



MILLHAVEN

STAIRHAVEN, GLENLUCE, NEWTON STEWART

Galbraith



MILLHAVEN, STAIRHAVEN, GLENLUCE, NEWTON STEWART

A stunning bright and spacious 4 bedroom bungalow with breathtaking panoramic views across Stairhaven Bay to Luce Bay and the Mull of Galloway beyond.

Glenluce 2.1 miles ■ Stranraer 11 miles ■ Wigtown 17 miles
Newton Stewart 18 miles ■ Dumfries 65 miles

Acreage 0.26 acres (.010 hectares)

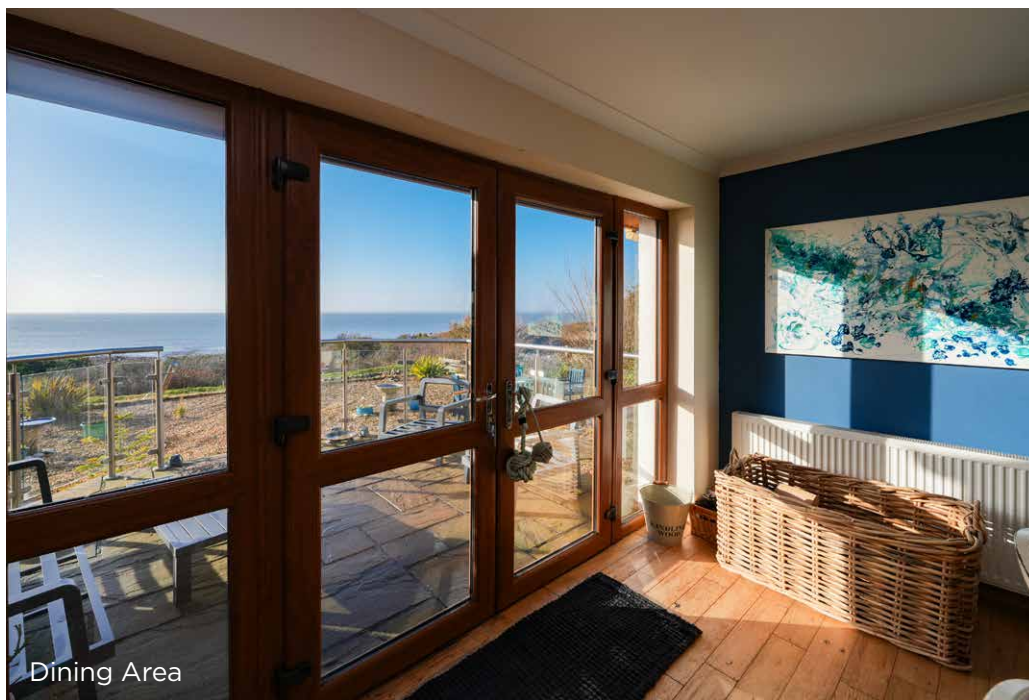
Guide Price £450,000

- 2 reception rooms. 4 bedrooms
- Open plan snug/dining area/kitchen and sitting room
- Coastal theme décor with central wood burning stove
- Raised patio enhancing the sea views
- Low maintenance garden
- Timber garden shed & log store/kennel
- Parking for a number of vehicles.

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com





Dining Area



Living Room

SITUATION

Millhaven is situated in single row of residential properties in the small coastal hamlet, Stairhaven. This peaceful rural location is just a stone's throw from the stunning coastline, with a backdrop of rolling countryside. A coastal walk over the cliffs from Stairhaven to Auchenmalg provides stunning views over Luce Bay below to the coastline beyond.

The nearest village is Glenluce, 2.1 miles from Millhaven which has a shop, doctor's surgery, church, primary school, golf club (County Golf Club) bowling club, public house and small gym.

