

Inglenook

St. Patrick Street | Portpatrick



Galbraith
FOR SALE

Galbraith

INGLENOOK



An extensive category B listed former manse in a popular coastal village.



Stranraer 7.7 miles | Newton Stewart 29.1 miles | Ayr 57.7 miles | Dumfries 76.3 Miles

(All distances are approximate)

Acreage 0.445 acres

Offers Over £375,000

4 reception rooms. 4/5 bedrooms

An array of rooms offering living space with flexibility

Extensive well-maintained garden

Garage

Off road parking for a number of vehicles

Galbraith

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galbraithgroup.com

Situation

Inglenook is tucked away from the Main Street, on a quiet one-way street close to the sea front, in the popular seaside village of Portpatrick.

Portpatrick offers a range of local amenities, including shops, a primary school, church, putting green, and several beachfront hotels and restaurants. During the summer months, visitors and residents alike can be found dining al fresco while admiring the stunning coastal scenery. The village is also home to the Portpatrick RNLI Lifeboat, which can often be seen launching from the harbour for both rescues and training exercises.

The area is renowned for its excellent walking opportunities. Scenic routes include paths to Sandeel Bay and Lairds Bay, as well as a short walk to Dunskey Castle, a dramatic 16th-century ruin set against a backdrop of cliffs. For more adventurous walkers, Portpatrick marks the western start (or end) of the famous Southern Upland Way.

Stranraer, located less than eight miles from Inglenook, is the nearest major town and provides a wider selection of amenities, including both primary and secondary schools, the Galloway Community Hospital, supermarkets, shops, restaurants, hotels, offices, and a railway station. Just over six miles further is the port of Cairnryan, where two ferry operators offer passenger and freight services to Northern Ireland.

The region is also popular with golfers, with several courses nearby, including Dunskey Golf Club, on the edge of the village as well as Stranraer Golf Club, Wigtownshire County Golf Club, and the world-renowned Turnberry Golf Course, approximately 43 miles away. Curling and horse riding are also well established in the area, with facilities such as the Stranraer & District Riding Club and the curling rink at North West Castle.

Description

A substantial and characterful period residence dating from 1726, Inglenook is a former manse occupying an attractive setting with views over its well-maintained gardens and within easy walking distance of the shorefront and harbour. It is a charming and versatile property extending over three floors, offering flexible accommodation suited to modern family living or potential use as a guest house, subject to the necessary consents.

The ground floor is entered via a vestibule leading to a welcoming reception hall and the first of four reception rooms, the sitting room. This double aspect room has a multifuel stove set into a cosy red brick fireplace and a window opens directly to the pantry in the breakfast room next door. The former sewing room adjacent, currently used as a bedroom, and the study behind could be utilised as office space, hobby rooms or small bedrooms, depending on the needs and requirements of the new owner.

The breakfast/dining room retains much of its character and is fitted with an oil-fired Aga. Two walk-in cupboards provide excellent storage, and the room enjoys attractive views over the garden. The kitchen, accessed via a small step, is a bright double-aspect room fitted with a range of wall and base units, and integrated electric oven and hob. The adjoining utility room houses the Trianco boiler and provides further storage and access to the garden, garage, and back yard. A cloakroom and separate WC complete the ground floor accommodation.





Dining Room



Dining Room



Kitchen



Utility Room

On the first floor, there are two shower rooms (one currently undergoing refurbishment) and three well-proportioned rooms. These include an extensive bedroom with fitted storage and garden views, and an elegant sitting room with three windows allowing for excellent natural light and a wood burning stove. A further bedroom is currently used as a home office.

The second floor provides two bedrooms with dormer windows and wash hand basins in each, together with a useful store room with skylight. Inglenook retains a wealth of period features, including high ceilings and traditional sash and case windows, many with original shutters. The property offers a rare opportunity to acquire a historic home of considerable charm and flexibility in a sought-after coastal location.

Accommodation

Ground Floor: Entrance Vestibule. Sitting Room. Reception Room. Study. Dining Room. Cloakroom. Kitchen. Utility Room. WC Cloakroom.

First Floor: Bedroom. Shower Room. Sitting Room/Bedroom. Shower Room. Bedroom/Office

Second Floor: Bedroom. Store. Bedroom

Garage (6.96m X 5.13m)

Directly accessed from the utility room with an up and over door. Strip lighting. Internal window to the utility room and roof window. Former coal bunker. Carpet flooring.

Garden (and Grounds)

On arrival at Inglenook, stone gate posts present to a gravel driveway providing parking for a number of vehicles to the front of the property. A separate access from the road leads along the side of the house to the garage and rear entrance, offering additional parking and ease of access.

