

Galbraith

APPLEGARTH

HARBOUR ROAD, WIGTOWN, NEWTON STEWART



APPLEGARTH, HARBOUR ROAD, WIGTOWN, NEWTON STEWART

An impressive detached 'C' Listed property in Scotland's National Book Town, with extensive views over Wigtown and Wigtown Bay.

Newton Stewart 7.2 miles ■ Stranraer 26.5 miles ■ Dumfries 54.4 miles

Acreage 0.23 acres

Offers Over £350,000

- 3 reception rooms. 4 bedrooms
- Garden Room
- Cellar/Store including Wine Cellar & Work Room
- Attic Rooms
- Garage and Garden Shed
- Garden

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com

 OnTheMarket





Music Room



Music Room

SITUATION

Applegarth, a category C listed building, is situated in Scotland's National Book Town, Wigtown. Occupying a prominent location at the top of Harbour Road, where the road joins South Main Street, providing views over the town of Wigtown, and Wigtown Bay beyond.

Wigtown is a very popular town especially in late September, when it hosts an annual book festival. The town becomes a hub of activity as people come to listen to authors, visit the many bookshops, eat in the cafés and wander through the 'Kist' with stalls displaying work made by local artists and craftspeople. Wigtown has a primary school, church and chapel, post office, supermarket, a number of smaller shops and cafés as well as Scotland's southernmost distillery in nearby Bladnoch.

Newton Stewart is the nearest town, a market town on the River Cree known as the Gateway to the Galloway Hills. Newton Stewart has a number of primary schools, the Douglas Ewart High School, a museum, leisure centre, three supermarkets, a post office which offers all postal and banking services, a cinema, and a wide range of shops, offices, businesses, hotels, restaurants and a modern distillery. The area is well known for outdoor pursuits, sports and wildlife. Kirroughtree Visitor Centre is situated approximately 4 miles from Newton Stewart and is part of the Seven Stanes range of mountain biking trails. The Galloway Forest Park offers superb walking opportunities and is home to Britain's first Dark Sky Park, where phenomenal views of the night sky can be enjoyed.

Fishing, shooting, golf and equestrian facilities are all readily available throughout the area. There are a number of local nature reserves perfect for watching local wildlife and birds including the RSPB Crook of Baldoon, less than 4 miles from Applegarth, and Wood of Cree near Newton Stewart. Beaches too are popular with wild swimmers, especially at Garlieston and St Medan's.

Trains to Ayr and Glasgow are available at Stranraer, about 26 miles from Wigtown, and ferries to Northern Ireland sail from nearby Cairnryan. Trains also run from the regional centre of Dumfries, 54.4 miles to the east. Domestic and international flights are available at Prestwick Airport, 58 miles north, and Glasgow and Edinburgh Airports, 90 and 124 miles respectively. Motorway links and trains are available at Lockerbie, 68 miles east, and Kilmarnock, 66 miles north.

DESCRIPTION

Applegarth is a commanding property within the town. Built in 1814, much of the original character and charm has been retained. Above the front door there is a lowered cill window with a wrought-iron Juliette balcony, with working shutters on the windows throughout the property.

The main entrance opens in to the bright and spacious hallway with the ornate spindle and balustrade staircase leading to the first floor. On the ground floor doors open to the music room, sitting room and rear hallway. The solid wooden flooring continues from the hall in to the music room, a room which could be utilised as a living room, library or office, depending on the needs and requirements of the new owner. Double doors open directly in to the garden room adjacent, a room for relaxing and dining, with beautiful garden views.

The sitting room, a double aspect room, is flooded with natural light and benefits from large windows with views over the garden to Wigtown Bay, and on a clear day the Lake District can be seen in the distance. A multi-fuel stove set in the fireplace provides an attractive focal point within the sitting room, providing extra warmth when required. A large store cupboard completes the hall. The door adjacent opens to the rear hall, with access to the breakfast room, shower room and cellar. The shower room has an abundance of storage space with a number of fitted cupboards, one housing an immersion tank, and a vertical radiator.



Kitchen

The breakfast room provides a tasteful 'nod' to years gone by, with the original servant's bells still mounted on the wall. There is ample space for a dining table and chairs and a Trianco boiler with a Parkinson Cowan gas cooker are fitted in to the workspace.

The kitchen adjacent provides the best of both worlds, recently refurbished with modern units and cooking facilities with the original fireplace and range still in situ. A Bosch induction hob, space oven and microwave completes the integrated appliances, and a Velux window compliments the room from above.