The nearest town 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 annual 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 Skiffie 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 south west Scotland is home to some beautiful scenery, with numerous coastal villages around Luce Bay and Wigtown Bay. The Galloway Forest Park nearby 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. Further west Logan Botanic Gardens, Scotland's most exotic gardens and Gallie Craig, a Cliff Top Coffee Shop are just two exceptional places to visit whilst in the area or on a day out.

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

Millhaven is a spectacular bright and spacious 4 bedroom bungalow, enhanced with vibrant colours and interior design reflecting the coastal location. On entering Millhaven you are met with a well-lit hallway and double doors opening to the hub of this home, where four rooms combine seamlessly to form one large space for relaxing, entertaining, cooking and dining. The snug, dining area and sitting room comprise wall to wall windows, framing the views and French doors open to the elevated patio from the dining area. The kitchen has an electric Rangemaster cooker and an integrated Bloomberg dishwasher & fridge/freezer. The adjacent utility room, which opens to the garden behind, includes: a Zanussi tumble dryer, Bosch washing machine, Grant central heating boiler and stainless-steel sink.

The snug is a flexible space, currently an additional place to relax, but this could also be utilised as an office or playroom, depending on the needs and requirements of the new owners. A solid wooden floor extends the full length of the kitchen/dining and sitting room with a double sided wood burning stove, set on a granite hearth, between the dining and sitting room provides both additional heat when required and a focal point for the space.

All four bedrooms are accessed from the hall, the triple aspect stunning master bedroom is flooded with natural light and has both a walk-in wardrobe providing essential storage space and an en-suite shower room. The master bedroom and bedrooms 2 and 3 all overlook the garden and farmland behind and have fitted wardrobes, bedroom 4 is currently a study and craft room, a room with a sizeable fitted wardrobe and sea views. The bathroom adjacent embraces the beach theme and benefits from both a bath and walk-in shower.

Millhaven has a wealth of storage space including a cloakroom cupboard in the entrance vestibule, ideal for outdoor clothes and sandy shoes after walks along the beach and a walk-in cupboard at the end of the hall.

Millhaven is south facing and there is the potential to site solar panels on the roof, with the relevant consents and permissions. The solar gain from the front facing windows, especially the triple glazed sitting room windows, provides a natural even warmth throughout Millhaven.

The property benefits from the option to connect to the local cabinet, giving access to superfast broadband - ideal for home working and streaming.

Millhaven is an impressive home by the sea, a full-time residence or holiday home in a desirable picturesque coastal location within a short distance of local amenities.

ACCOMMODATION

Ground Floor: Entrance vestibule, Open plan Sitting Room/Dining Area/Kitchen and Snug. Utility Room. Master Bedroom with en-suite Shower Room. Bedroom 2. Bedroom 3. Bedroom 4/Study. Family Bathroom.

GARDEN (AND GROUNDS)

The tarmac driveway at Millhaven provides parking space for several vehicles, and there is additional parking space to the side of the property. The highlight of the garden is the raised patio, accessed from dining area and garden, offering a stunning setting to dine alfresco during the day or in the evening as the sun sets over the Bay. The low maintenance garden has designated areas of gravel and paved pathways and a number of raised beds for both vegetables and herbs. Cordylines flourish in the sea air at Millhaven and careful planting has ensured this garden comes to life in early spring.



Kitchen/Dining Area



Kitchen



Dining Area



Kitchen/Dining Area

There is a greenhouse, a small area of lawn and a steep banking behind provides both privacy and shelter. A timber garden shed (4.24m x 3m) provides storage for garden equipment and furniture and a second shed, previously a kennel, is used to store logs for the wood burning stove. Cordylines flourish in the sea air at Millhaven and careful planting has ensured this garden comes to life in early spring.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	Oil Fired	Band F	C74	FTTC	Yes

FLOOD RISK

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

DIRECTIONS

If travelling from Stranraer turn right on the A75 at Glenluce where it is signposted for Stairhaven, and left if you are travelling from the east. Follow the coastal road for approximately 2.1 miles. Millhaven is the second property on your left within the coastal hamlet.

