

Galbraith



ABBAY HOUSE

GLENLUCE, NEWTON STEWART



Abbey House, Glenluce, Newton Stewart

A charming B Listed Georgian Manse situated in a peaceful rural location, with breathtaking views over the surrounding countryside and historic Glenluce Abbey.

Glenluce 1 mile ■ Stranraer 9 miles ■ Newton Stewart 17 miles
Dumfries 64 Miles

Acreage 0.84 acres

Offers Over £580,000

- 2/3 reception rooms. 6 bedrooms
- Edge of village rural location
- Recently refurbished throughout
- Equally suitable for family life and/or boutique Bed & Breakfast
- Walled Garden
- Workshop
- Extensive Parking

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com

 OnTheMarket





SITUATION

Abbey House is situated just over a mile from the village of Glenluce, alongside the historic monument, Glenluce Abbey, which was built in 1192, and home to Cistercian monks for around 400 years. When travelling to Abbey House from Glenluce you drive under the eight-arch Glenluce Viaduct, a former railway bridge, which crosses the Water of Luce as it flows towards the Solway Firth.

Glenluce has a primary school, church, doctor's surgery, shop, public house and bowling club, and a wider range of shops and amenities can be found in Stranraer, approximately nine miles from Abbey House. Stranraer has a secondary school, primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, marina and a train station. The port of Cairnryan, just over 6 miles from Stranraer, currently has two ferry operators running passenger and freight services to Northern Ireland.

DESCRIPTION

Abbey House is a charming B Listed Georgian manse, framed by a stunning landscaped walled garden, with far reaching views over the valley of the Water of Luce.

As you enter the property from the front vestibule, you are welcomed in to a bright open staircase hallway with a newly laid polished wooden floor, which continues in to the drawing room, and further doors open to the study (currently a ground floor bedroom), dining room and kitchen. An ornate spindle & balustrade staircase leads to the first and second floor. The recently refurbished stylish and elegant drawing room has a bay window with seating area, and views of the front garden and fields beyond, a tranquil space to relax and enjoy the surroundings. Extra warmth, if required, is provided by a multi fuel stove set in to a white marble fire surround. The bedroom adjacent, with views of the courtyard and garden, benefits from a gas fire, this could be returned to a study/library depending on the requirements of the new owner.

The double aspect dining room can be accessed directly from the kitchen, making it easy to cater for dinner parties and large family gatherings.

The kitchen has a range of bespoke mounted units with solid wood worktop and a stand-alone dresser, not included in the sale but available by separate negotiation. A five ring Gaggenau gas hob, with granite splashback, in addition to an integrated John Lewis oven, with pyrolytic cleaning, and an AEG micromat_combi oven. An under counter Bosch dishwasher and fridge in the kitchen complete the kitchen appliance offering with further white goods, including an additional fridge and two freezers in the store and laundry room. The laundry room also has space and plumbing for a washing machine and tumble dryer, ample space for ironing and a pulley for drying clothes indoors. There is also a double Belfast style sink and granite worktop, with granite sourced from the Ailsa Craig, an island steeped in History in the Firth of Clyde, which has a long association having been quarried to make curling stones. Either side of the laundry room two stores and a larder provide an abundance of storage space, and in addition a boiler room, in which the water tank and combi boiler are housed, with direct access to the courtyard and garden.

The first floor has stunning country views from every window, and comprises a master bedroom en-suite, with a spacious dressing room, currently a twin family room, and double aspect shower room.





Both bedroom 2 and bedroom 3 open in to a dressing room, which was previously used as a nursery. Bedroom 4, adjacent to the bathroom, has views over the walled garden and recessed bookshelves, and bathroom has a Villeroy and Boch suite, with a (power) shower over the bath and wood effect Amico floor tiles.

The second floor landing opens in to two additional spacious rooms, one is currently a bedroom and the other office/workspace, and a small box room with built in shelving sits between both rooms at the top of the landing.

Abbey House is in a unique situation overlooking the ancient ruins of Glenluce Abbey and the breathtaking countryside beyond. This charming recently renovated property provides extensive accommodation space offering great flexibility which the new vendor can utilise to fulfil their own needs and requirements.

ACCOMMODATION

Ground Floor: Entrance Vestibule, Hall, Drawing Room, Dining Room, Study/Bedroom, WC. Kitchen, Larder, Store, Laundry Room, Store Room, Boiler Room.

First Floor: Master Bedroom, with Family Room/Dressing Room and en-suite Shower Room, Bedroom 2, Bedroom 3, Dressing Room accessible from both Bedroom 2 and Bedroom 3, Bedroom 4, Bathroom.

Second Floor: Bedroom 5, Office/ Bedroom 6



GARDEN (AND GROUNDS)

The walled garden compliments and enhances this stunning property, the formal layout of the raised vegetable beds illustrate the design and thought which have gone in to the charming garden and grounds. From the public road a driveway sweeps up to a gravel parking area suitable for a number of vehicles. The gravel continues to the front of the property and there is a small lawn to the side of the property. The main walled garden is beautifully laid out, with a central lawn and mature shrubs and trees fill the surrounding borders. The garden comes alive in the spring and summer as the plants and trees flourish and bloom. A privet hedge provides a division between the formal garden and the productive vegetable garden, where the raised beds have been designed to be reachable from paths intertwining the rectangular layout. There is a small garden shed/ potting shed, greenhouse, log store, and a number cold frames.