Steps lead down from the rear hall to a room used for work with a roof light, power and storage space, continuing on to a wine cellar and door opening directly to the garden. The main cellar is primarily used for storage.

The first floor landing opens to three bedrooms, a study/fourth bedroom and a bathroom. The master bedroom and bedroom 2 are double aspect rooms, with extensive views over Wigtown Bay towards the Lake District. All three bedrooms have wash hand basins, the master bedroom has a wash hand basin and vanity unit. The fourth bedroom is currently used as study.

The second floor opens to two attic rooms and both rooms have additional storage in the eaves.

Applegarth provides a charming period property in a prominent village location offering many desirable attributes. Making the ideal family home or second home providing an ideal base within the town and to local amenities.



Kitchen



Kitchen



Breakfast Room

ACCOMMODATION

Lower Ground Floor: Cellar/Store, Wine Cellar, Work Room

Ground Floor: Music Room, Living Room, Garden Room, Sitting Room, Shower Room, Breakfast Room, Kitchen

First Floor: Master Bedroom, Bedroom 2, Bathroom, Bedroom 3, Bedroom 4/Study

Second Floor: 2 Attic Rooms

GARAGE (7.43 x 2.70)

Of breeze block construction, with window and double doors opening on to South Main Street.

GARDEN (AND GROUNDS)

Applegarth has two separate gardens, a secluded garden accessed from the Garden Room, with lawn, borders and a patio, and a second south facing walled garden with a timber shed (4.63m x 2.72m). Both gardens have a variety of mature shrubs and trees, and provide an array of colour throughout the summer months.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Applegarth	Mains	Mains	Mains	Freehold	Oil Fired	Band F	F23

DIRECTIONS

In Wigtown turn on to South Main Street, continue towards Harbour Road passing the County Buildings on your left. Applegarth is directly in front of you.

POST CODE

DG8 9EL

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: stags.appoints.draw

SOLICITORS

AB & A Matthews
The Old Bank
Buccleuch Street Bridge
DUMFRIES
DG2 7TJ

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.



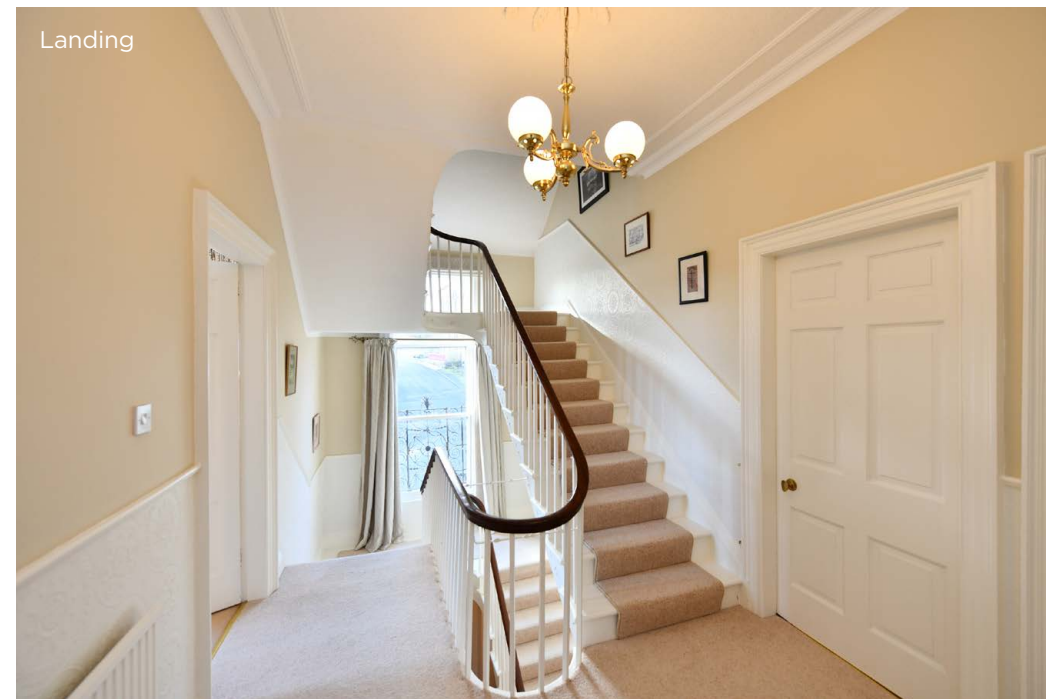
VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

