

Cherry Tree Cottage

Sandhead



Galbraith



A charming country cottage and 1 acre paddock, surrounded by open countryside, just a few miles from the golden sands of Luce Bay.



Sandhead 3 miles | Portpatrick 7.3 miles | Stranraer 9.9 miles | Newton Stewart 27.2 miles | Ayr 59.9 miles
(All distances are approximate)

Acreage 1.13 acres

1 reception room. 2 bedrooms (1 en-suite)

Open plan kitchen/dining/living room.

Currently a successful holiday let

Decking with hot tub

Garden with patio

Off-road parking

Offers Over £280,000

Galbraith

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Situation

Cherry Tree Cottage is a charming rural residential property, just 3 miles from the golden sands of Luce Bay and the picturesque seaside village of Sandhead, on the Rhins of Galloway peninsula.

Sandhead hosts a primary school, shop and post office, Doctor's surgery, well established hotel and restaurant, church, bowling club, football pitch, park and community garden. Stranraer is the nearest town where there is a large secondary school, primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels and restaurants.

Logan Botanic Gardens, Scotland's most exotic garden, is approximately 7 miles from Cherry Tree Cottage and a variety of tropical plants flourish here in the warmer climate, a result of the Gulf Stream prevalent in this part of the region. The Mull of Galloway, Scotland's most southerly point, is just 15 miles distant, where you can visit the Lighthouse and Exhibition, walk around the RSPB Scotland nature reserve, and enjoy food and drink at Scotland's most southerly coffee house.

Dumfries and Galloway has some of the most enviable walks in Scotland, the official starting point of the Southern Upland Way is at Portpatrick, just 7 miles from Cherry Tree Cottage. Sandhead Circular Walk and the Mull of Galloway Trail are popular walks and there are a number of designated paths near the property.

Curling, golf and horse riding are also very popular, Stranraer & District Riding Club offers training and holds regular events. Curling is available at the North West Castle Hotel, Stranraer and there are numerous golf courses in the area including Dunskey Golf Club, Stranraer Golf Club and Wigtownshire Golf Club. The Ryan Centre within Stranraer town centre is a multi-purpose leisure facility offering a wide range of activities and events including leisure pool, health suite, games hall, theatre which provides a year-round programme of shows and productions.

Communications in the area are good, there is a regular bus service and trains to Ayr and Glasgow are available at Stranraer and the port of Cairnryan, just over 6 miles from Stranraer, there are two ferry operators running passenger and freight services to Northern Ireland.

Description

Cherry Tree Cottage is an idyllic rural retreat, ideally situated just a short distance from the coast and local amenities, offering a lifestyle that perfectly balances tranquillity with convenience. Set within approximately one acre, the paddock provides excellent potential for those seeking small-scale livestock ownership or equestrian use. Beyond the boundary, gently rolling farmland creates a picturesque outlook—perfect for relaxing and enjoying the peaceful countryside setting.

The welcoming entrance vestibule flows seamlessly into the main hallway, with access to Bedrooms One and Two. Bedroom One benefits from a stylish en-suite shower room, fully tiled for a contemporary finish. Both bedrooms feature quality oak fittings and solid wood flooring, enhancing the cottage's warm and characterful appeal.



The main bathroom is beautifully appointed, featuring a freestanding roll-top bath and a wet room-style shower. Finished with white tiling throughout, the space is bright, elegant, and thoughtfully designed.

A recent extension has created an impressive triple-aspect sitting room, complete with a vaulted ceiling and two sets of French doors opening onto the patio. This space is perfectly suited for modern living—offering seamless indoor-outdoor flow during the warmer months, ideal for al fresco dining, while in cooler seasons, the wood-burning stove provides a cosy focal point. Limestone flooring throughout the kitchen, dining, and sitting areas enhances natural light and complements the underfloor heating.

The kitchen/dining area is both stylish and functional, featuring a Rangemaster Classic Deluxe 90 electric cooker, a Belfast-style sink, and Silestone 'Classic Calacatta' worktops. Integrated appliances include a dishwasher, fridge freezer, and washing machine.