POST CODE

DG8 0JL

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: picturing.cinemas.lifetimes

SOLICITORS

Ferguson & Co, Stranraer,
Clydesdale Bank Buildings
91 Hanover Street
Stranraer
DG9 7RS

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.





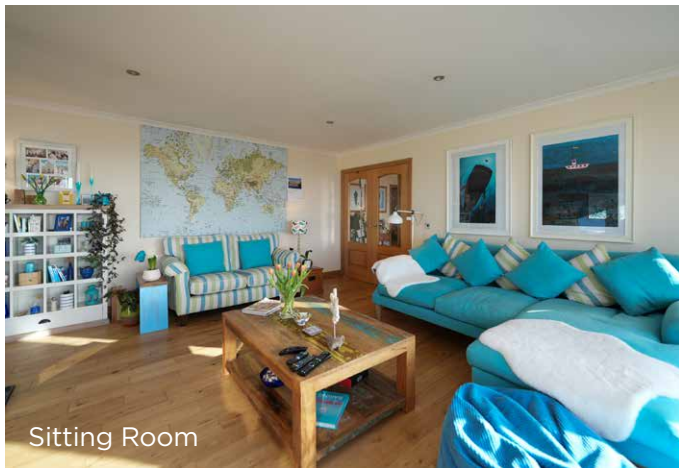
Sitting Room



Dining



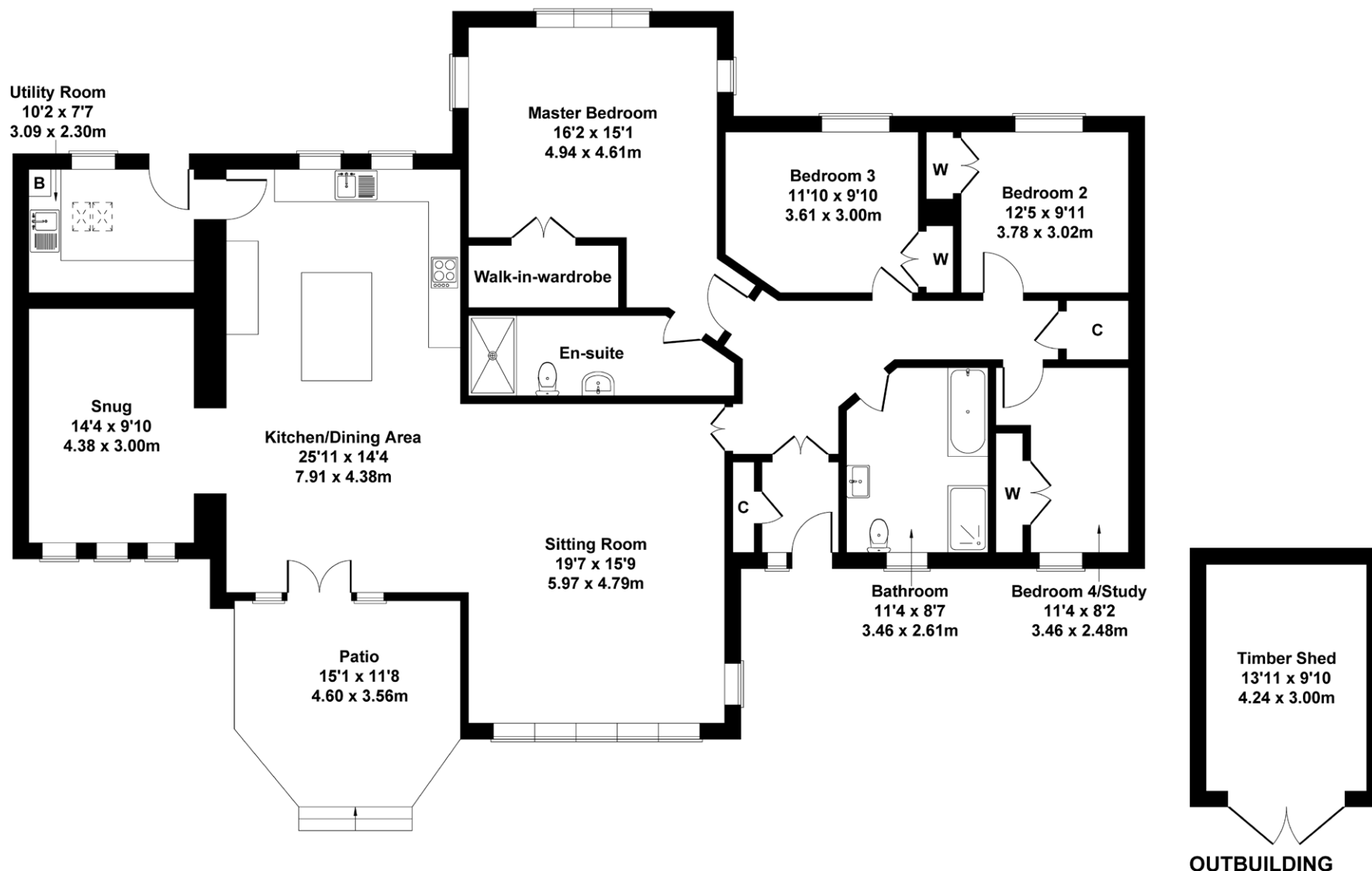
Sitting Room/Dining



Sitting Room

Millhaven, Stairhaven, Glenluce, Newton Stewart, DG8 0JL

Approximate Gross Internal Area
2250 sq ft - 209 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.