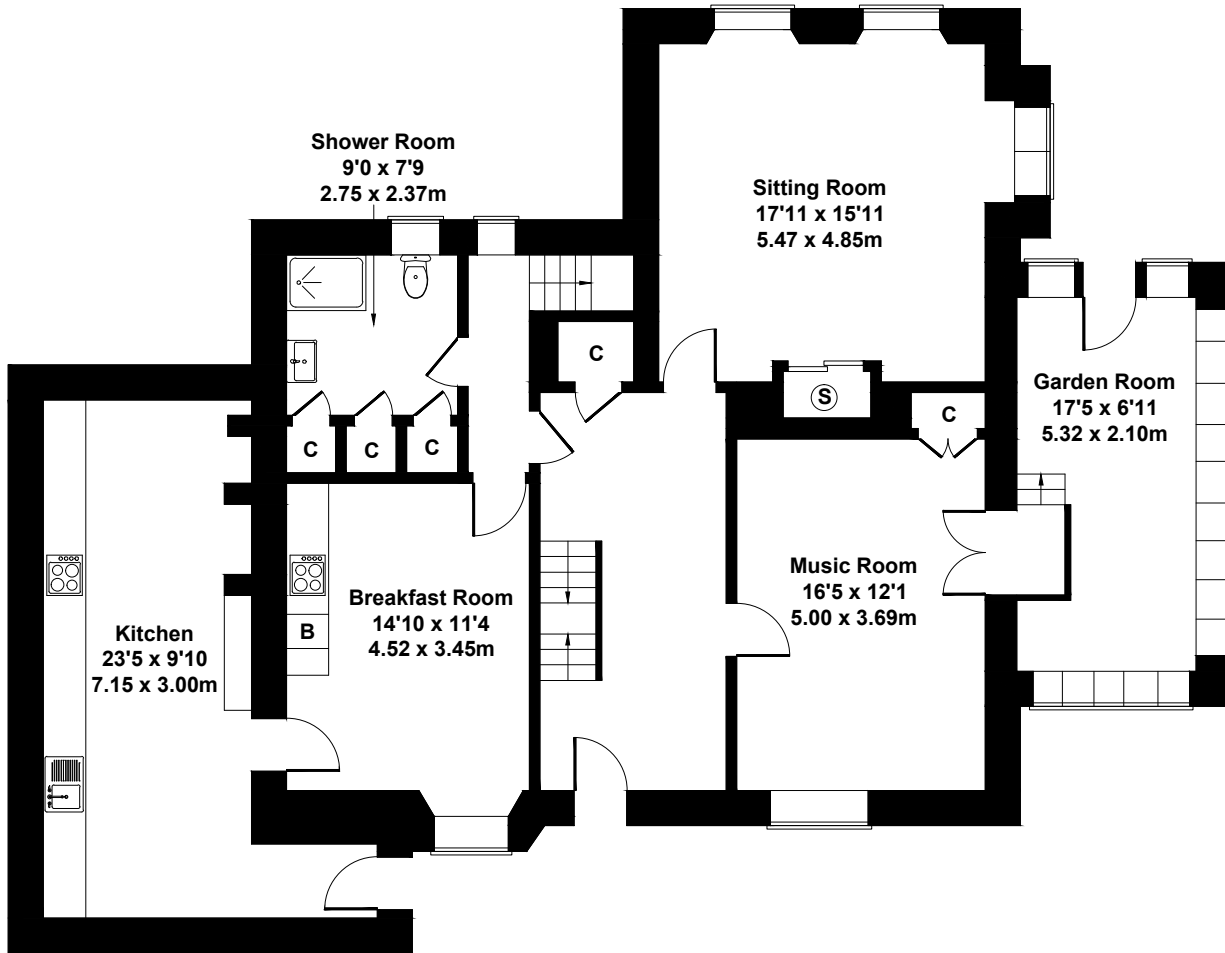
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

