

CRAIGENHOLLY COTTAGE

GLENLUCE, NEWTON STEWART



Galbraith



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A charming country cottage overlooking the surrounding countryside and Luce Bay beyond.

Glenluce 2 miles ■ Stranraer 11 miles
Ayr 58.3 miles ■ Dumfries 64.8 miles

Acreage 0.15 acres

Offers Over £250,000

- 2 reception rooms. 3 bedrooms
- Idyllic rural setting
- Air Source Heating
- Garage/Workshop with WC/Cloakroom
- Parking
- Low maintenance garden

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com

 OnTheMarket



Living/Dining Room



SITUATION

Craigenholly Cottage is situated less than half a mile from the village of Glenluce, in a picturesque location surrounded by open countryside. 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 eleven miles from Craigenholly Cottage. Stranraer has a secondary school, a number of primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, a marina and 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

Craigenholly Cottage is a charming three bedroom cottage nestled in a quiet rural location, with views stretching as far as Luce Bay.

The entrance vestibule leads into the hallway which connects all accommodation on the one level. There are two reception rooms, the principal room is open plan to the kitchen, creating an ideal social space for family and friends to gather. A triple aspect living room/dining room, with a diagonal red brick fire surround and gas stove providing an attractive focal point in the room. The second reception room, with a gas fire, is currently utilised as a formal sitting room but offers a flexibility depending on the needs and requirements of the new owner. The original open fire could be reinstated. The kitchen has a range of fitted wall and floor cupboards, a gas hob and electric oven with space and plumbing for a fridge/freezer and slimline dishwasher. Between the living room and bedroom 3 a small cloakroom opens to the rear of the property and a paved pathway leads to the small garden area to the side of Craigenholly Cottage.

The master bedroom benefits from both fitted wardrobes and an en-suite shower room. Bedroom 2 adjacent has a feature round window, resembling a port hole to the side and views to the front. Bedroom 3 is situated at the rear of the property. A family bathroom with a shower over the bath completes the accommodation.

Craigenholly Cottage predominantly sits under a slate roof, with the exception of the master bedroom, bathroom and bedroom 3 which were added at a later date. Heating is provided by an air source heat pump, installed eighteen months ago.

This idyllic country cottage is full of potential, a peaceful country retreat as home or bolthole to visit during holidays or to let out as a holiday let, this cottage will appeal to those looking to escape to the country in a quiet rural area.

ACCOMMODATION

Ground Floor: Entrance Vestibule. Sitting Room. Bedroom 2. Master Bedroom en-suite. Bathroom. Bedroom 3. Living Room. Kitchen.

OUTBUILDINGS

Garage (5.5m x 4.30m)

Breezeblock construction with an up and over door and separate pedestrian entrance, wall cupboards, a sink and drainer and space and plumbing for white goods.

WC/Cloakroom (2.32m x 1.m) Within the garage comprises WC, wash hand basin and hanging space for outdoor clothing.

Store (2.9m x 2.20m) accessed from the garage.

Store (2.2m x 1.10m) accessed from the parking area.

GARDEN

Craigenholly Cottage has a very low maintenance garden with a few small areas suitable for planting. A dry stone wall forms the boundary and within this there are mature shrubs and trees.

Sitting Room



Bedroom 1



En-Suite Shower Room



Bedroom 2



Bedroom 3





Bathroom



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Craigholly Cottage	Mains	Mains	Septic Tank	Freehold	Air Source	Band D	F

DIRECTIONS

From Glenluce take the Old Military Road signposted for Glenluce Abbey and follow the road for 1.7 miles, passing through the eight arch Glenluce Viaduct. Turn right at the junction opposite the Abbey car park and follow the road for approximately 0.4 miles, Craigholly Cottage is on your left.