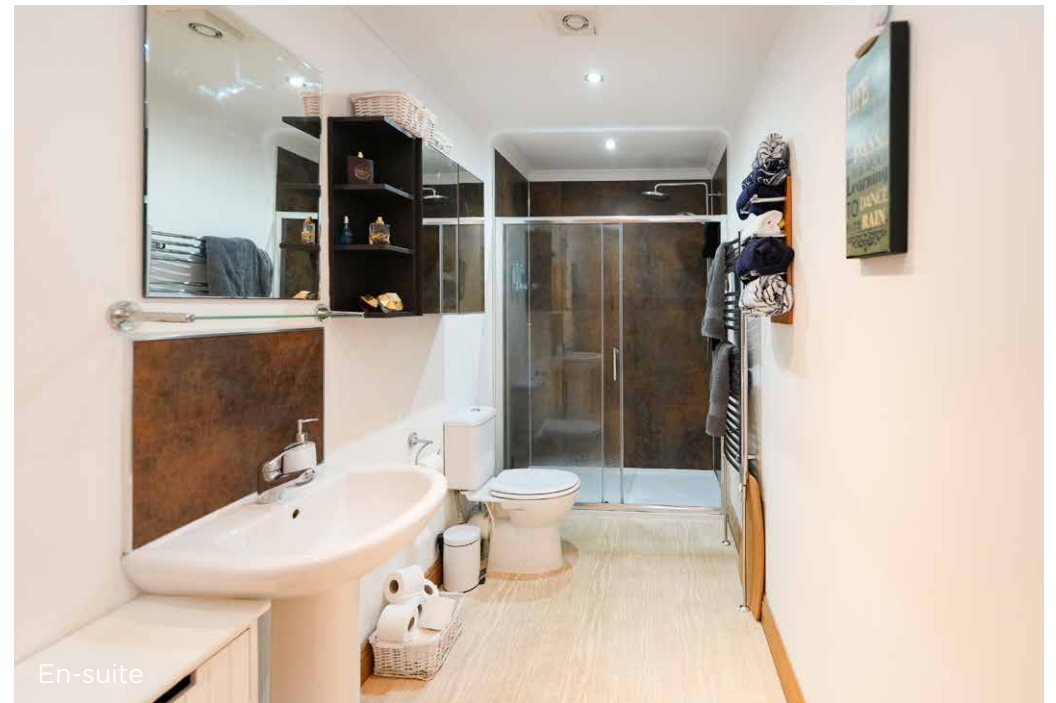
Hallway



Master Bedroom



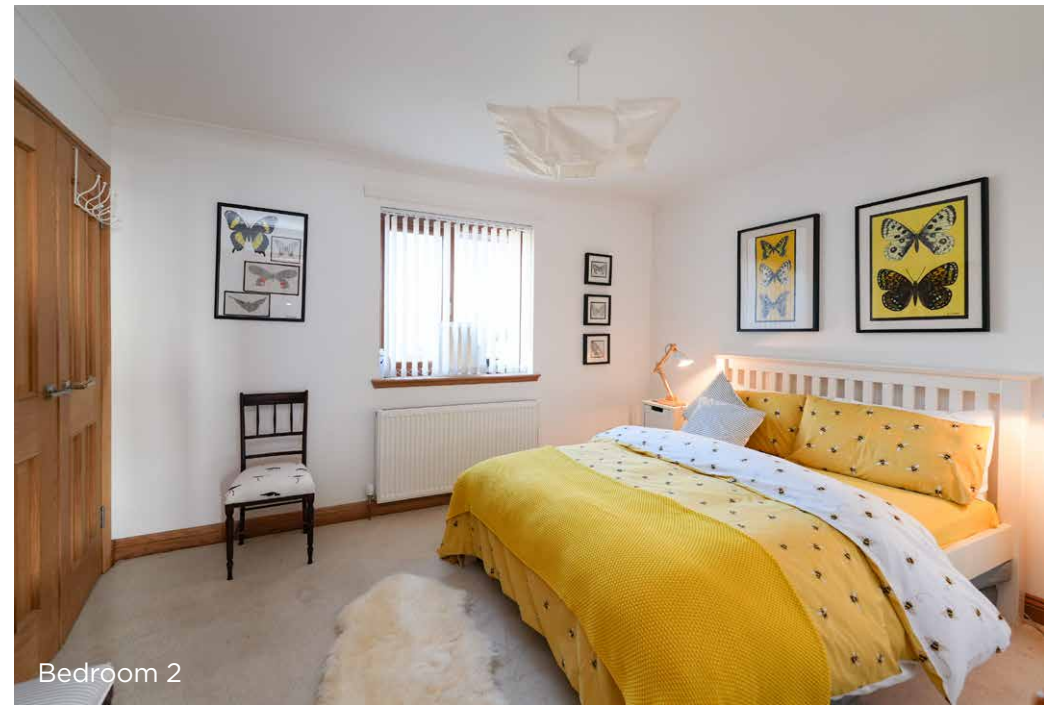
Master Bedroom