WORKSHOP (9.12M X 2.92M)

Brick built with a corrugated roof and pedestrian entrance, power, shelved storage and workbenches.

DIRECTIONS

Enter Glenluce from the A75, the junction on the Stranraer side of the Glenluce bypass. As the road turns to the right you will see a sign straight in front for Glenluce Abbey, turn left and follow the road for 1¼ miles. Turn left immediately after Glenluce Abbey car park, and continue until you arrive at the property.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Abbey House	Mains	Mains	Septic Tank	Freehold	Oil Fired	Band G	E44

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POST CODE

DG8 0AF

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: important.trace.liability

SOLICITORS

AB & A Matthews
37 Albert Street
Newton Stewart



Bedroom/Study



LOCAL AUTHORITY

Dumfries & Galloway Council
Carruthers House,
English Street,
Dumfries DG1 2DD

T: 0303 333 3000

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

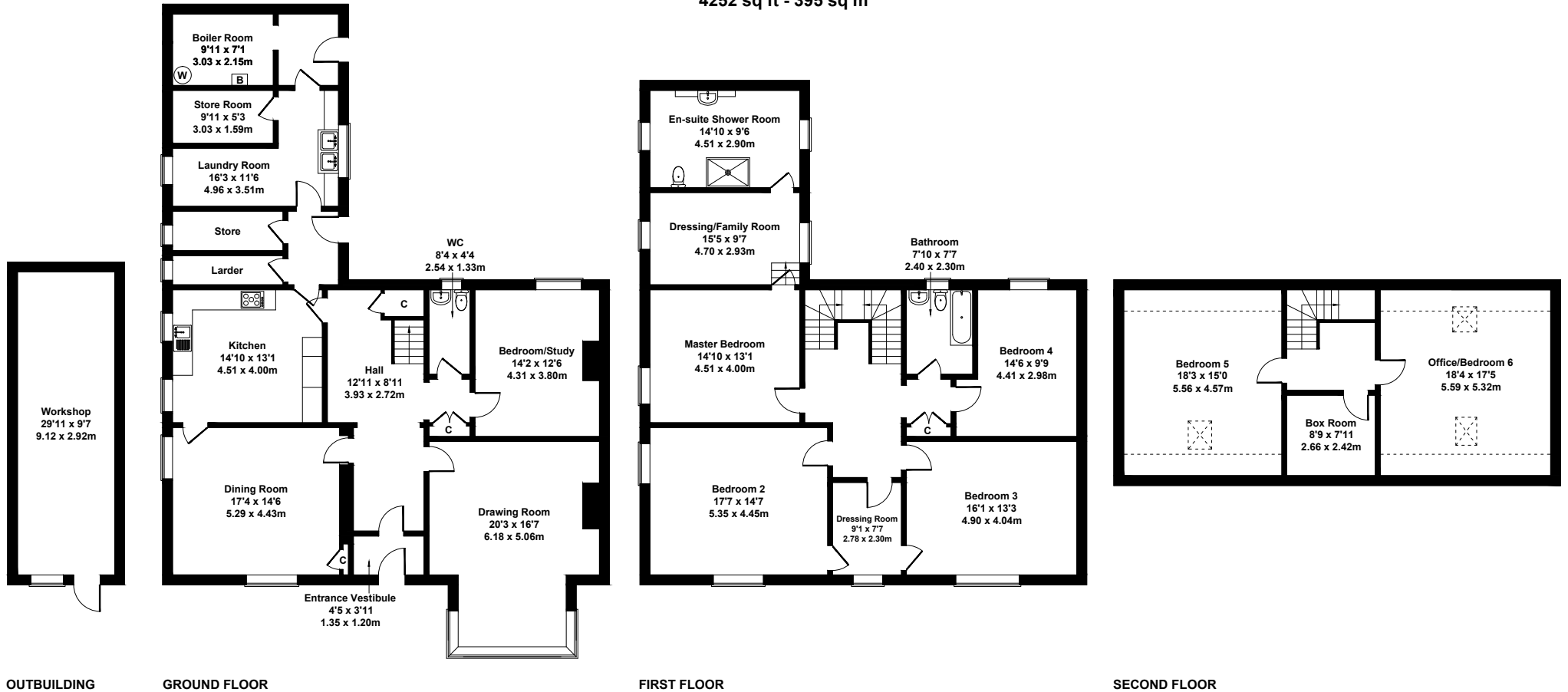
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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



Abbey House, Glenluce, Newton Stewart, DG8 0AF

Approximate Gross Internal Area
4252 sq ft - 395 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. 2023

Master Bedroom



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. Photographs taken in September 2023