An arched gate from the front drive leads directly into the garden, where the remains of an old church are charmingly incorporated into the boundary wall, adding a unique sense of history and character.

The gardens are a particular feature of the property, being well maintained and thoughtfully arranged. Laid out with circular planted beds, mature shrubs, and established trees, they create an attractive and sheltered setting. Pathways and steps lead through the garden, enhancing its structure and usability, while a garden shed provides practical storage.

A patio area provides an ideal space for outdoor seating and entertaining during the warmer months, enjoying a pleasant outlook over the garden. A gravel pathway continues around the property, providing access to the utility room.

To the rear, a high banking behind the garage offers an elevated vantage point, affording views back across the garden and towards the village and sea beyond.

Tenure

Freehold

Local Authority

Dumfries and Galloway Council

Council Tax

Band E

EPC

F35

Services

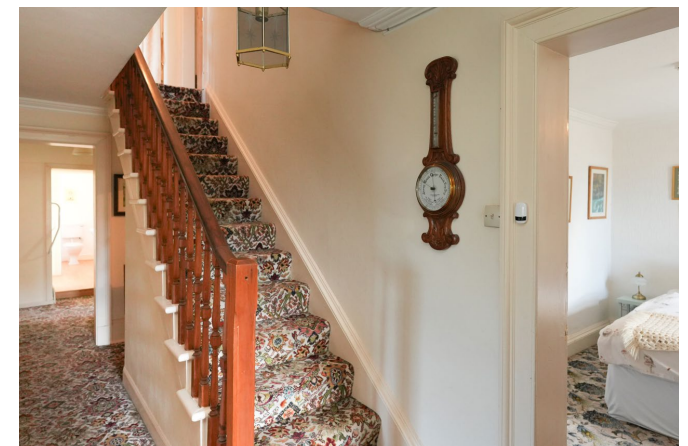
Mains Water, Electricity and Drainage | Oil Fired Central Heating | FFTC | Mobile

Flood Risk

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

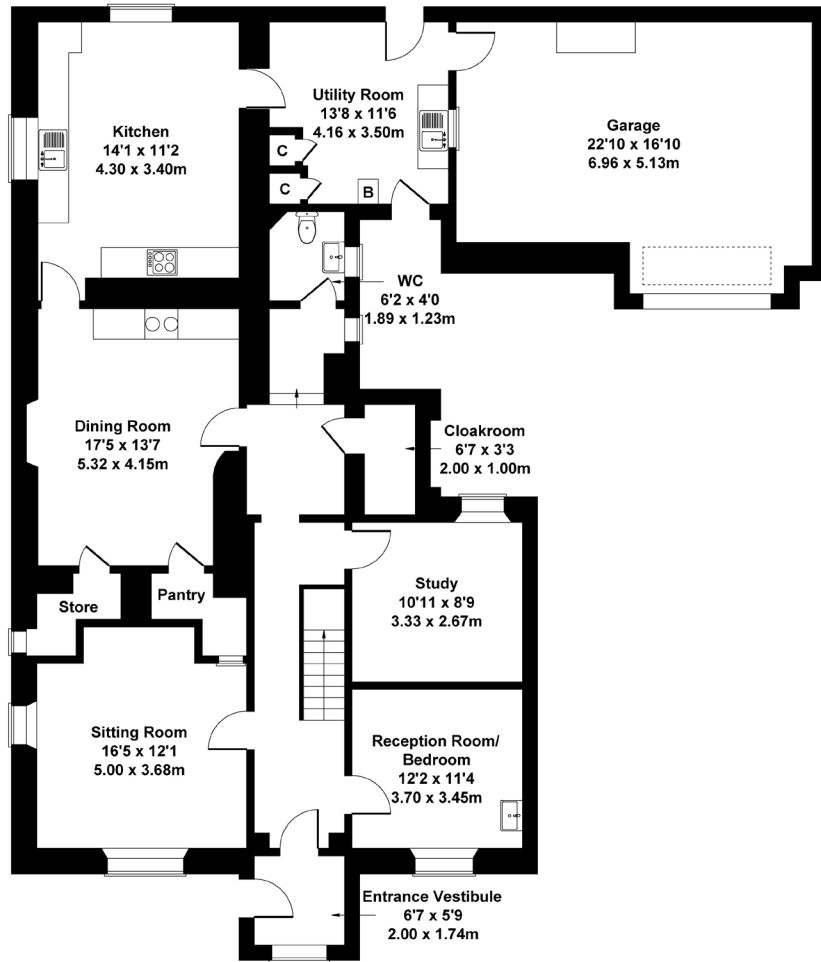
Access/Third Party Rights of Access/ Servitudes

The lane to the garage is not owned, but there is a prescriptive servitude right. It has been used openly, peaceably and without Judicial interruption for over 20 years.