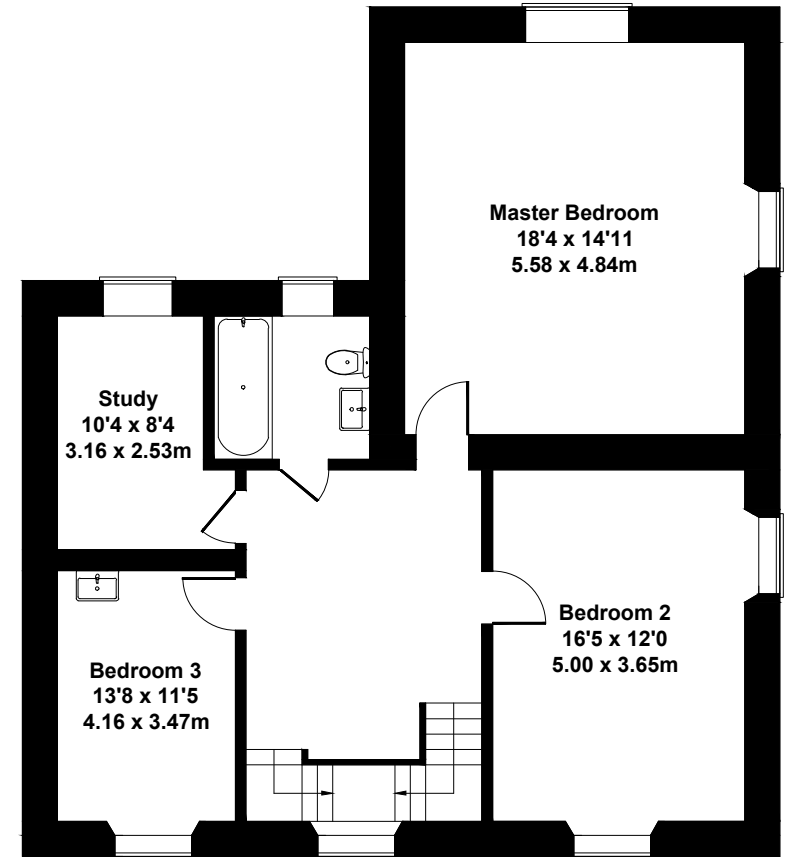


Applegarth, Harbour Road, Wigtown, DG8 9EL

Approximate Gross Internal Area
3434 sq ft - 319 sq m



GROUND FLOOR



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.