Family/Dressing Room



En Suite Shower Room



Bedroom 2



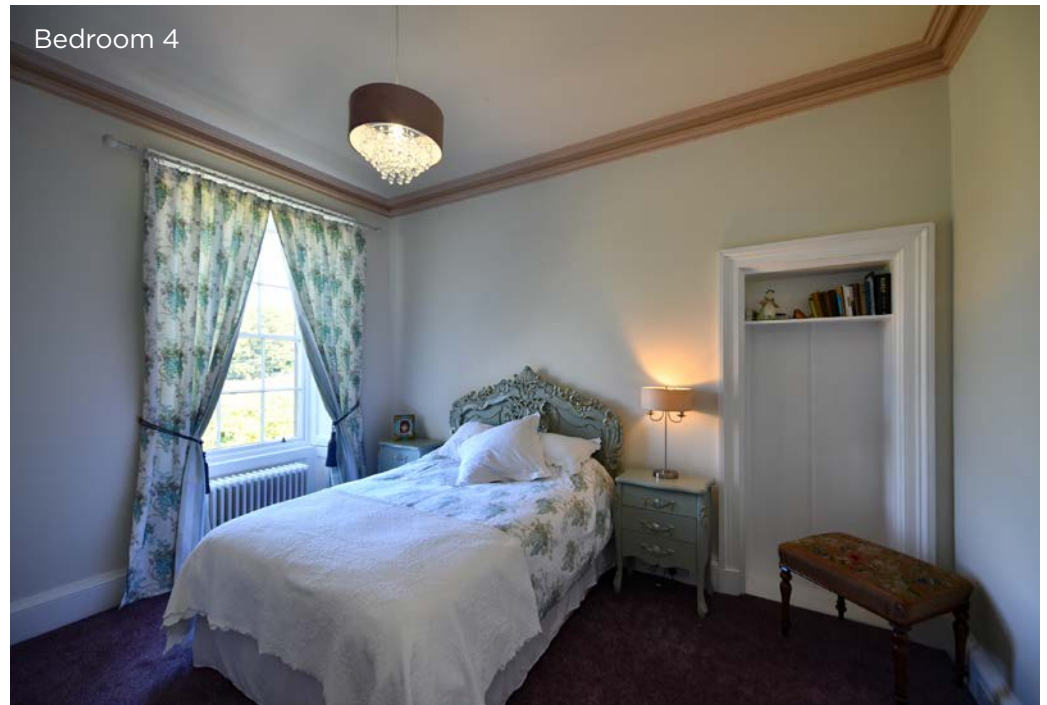
Interconnecting Dressing Room



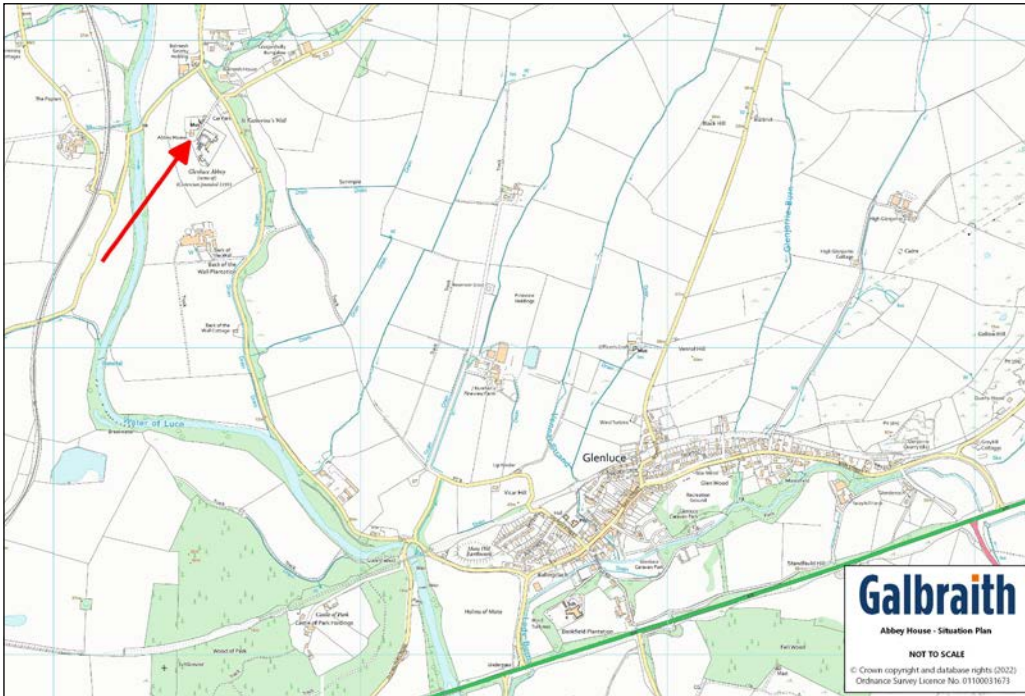
Bedroom 3



Bedroom 4



Laundry & Store Room





Bedroom 5



Office/Bedroom 6







Galbraith


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