviting space to unwind or entertain, with the added benefit of an under-stair cupboard for storage. Double doors open from the dining room to the sitting/garden room, a room filled with natural light from two sides with an abundance of windows and one with sliding doors opening to the garden. The windows all have remote control thermal blinds, keeping Cheese House and cool in the summer and warm in the winter, a wood burning stove adds warmth when required.



The sitting area continues into a versatile boot room/office space, ideal for home working. A partial division wall with recessed shelving provides practical storage, including space for logs. A second set of double doors offers further access to the garden, reinforcing the indoor-outdoor flow. Altogether, this open-plan living space forms the heart of the home, bright, and sociable, perfect for daily life and hosting. The main bedroom, accessed from the sitting room, is double aspect and includes an airing cupboard housing the hot water tank.

The first-floor landing features extensive fitted storage and leads to two further rooms: a double bedroom with wood panelling and countryside views, and a second room currently used as a dressing room, fitted with Sharps units providing generous hanging space, shelving and a dressing table.

The property benefits from oil-fired central heating, with radiators throughout most rooms and zoned underfloor heating in the main living area and principal bedroom. The Worcester boiler is located in the garage.

Cheese House is a charming country residence in a charming location, just 4 miles from the coast and less than 5 miles from the nearest town.

Accommodation

Ground Floor: Kitchen. Dining Room. Sitting/Garden Room. Bedroom 1. Boot Room/Office. Bathroom

First Floor: Bedroom 2. Bedroom 3/ Dressing Room

Garage (5.23m x 3.2m)

Of breeze block construction with slate pitched slate roof, concrete floor and side pedestrian entrance. Space and plumbing for white goods and shelving.

Garden

Sliding doors open from the sitting room/garden room on to an area of gravel, a mix of black and white gravel chips illuminate the space and ensure maintenance is very low. There is a patio and barbeque area with paving wrapping around the property continuing to the parking area at the front. A wooden boundary fence provides privacy and shelter. There is off-road parking to the front of the property.

Tenure

Freehold

Local Authority

Dumfries and Galloway Council

Council Tax EPC

Band C

Band D59

Services

Mains water and electricity are connected | Septic tank | Oil Fired Heating
FTTP | Mobile Signal





Flood Risk

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

Access

There is a right of access from the single-track road to the parking area at the front of the property.

Directions

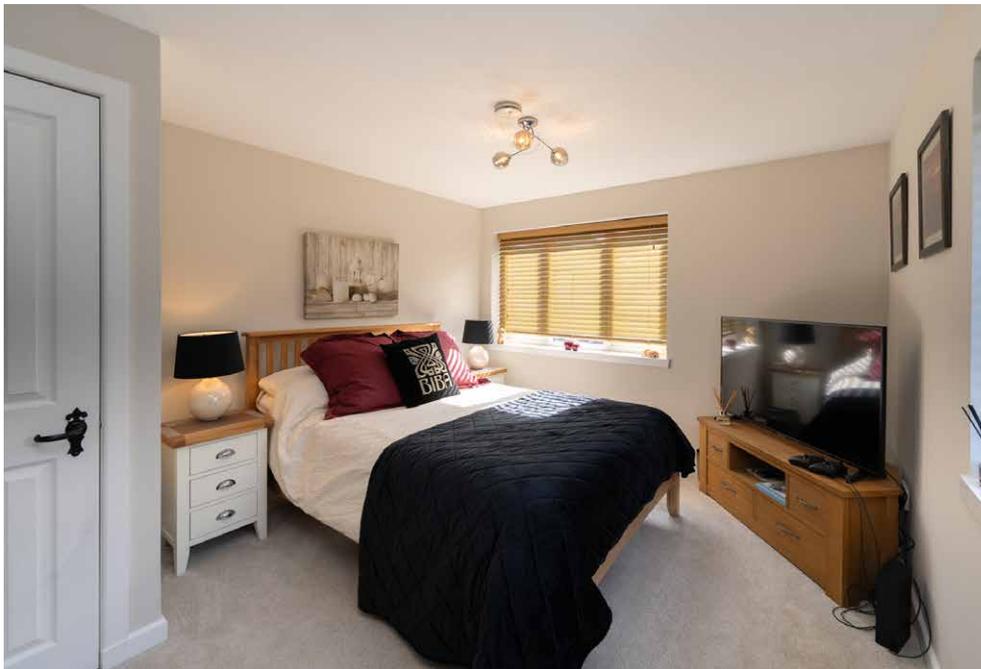
From the A716 take the exit on to the B7077 at Kildrochet House and follow the road for approximately 0.8 miles, turn right for a further 0.5 miles and Cheese House is on your right. From the A75 turn left after Glenluce on to the B7084 and continue for 3.5 miles. Continue straight on to the B7077 for 2.5 miles then left for 0.5 miles. Cheese House is on your right.