Master Bedroom



Bedroom 2



Study

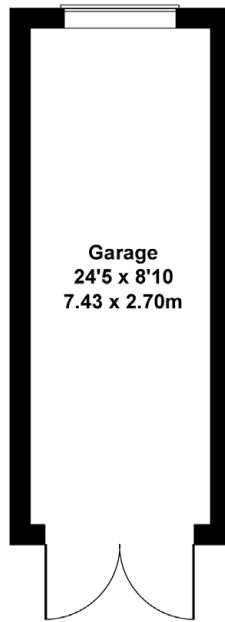


Bathroom

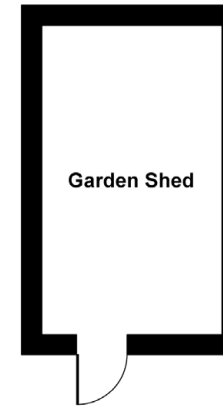


Applegarth, Harbour Road, Wigtown, DG8 9EL

Approximate Gross Internal Area
3541 sq ft - 329 sq m

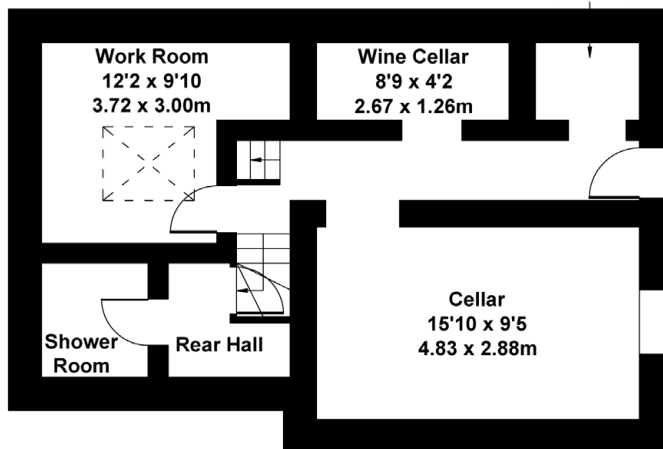


GARAGE

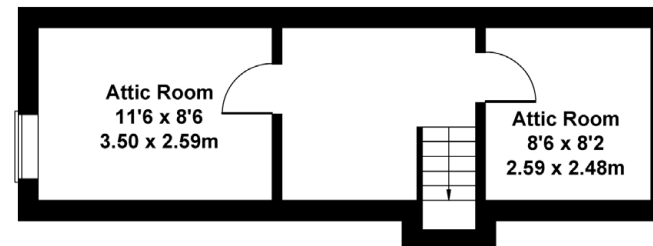


OUTBUILDING

Store
4'2 x 4'1
1.26 x 1.25m



LOWER GROUND FLOOR



ATTIC

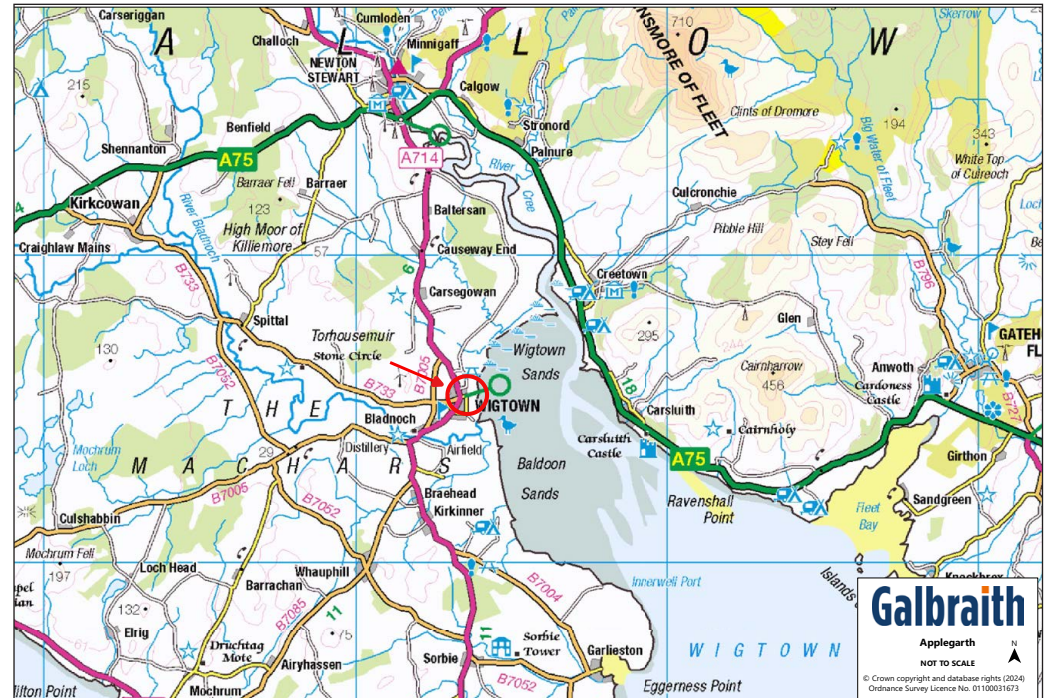