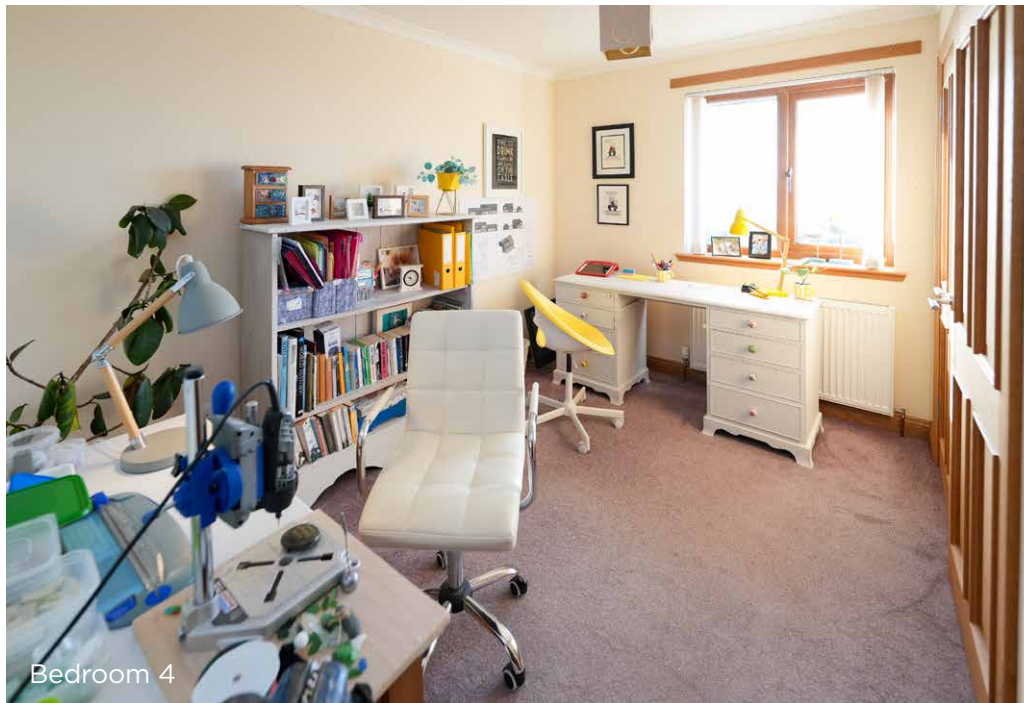
En-suite

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 January 2025.