POST CODE

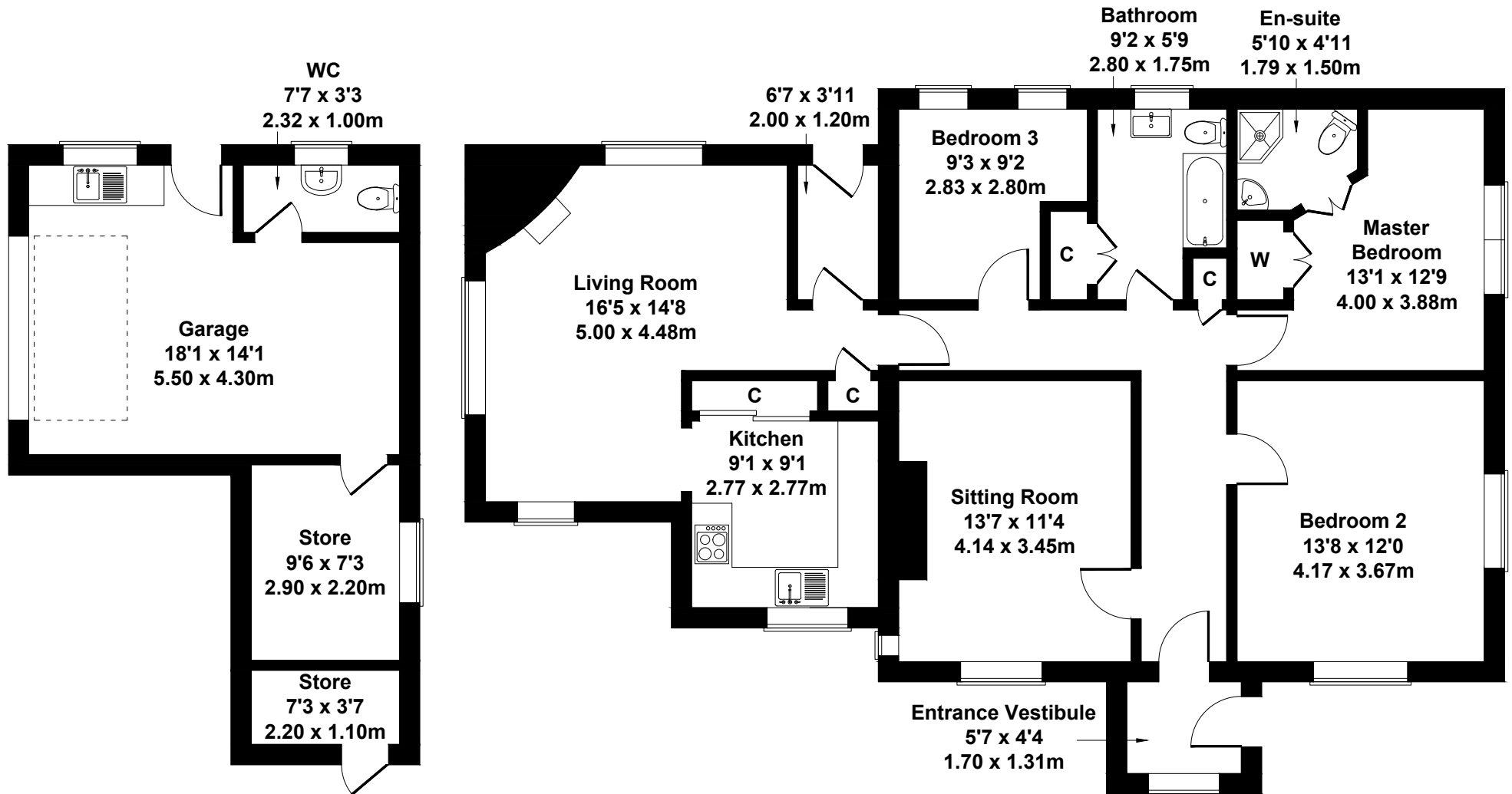
DG8 0LW

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: trainers.intricate.later

Craigholly Cottage

Approximate Gross Internal Area
1539 sq ft - 143 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.



SOLICITORS

Hall Baird
The Old Exchange
Castle Douglas
DG7 1TJ

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.

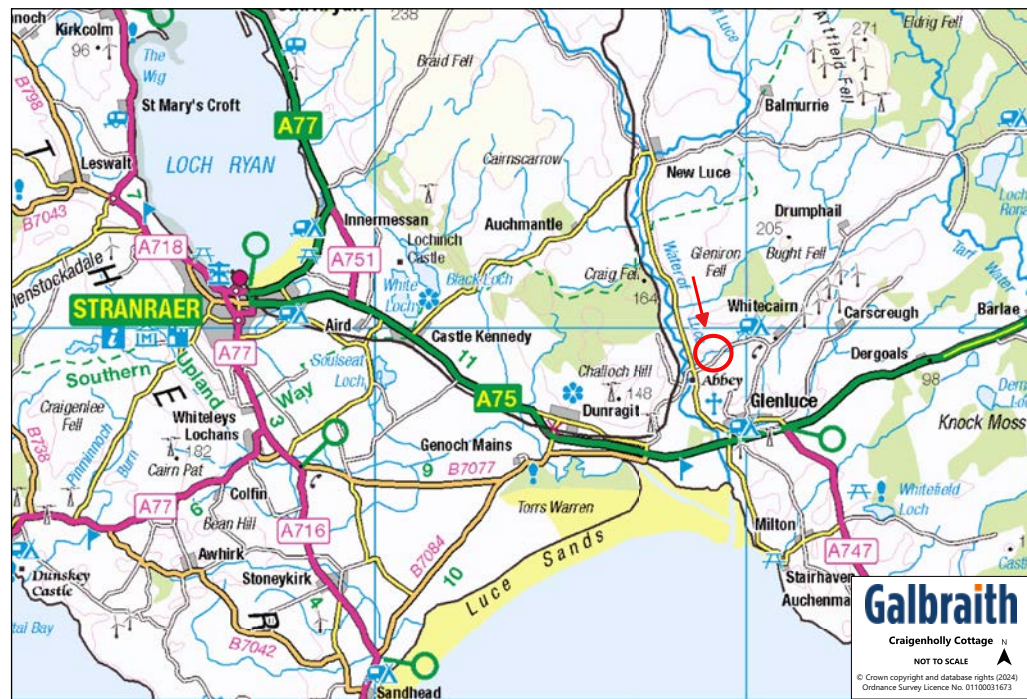
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

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 April 2024.





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