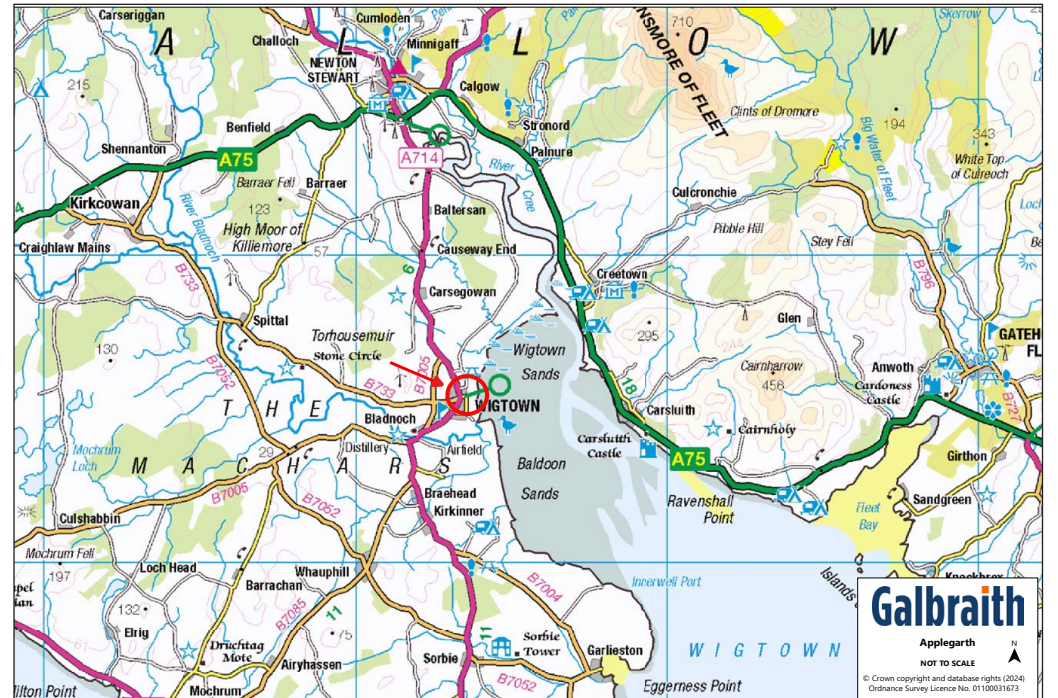
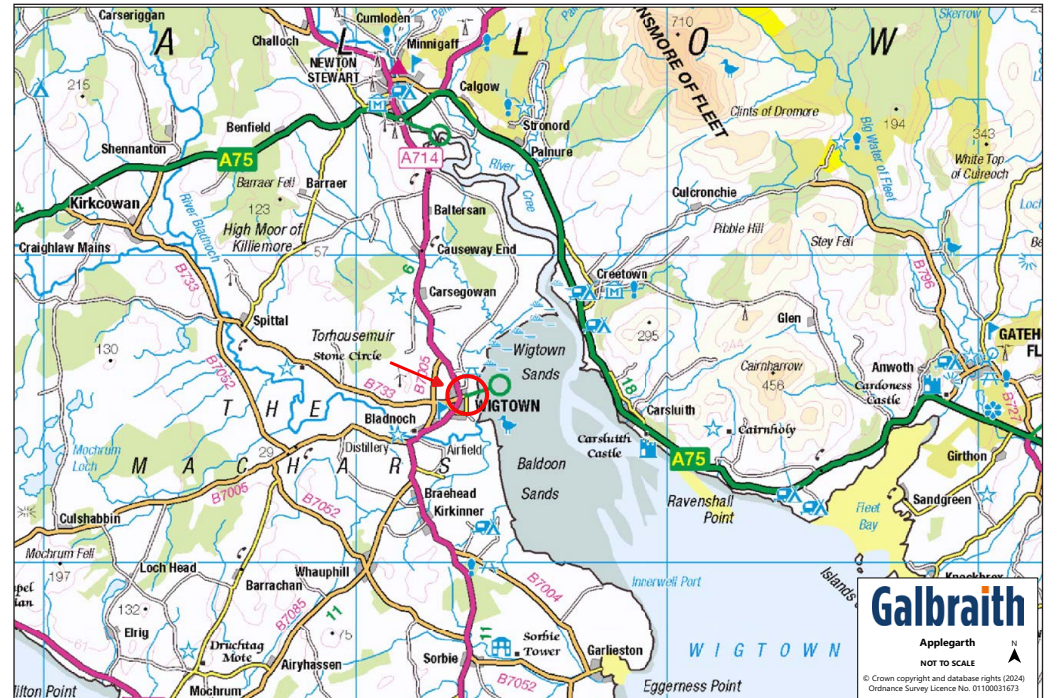
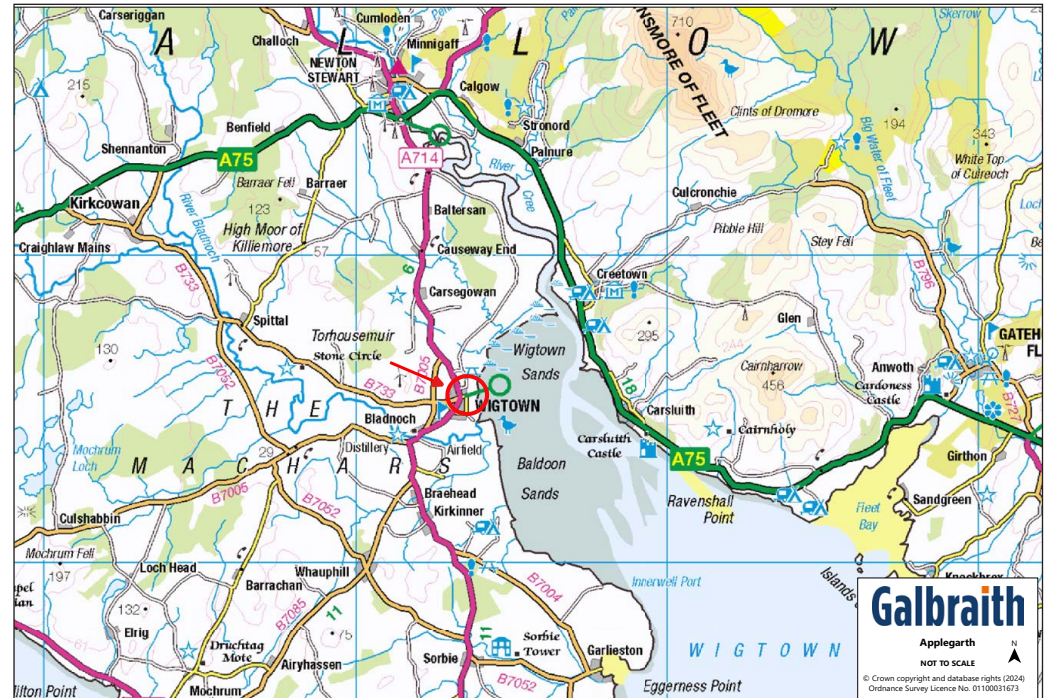
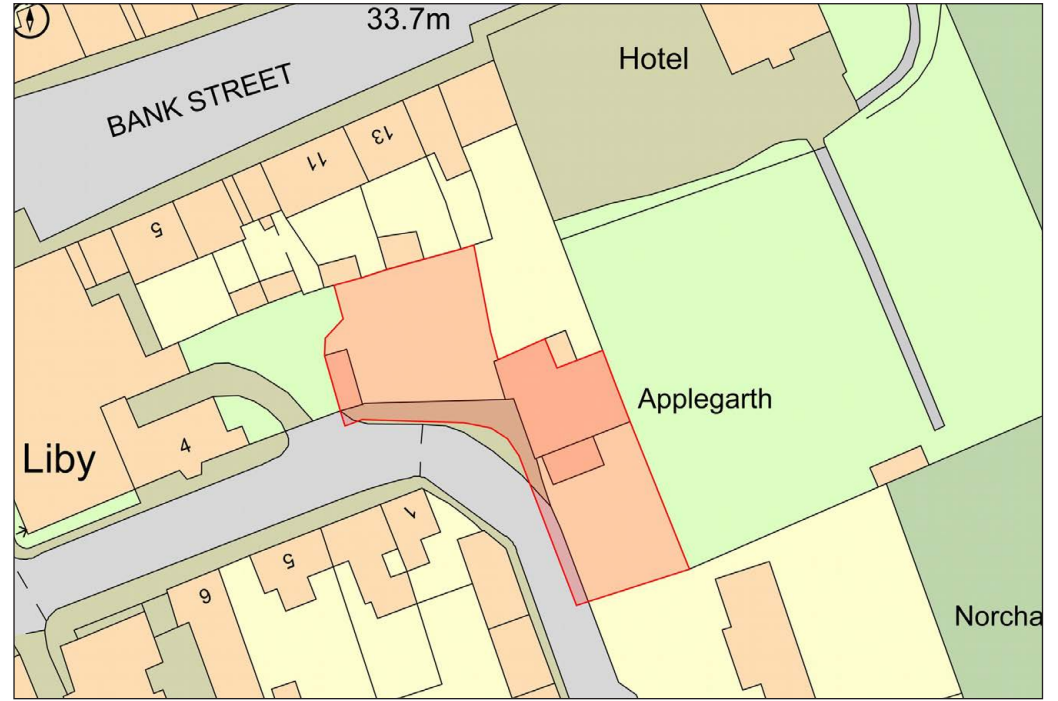
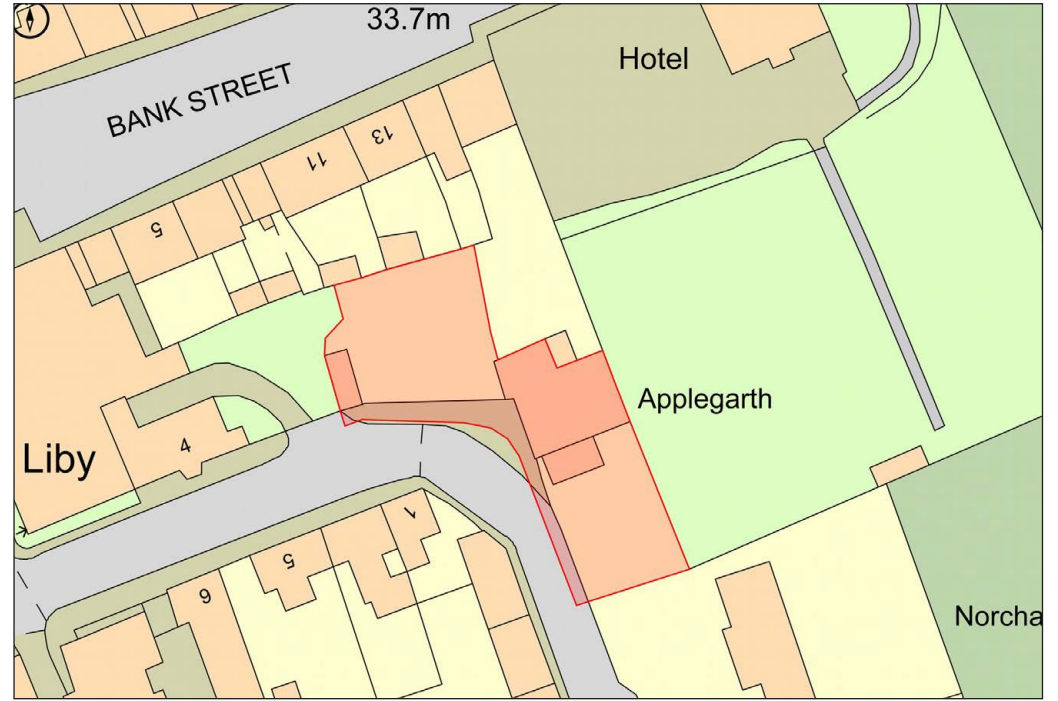