Bedroom 2

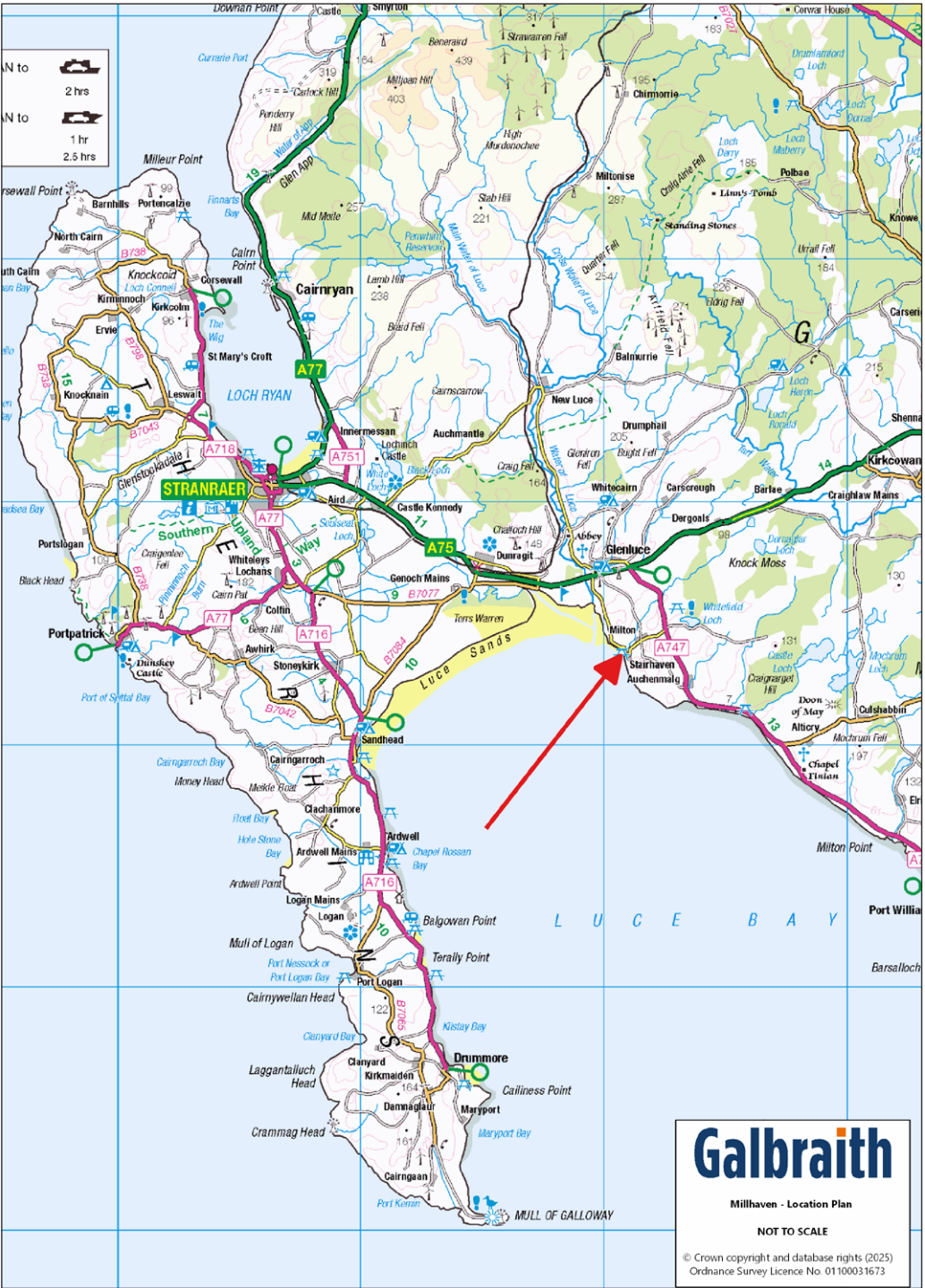
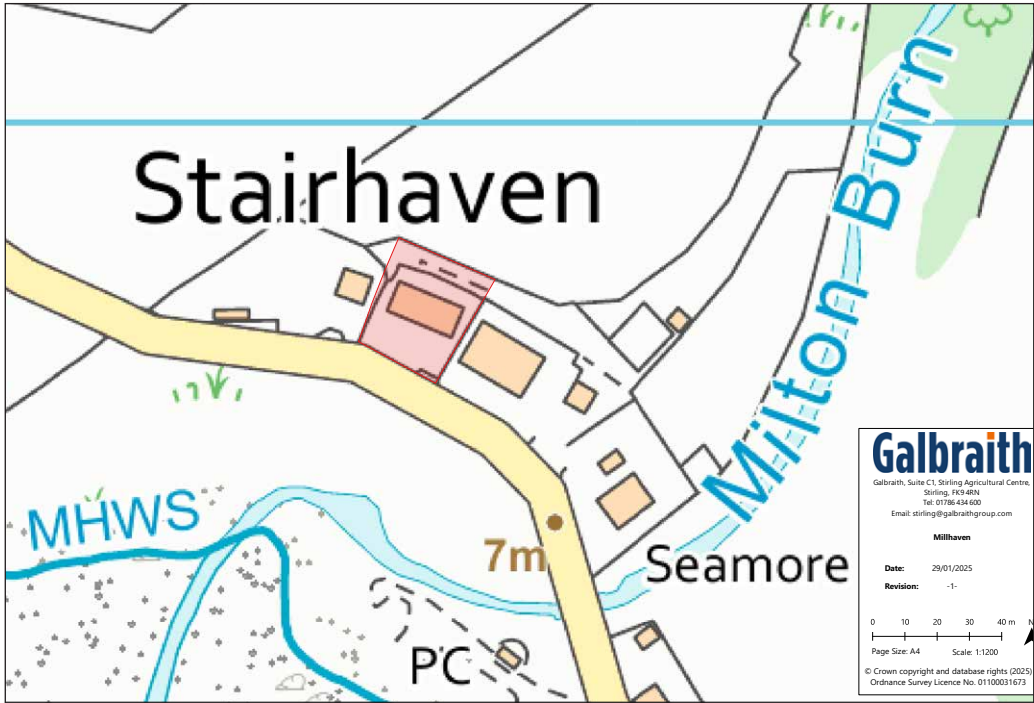


Bedroom 4



Bedroom 3







Galbraith



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PLEASE RECYCLE