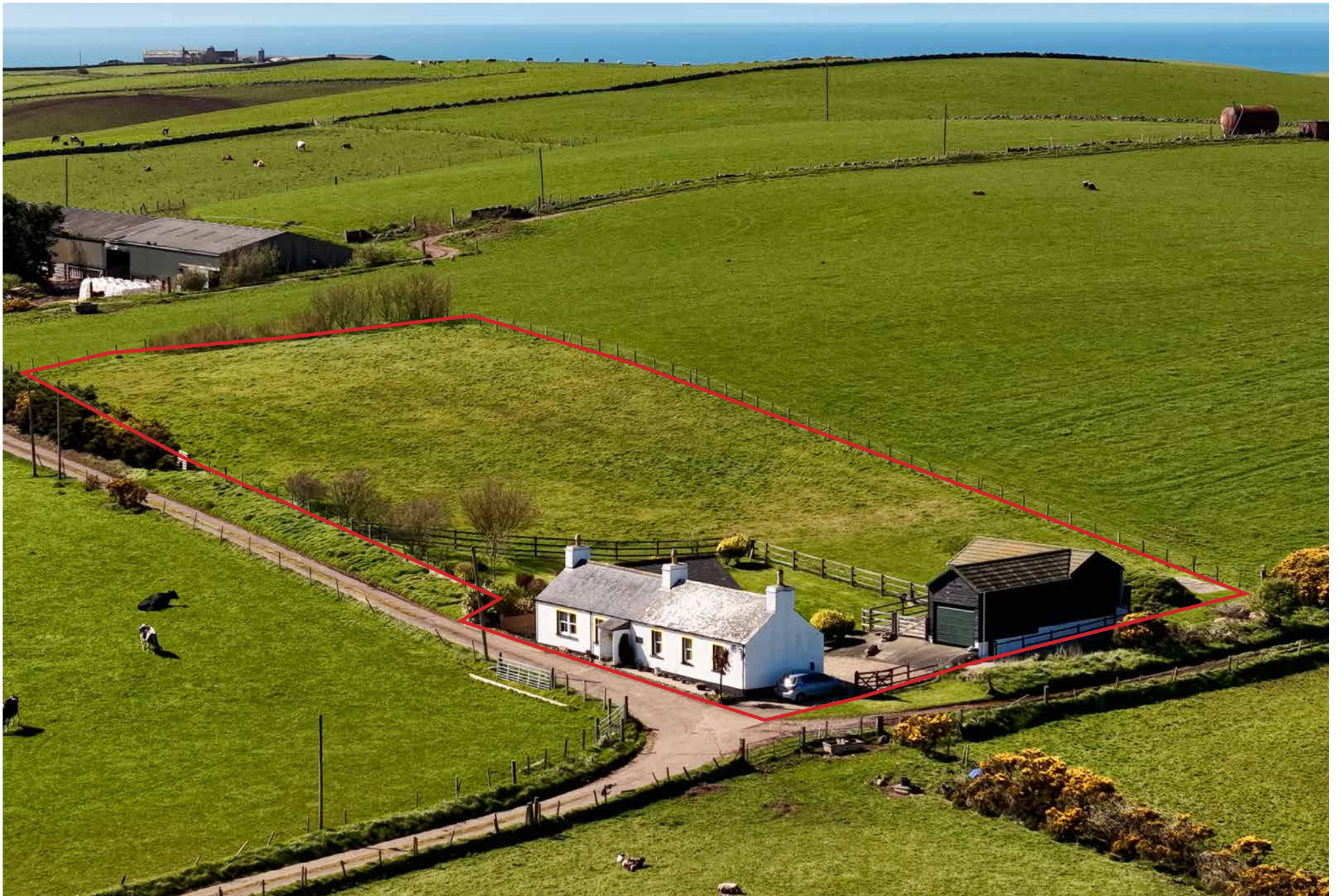


Laffah Cottage

Wellhouse | Kirkcolm | Stranrarer



Galbraith



A charming 3 bedroom cottage with stables and 1 acre paddock, in a quiet rural situation.



Kirkcolm 2.5 miles | Stranraer 9.2 miles | Portpatrick 14 miles | Ayr 59 miles | Dumfries 81 miles
(All distances are approximate)

Acreage 1.04 acres

1 reception room. 3 bedrooms (2 en-suite)
Panoramic views over the surrounding countryside
Stables and Tack Room
1 acre paddock
Garden
Garage
Off road parking

Offers Over £300,000

Galbraith

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Situation

Laffah Cottage is situated on the northern tip of the Rhins of Galloway peninsula, just 2.5 miles from the village of Kirkcolm, a rural village

approximately one mile from the shores of Loch Ryan. The village has a primary school, church, bowling club and a number of designated walking routes including Corsewall Estate's woodland walks and coastal paths. Although there is no shop at present, a Community Hub has been formed by the Community Trust where it is possible have a cup of tea or coffee with locals. Events are arranged at The Hub for all members of the community including kids' crafts, quiz nights, jewellery making and a brass band night, to name but a few, and staff are on the premises five days week.