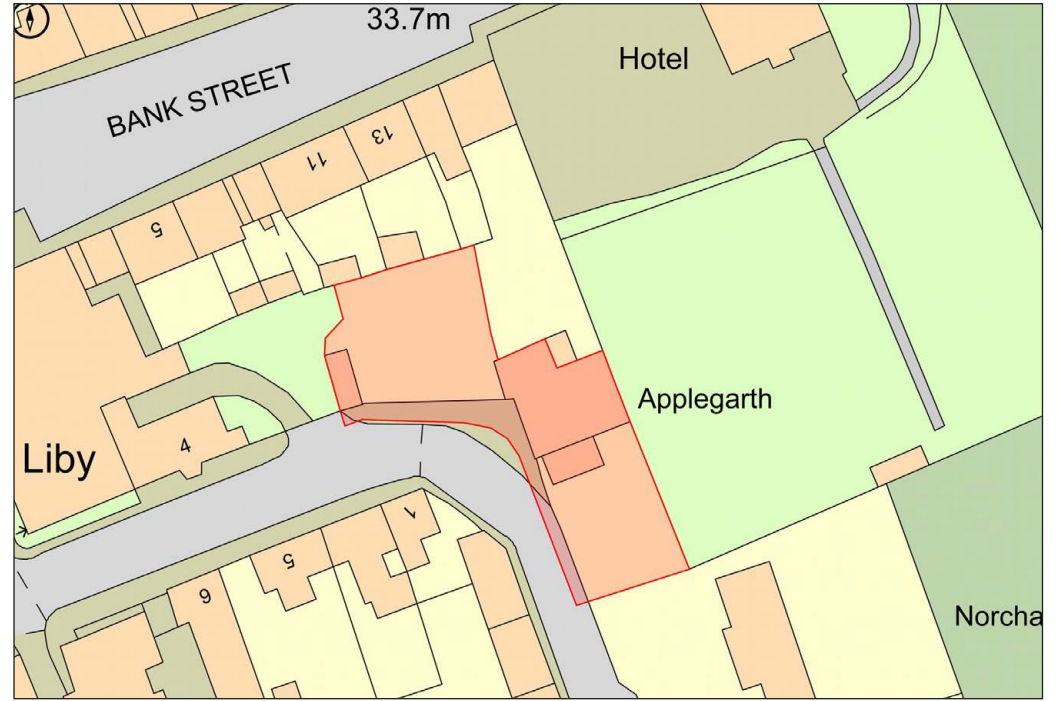
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

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 November 2023.







Galbraith



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