

Galbraith

TONDERGHIE COTTAGE
WHITHORN, NEWTON STEWART





TONDERGHIE COTTAGE, WHITHORN, NEWTON STEWART

**A charming rural cottage with far reaching countryside
and coastal views**

Isle of Whithorn 2.6 miles ■ Newton Stewart 20.9 miles
Ayr 65 miles ■ Dumfries 68 miles.

Acreage 0.25 acres (0.10 hectares)

Offers Over £295,000

- Open plan Kitchen/Living/Dining. 3 bedrooms
- Beautifully presented cottage
- Rural countryside location
- Coastal Views
- Wood Store /Garden Shed / Summerhouse

Galbraith

Castle Douglas
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castledouglas@galbraithgroup.com





SITUATION

Tonderghie Cottage enjoys a secluded setting in a peaceful and tranquil location near the Isle of Whithorn, with easy access to the coastal path leading to St Ninian's Cave and the Whithorn Way, offering over 155 miles of scenic walking and cycling routes, designed to enable disabled access too. The nearest village is the small fishing village, the Isle of Whithorn, which has an active sailing club, a rowing club, bowling green, St Ninians Hall which also offers a number of activities and classes and has a tearoom and gift shop. The Steam Packet Inn, a hotel and restaurant situated by the harbour. A variety of boats both fishing and leisure, sailing in to and out of the harbour and there are mooring facilities for visiting yachts and a purpose-built slipway.

Nearby Whithorn (3.7miles) is known as the 'Cradle of Christianity in Scotland', being the place St Ninian arrived at in the AD390's after studying in Rome and built the first Christian church in Scotland. Whithorn is an attractive village with local amenities including shops, café, pharmacy, primary school, veterinary surgery, doctors' surgery and garage providing repairs. A bus service is provided to transport children from the Isle of Whithorn to Whithorn Primary School and Douglas Ewart High School in Newton Stewart.

Historic interest has increased in the village following the construction of an Iron Age roundhouse which portrays how people in Galloway lived in the fifth century BC. St Medan's Golf Club, a challenging nine-hole course based around a coastal Iron Age fort, is approximately 9.5 miles away.

Newton Stewart, approximately 21 miles north offers a wider range of shops and offices, including a leisure centre, cinema, three primary schools, Douglas Ewart High school and three supermarkets. Wigtown, Scotland's National Book Town, around 15.8 miles north, holds the annual Wigtown Book Festival, and is home to many bookshops and cafes, with the famous Bladnoch Distillery located just outside the town.



DESCRIPTION

This beautifully presented 3 bedroom cottage blends timeless charm with contemporary comfort, set in a peaceful rural location with sea views. Entering via a front porch/boot room and opening to the impressive bright & spacious open plan living, dining and kitchen area designed for both relaxed family life and entertaining. A warm and inviting space with a wood burning stove on a custom-made hearth with a striking backdrop of an exposed stonework wall offering a delightful feature. Numerous windows capture the views of both countryside and sea views towards Isle of Man beyond whilst also drawing in the natural light. The kitchen is thoughtfully laid out with modern fittings, quality worktops and ample storage, all connected with the dining and living space ideal for gatherings and everyday living. The property offers three well-proportioned bedrooms, two on the ground floor. The modern fitted spacious bathroom, with walk in shower completes the ground floor accommodation. The first floor, accessed via a beautifully crafted staircase, provides the third bedroom with Velux window allowing light. With storage space aplenty, with thoughtful design utilising the spaces. The mezzanine level adds a unique architectural feature, overlooking the main living space and providing a versatile area ideal for a home office, reading nook or additional guest accommodation space if required.

The cottage is surrounded by open countryside with an elevated position allowing uninterrupted landscape views stretching towards the sea, offering a delightful setting. The garden is spacious, mainly laid to lawn and bound by a dry-stone wall. A delightful summer house occupies an elevated site within the grounds with coastal views and space for additional sheds or parking area if required.

Tonderghie Cottage has been renovated to a high standard by the current owner, the craftsmanship and finishing touches throughout contribute in abundance to the charm and style on offer. A unique opportunity to purchase a charming rural coastal retreat perfect as a permanent residence, holiday home or countryside escape.

ACCOMMODATION

Ground Floor: Front Porch. Open Plan Living/Dining/Kitchen. Bathroom. Bedroom. Bedroom.

First Floor: Seating area/Home Office. Bedroom.