Stranraer benefits from a secondary school, a number of 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 annual Oyster Festival 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 Loch Ryan and Luce Bay, and the nearby Galloway Forest Park offers walks and mountain bike trails and is part of the UK's first Dark Sky Park, giving it breath-taking views of the night sky.

Communications in the area are good, trains to Ayr and Glasgow are available from the station in Stranraer. The Port of Cairnryan is just over 6 miles from Stranraer and two ferry operators run passenger and freight services to Northern Ireland both Larne & Belfast.

Description

Laffah Cottage is a charming country property set in an elevated position, enjoying open views over the surrounding countryside. The property takes its name from a much-loved retired racehorse, who shared the stables and paddock with his companion, Donkey.

The main entrance opens into a welcoming hallway with polished Spanish stone flooring, which continues through to the kitchen. The well-proportioned farmhouse-style kitchen is dual aspect, allowing an abundance of natural light to flood the room, and is fitted with a gas cooker, space and plumbing for white goods and a striking black polished stone worktop.

From the hall, a stable door leads to a covered entrance at the front of the property, reinforcing the cottage's equestrian character. The principal reception room is a spacious sitting room, also dual aspect, with views across the surrounding countryside. Features include a fitted wall unit, recessed bookshelves, and an open fire with a polished natural stone surround.

The property provides three bedrooms. The principal bedroom benefits from an en-suite shower room with polished Spanish stone walls and flooring, designed in a contemporary wet room style, along with fitted wardrobes providing excellent storage. The second bedroom is bright and airy with views to the front, while the third bedroom, currently used as a home office, includes an en-suite WC. The family bathroom is fitted with polished German marble tiling to floor and half-height walls and includes a useful airing cupboard.

To the rear, the property enjoys views over the garden and stables, with the layout allowing for convenient day-to-day management of livestock.



Outbuildings comprise two well-appointed stables, both with automatic water drinking bowls, lighting, and concrete flooring, along with a tack room fitted with saddle racks and shelving. A general store provides additional storage and offers direct access to the garage/workshop, which is equipped with a workbench, shelving, and an up-and-over door.

The paddock is fenced and there is direct access from the paddock to the stables. The raised banking within the paddock was thoughtfully created to allow Donkey to watch for Laffah returning from ride outs with his owner.

Laffah Cottage presents an excellent opportunity to acquire a well-maintained country home with equestrian facilities, offering a lifestyle suited to those seeking rural living with practical amenities.

Accommodation

Ground Floor: Bedroom with en-suite Shower Room. Bathroom. Bedroom. Kitchen. Bedroom with en-suite WC. Sitting Room

Stables 3.45m x 2.9m and 3.45 x 2.95m

Tack Room 3.45m x 2.26m

Store 3.46m x 3.43m with sliding door and access to garage/workshop.

Garage/Workshop 4.94m x 3.46m

Water

Laffah Cottage has mains water supply, metered by the neighbouring farm and invoiced

Garden and Grounds

The garden at Laffah Cottage has been thoughtfully designed for low maintenance, featuring a lawned area alongside mature shrubs and trees. A small orchard with fruit-bearing trees adds character and charm, while a wooden fence neatly separates the garden from the adjoining paddock.

Tenure	Local Authority	Council Tax	EPC
Freehold	Dumfries and Galloway Council	Band E	Band E50

Services

Mains Water, metered | Mains Electricity | Septic Tank | Oli Fired Heating | FTTP/FTTC* | Mobile Coverage