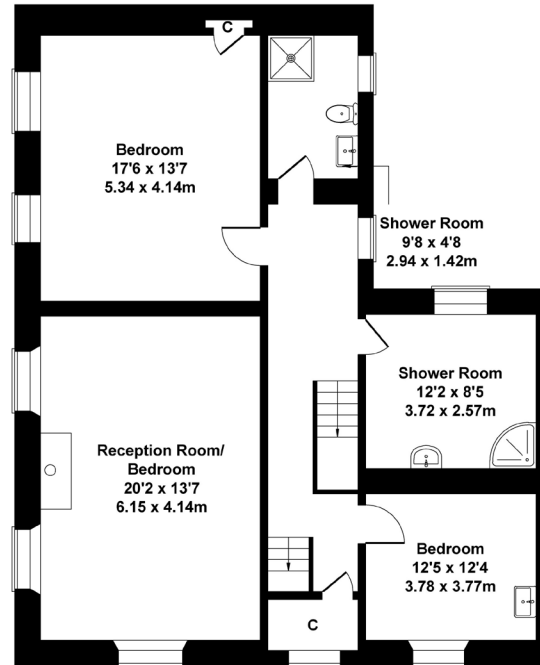


Inglenook, St Patrick Street, Portpatrick, DG9 8SU

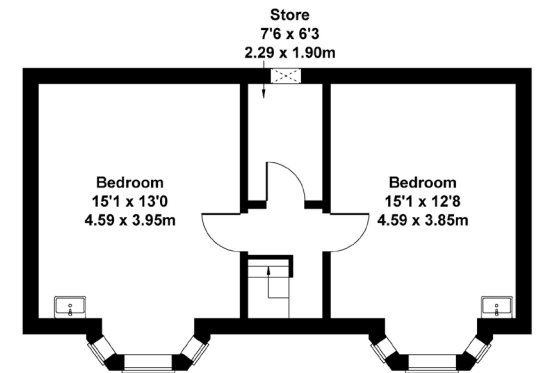
Approximate Gross Internal Area
3315 sq ft - 308 sq m