GARDEN (AND GROUNDS)

A generous garden predominantly laid to lawn with potential for the potential owner to adapt to suit their specific needs and wants. Currently an area for Garden shed and attractive summerhouse, the perfect spot to relax and absorb the far-reaching views. The garden is fully enclosed by dry stone wall with railings to the front. A wood store and tool shed provide additional outdoor storage space.

A small area of the dyke is in need of repair, a contractor has been instructed and repair will be carried prior to completion.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating
Private	Mains	Septic Tank	Freehold	Oil Central Heating

Council Tax	EPC	Broadband	Mobile
Band C	E53	FTTP	YES

*Fibre To The Premises

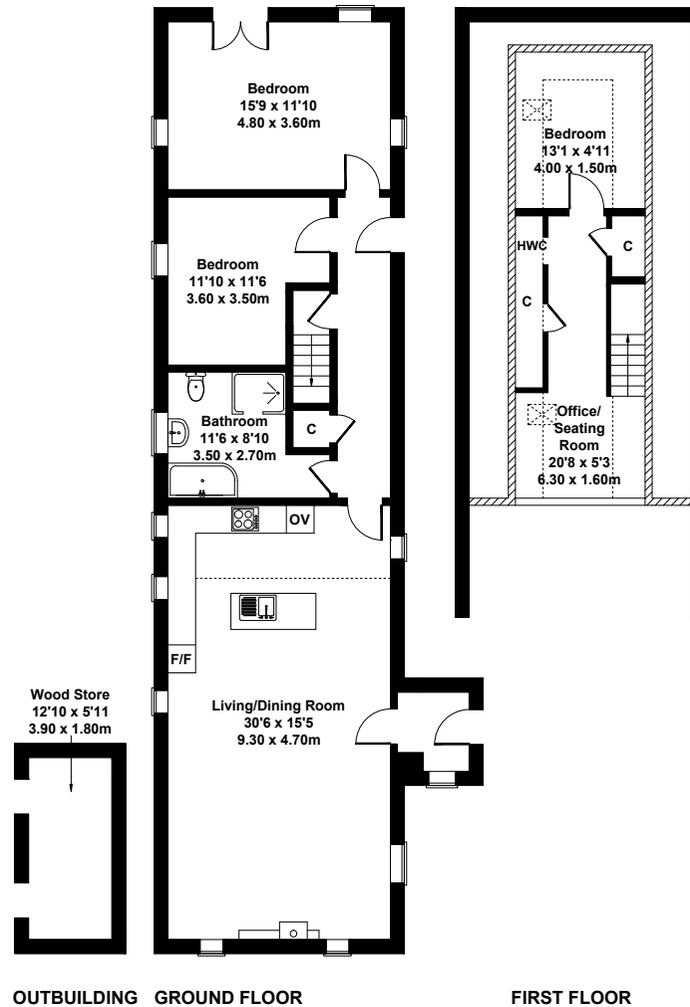
FLOOD RISK

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



Tonderghie Cottage, Whithorn, DG8 8HZ

Approximate Gross Internal Area
1442 sq ft - 134 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.



ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVIDUES ETC

The track to the front is a public road, some vehicles do use this although not a 'made' track.

The parking area is not owned by Tonderghie Cottage, but the owners of the cottage have a right to park on this area.

DIRECTIONS

From the B7004 take the turning signposted for Tonderghie & Arbrack Farms. Continue along this track until you reach Tonderghie House directly in front, at this point take a right and follow the track around, over the cattle grid passing buildings on left, turn left shortly after and continue up to Tonderghie Cottage.

POST CODE

DG8 8HZ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
tailwind.dirt.scanning