*Fibre To The Premises/Fibre To The Cabinet

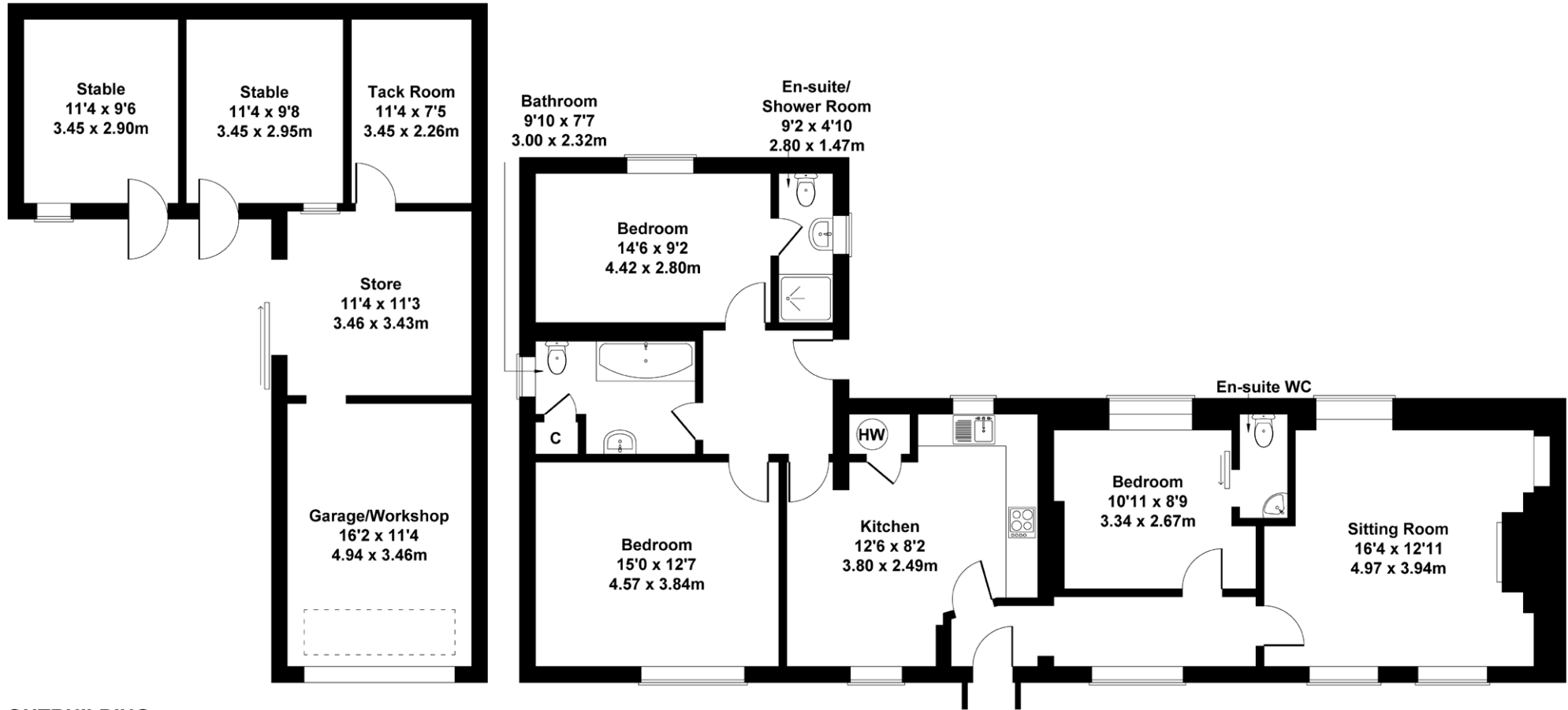
Flood Risk

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



Laffah Cottage, Wellhouse, Kirkcolm, Stranraer

Approximate Gross Internal Area
1841 sq ft - 171 sq m



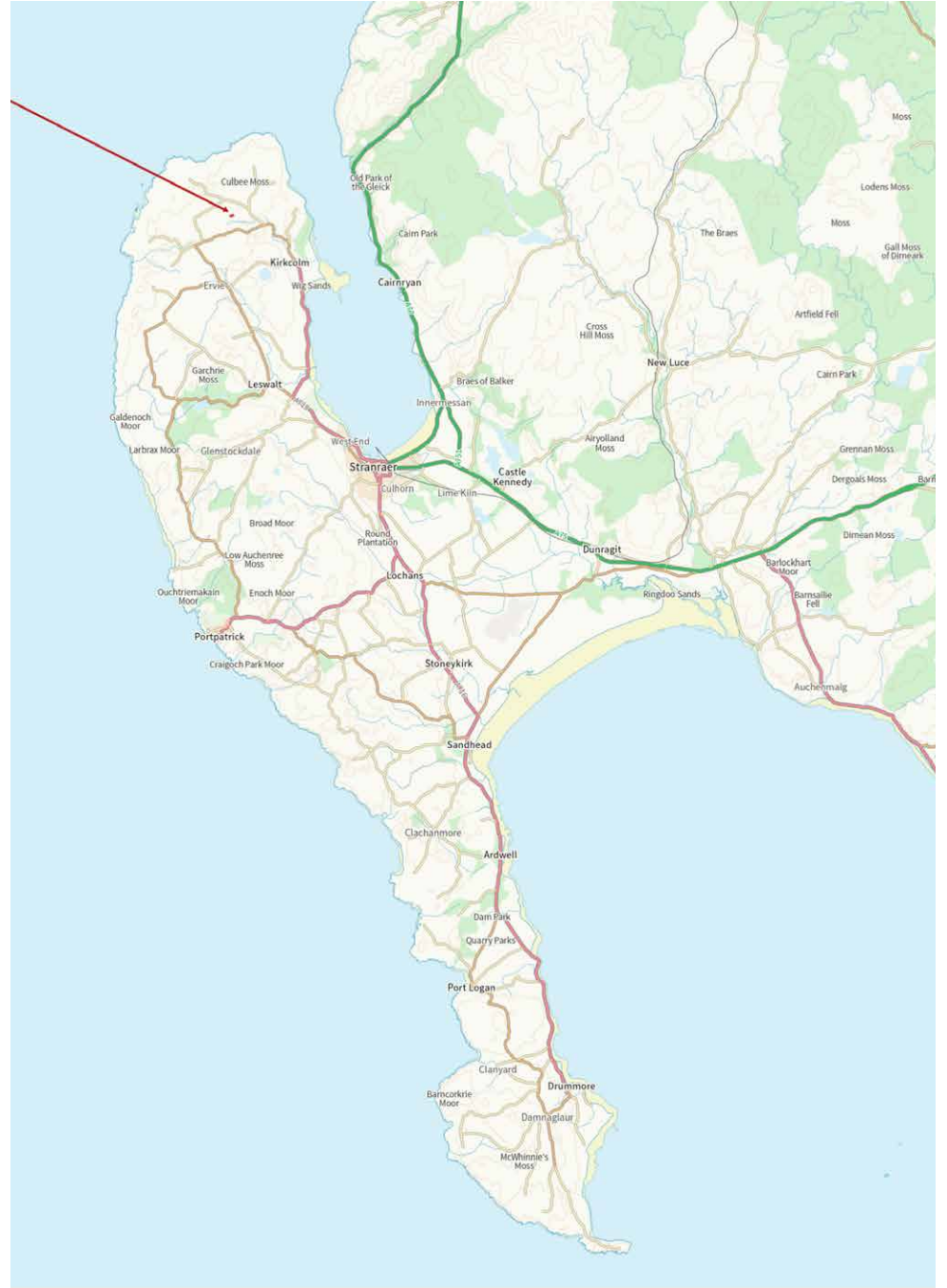
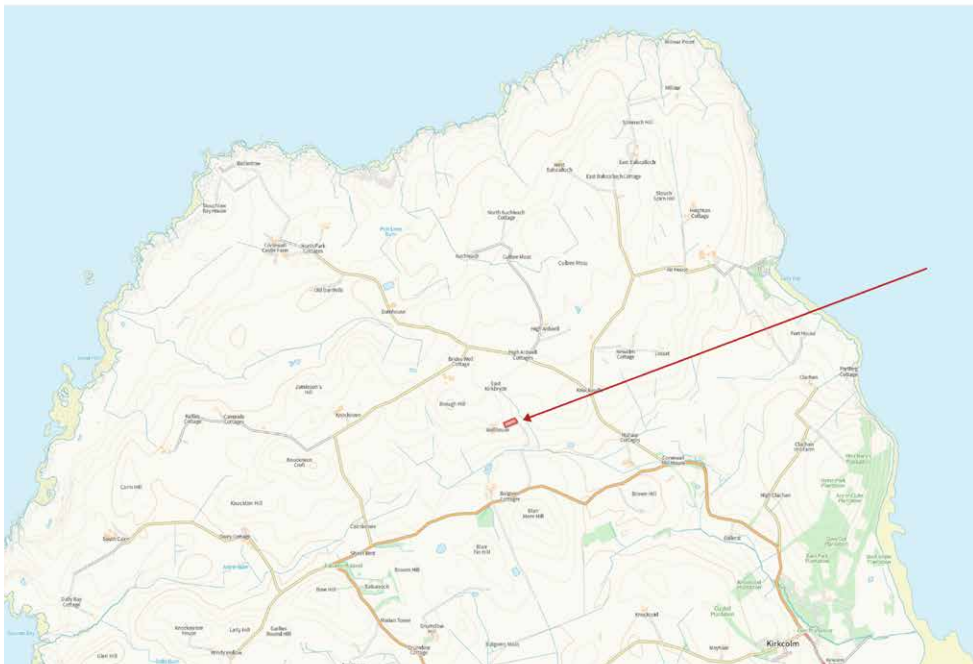
OUTBUILDING

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







Directions

Drive through the village of Kirkcolm and continue on the B738 for approximately 1.2 miles, then turn left where it is signposted for Portpatrick B738 and Leswalt (B798). Continue for a further 0.8 miles then turn right and follow the road for approximately 0.4 miles, Laffah Cottage is directly in front of you.



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Post Code: DG9 OPY

Solicitors

Rankin and Aitken, 4/6 South Strand Street, Stranraer

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.

Health & Safety

Appropriate caution should be exercised at all times during inspection.

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 April 2026.





Galbraith