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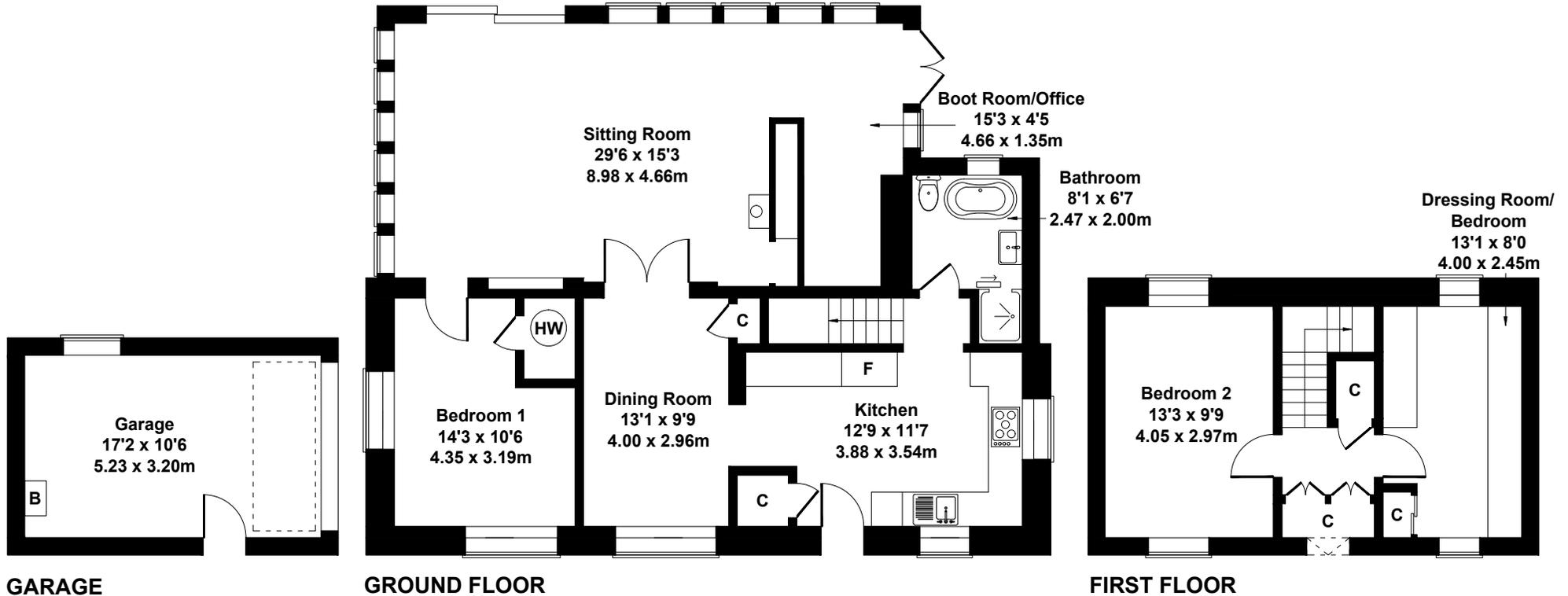


Postcode: DG9 9DE



Cheese House, Stoneykirk, Stranraer, DG9 9DE

Approximate Gross Internal Area
1496 sq ft - 139 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 in March 2026

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.