SOLICITORS

Murray Beith Murray
3 Glenfinlas Street
Edinburgh
Midlothian
EH3 6AQ

LOCAL AUTHORITY

Dumfries & Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

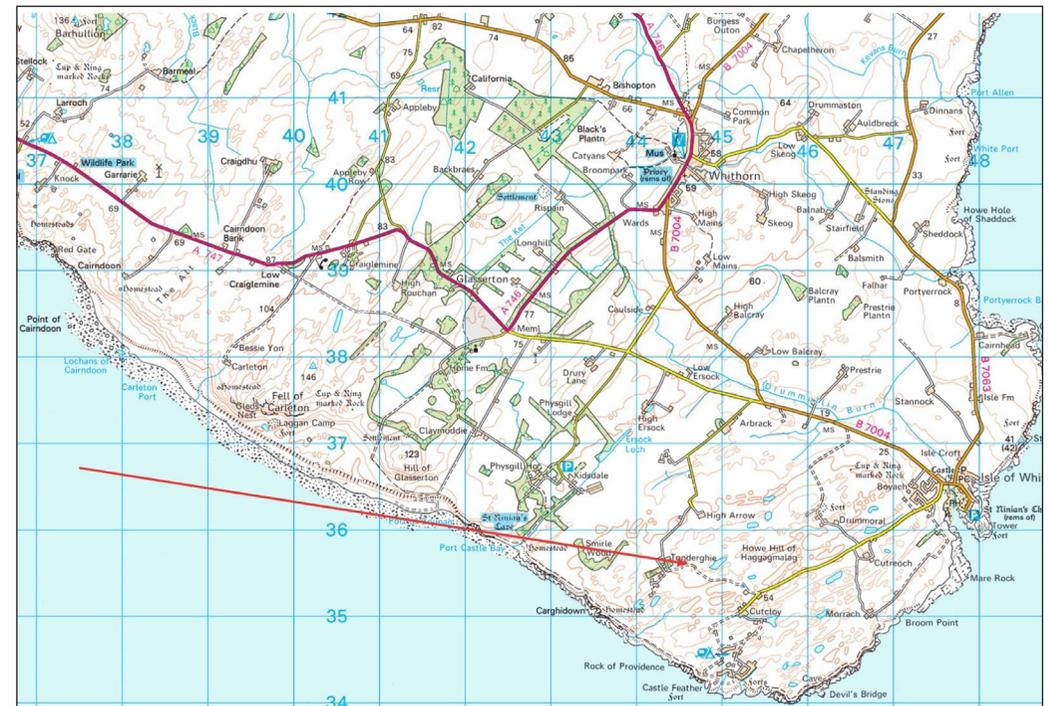
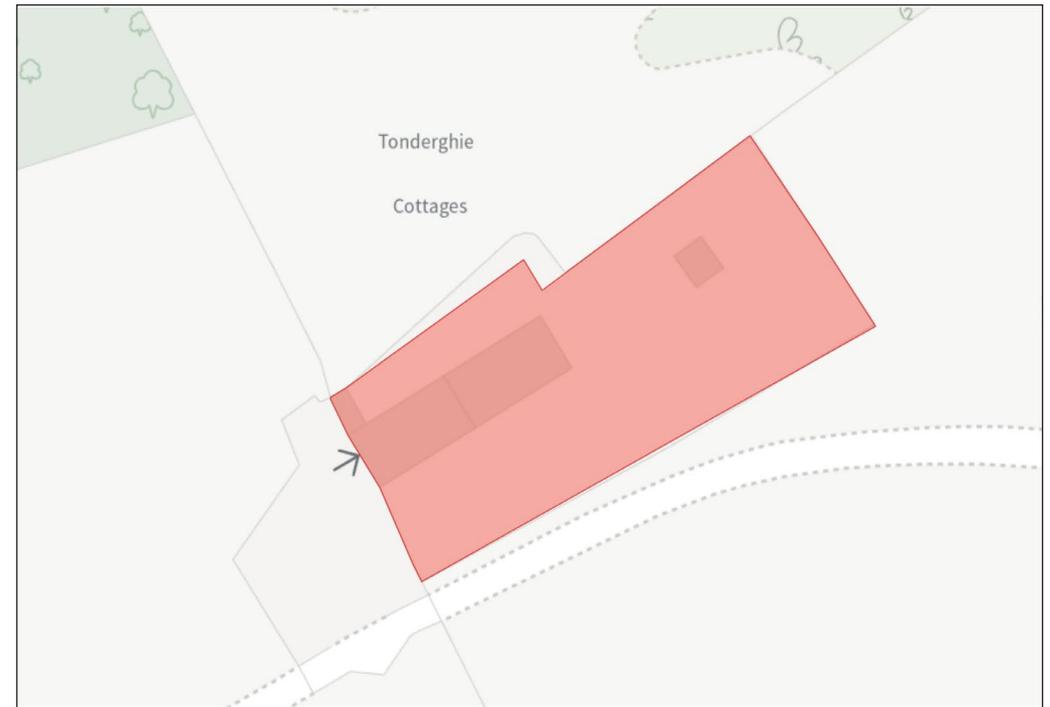
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment near the property.





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PLEASE RECYCLE