GROUND FLOOR



FIRST FLOOR

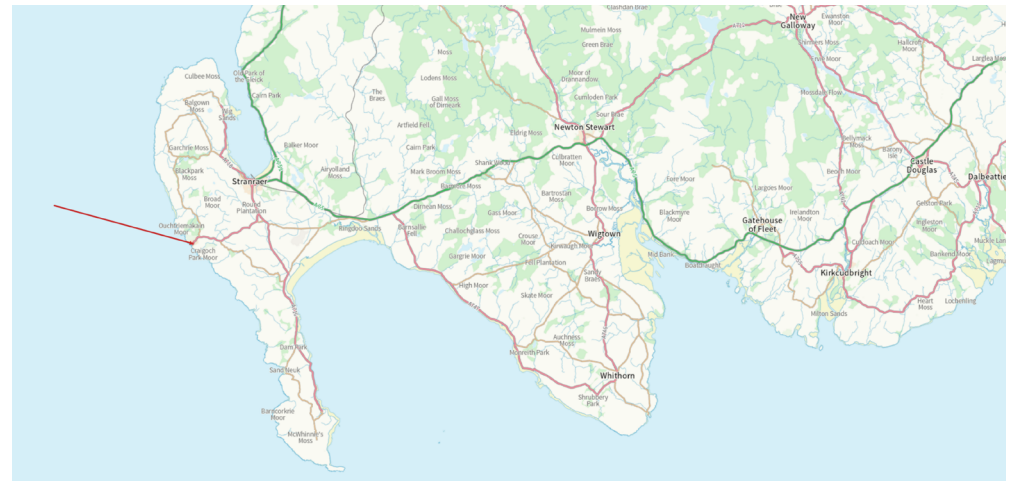
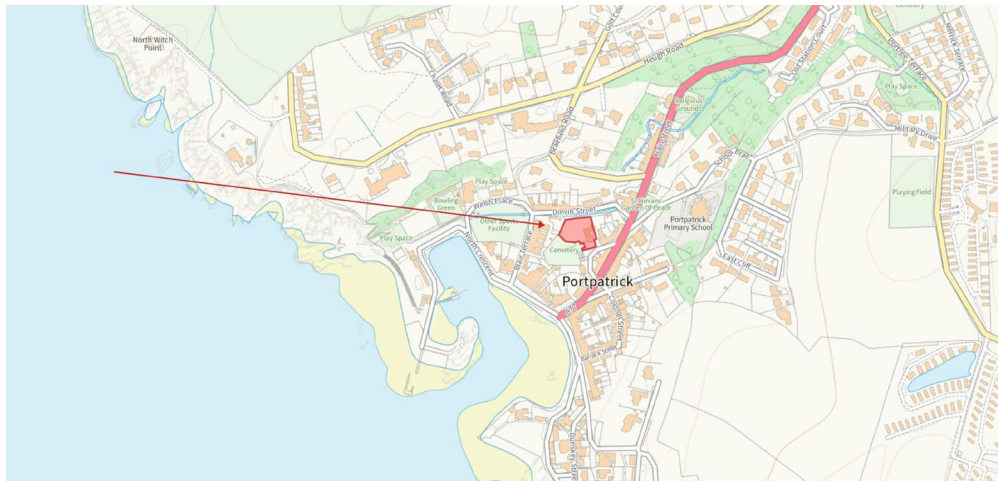
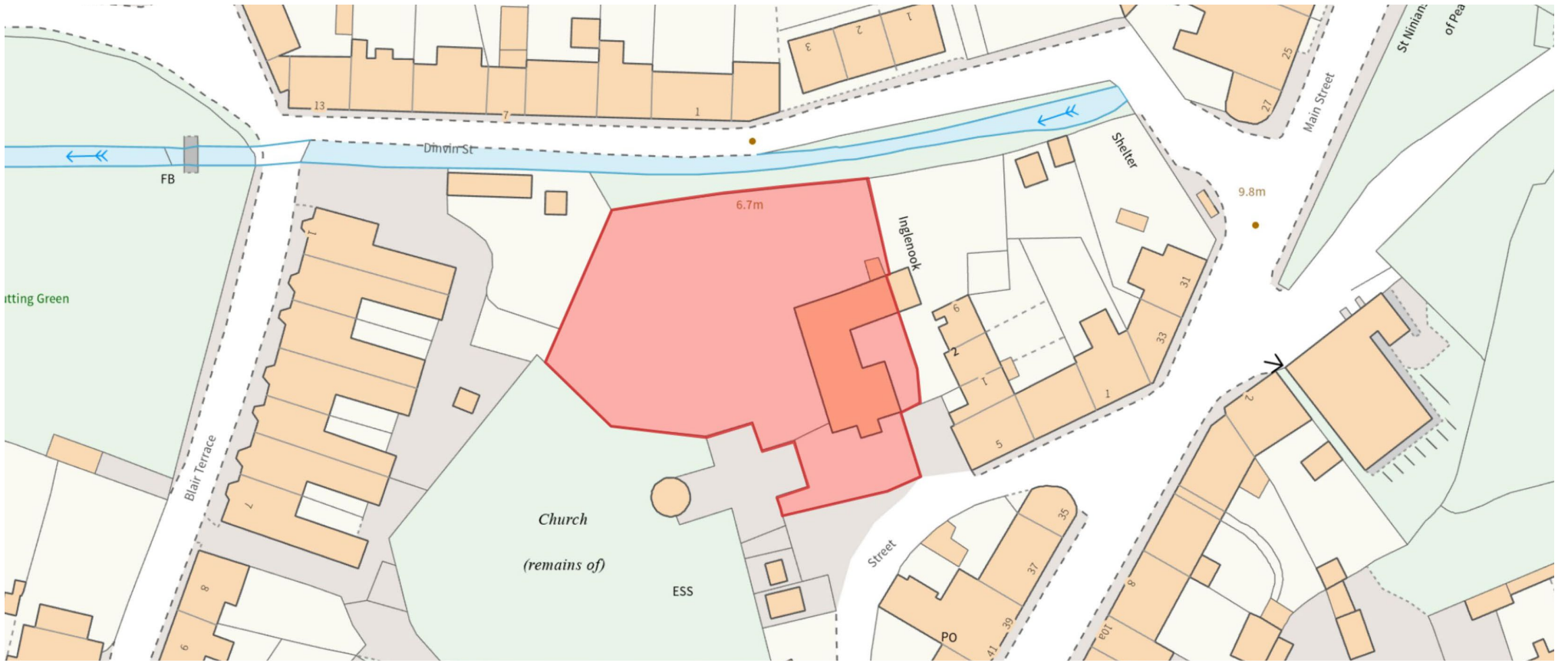


SECOND FLOOR

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.

Produced by Potterplans Ltd. 2025







Directions

On entering Portpatrick continue on Main Street until St Patrick Street is signposted on your right, turn right on to the one-way street and Inglenook is straight ahead of you as the road curves round back to Main Street.



following.signature.zoom



Post Code DG9 8SU

Solicitors

Rankin & 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 May 2026.





Galbraith