Solicitors

Barnetts Solicitors
7-9 Grange Place
Kilmarnock

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

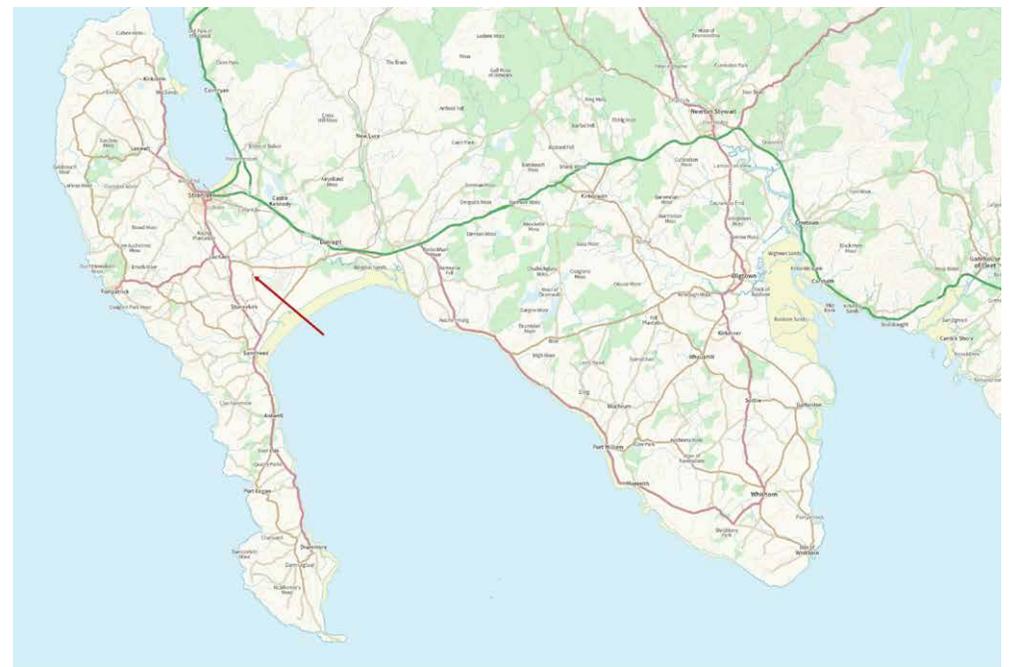
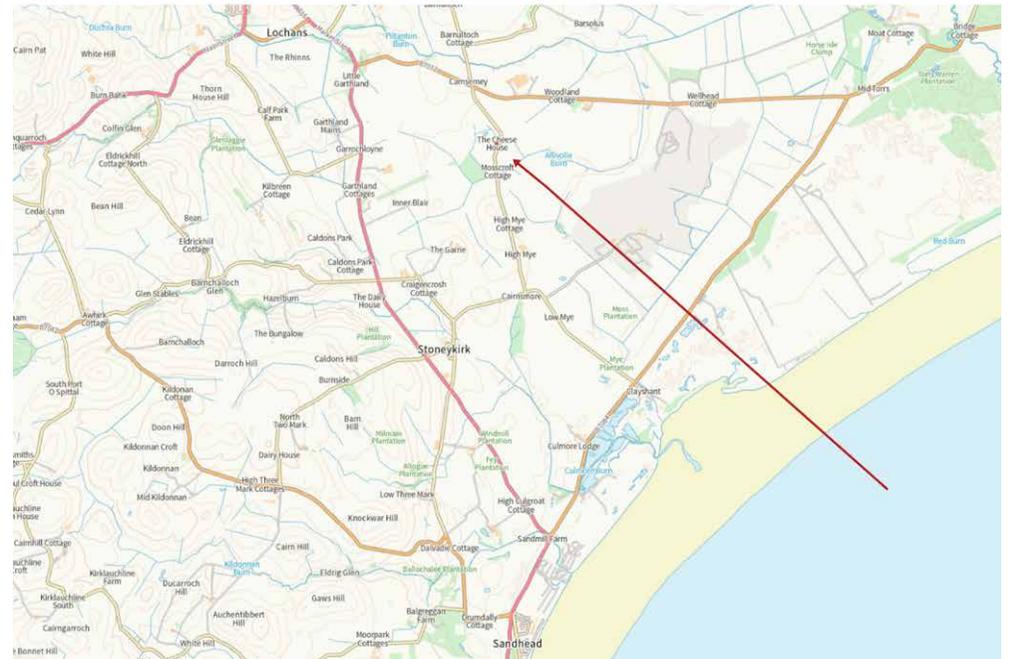
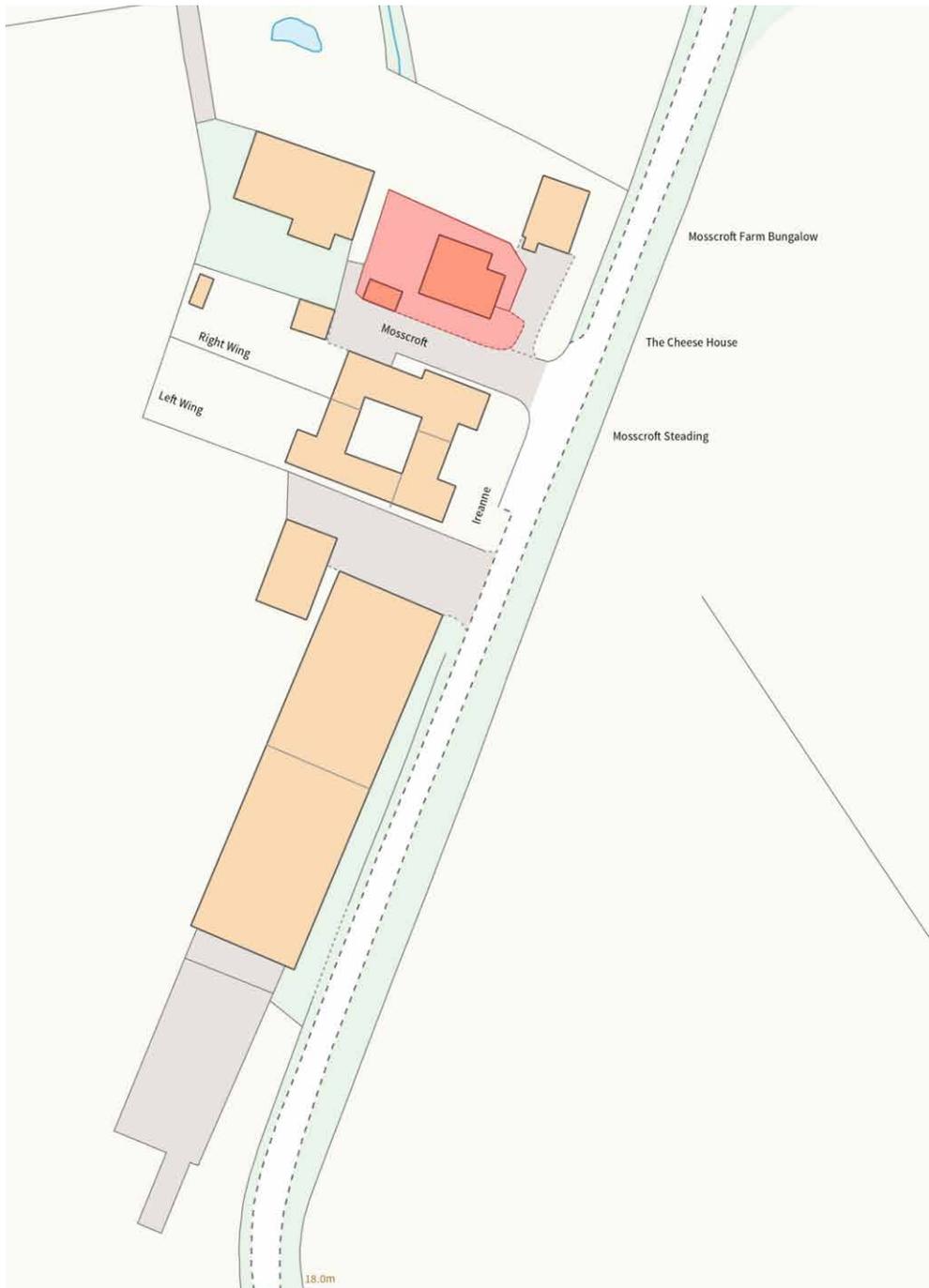
Viewings

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 and working machinery and equipment on the property.







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