A large picture window overlooks the paddock, while a rear door provides access to the garden and decking area, complete with a hot tub—perfect for relaxation and entertaining. The property benefits from oil-fired underfloor heating, powered by an external Worcester boiler, in addition to the wood-burning stove. Water is metered and currently billed at approximately £24 per month via direct debit, payable to Pure Utilities.

Cherry Tree Cottage presents a versatile opportunity, whether as a family home, a countryside retreat, or a potential holiday let. With fibre connectivity available for installation, it also supports modern home working in a peaceful rural setting. The property is offered as seen, with furniture and fittings available by separate negotiation.

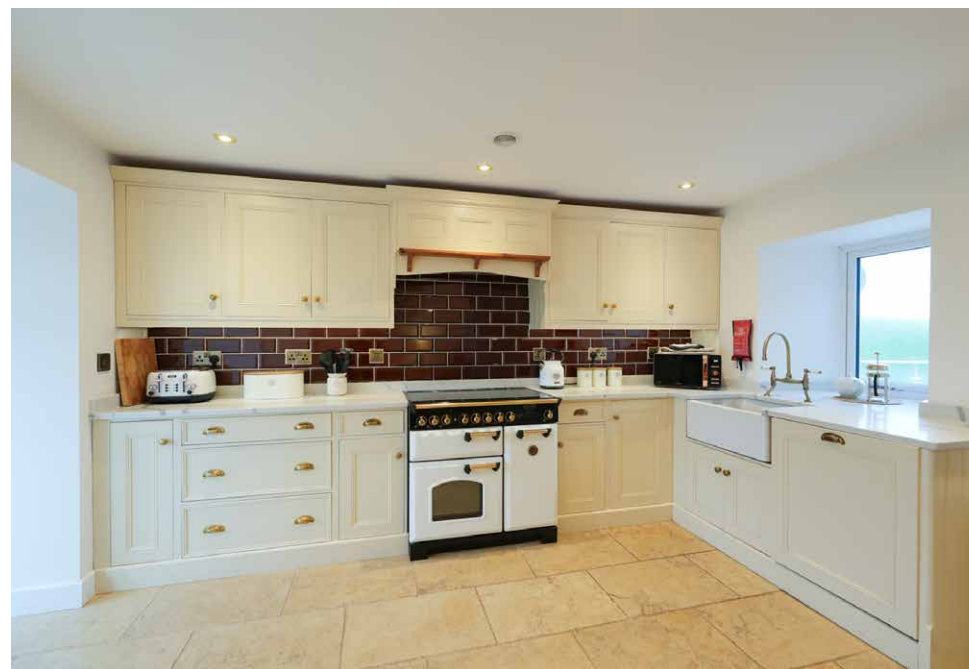
Accommodation

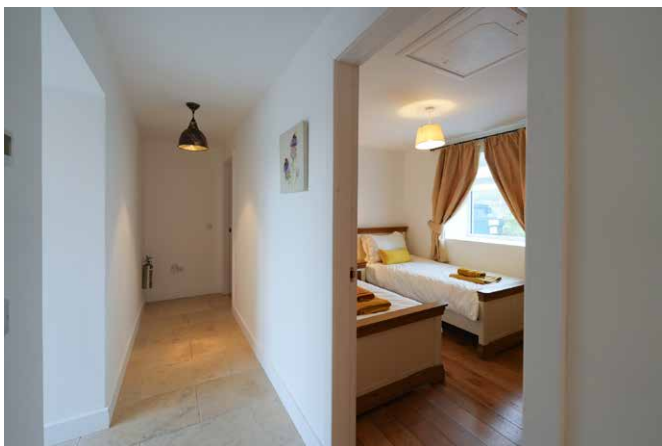
Ground Floor: Entrance vestibule. Bedroom 1. Bedroom 2. Bathroom. Open plan Kitchen/Dining and Sitting Room.

Garden (and Grounds)

On arrival at Cherry Tree Cottage there is off-road parking for more than one vehicle on pattern-imprinted concrete, with steps leading up to a gated patio featuring an elegant compass design. A contemporary glass balustrade borders the front and side of the patio, ensuring uninterrupted views across the surrounding countryside. The patio extends seamlessly to a decking area with a hot tub—an idyllic space for relaxing and entertaining in a peaceful setting.

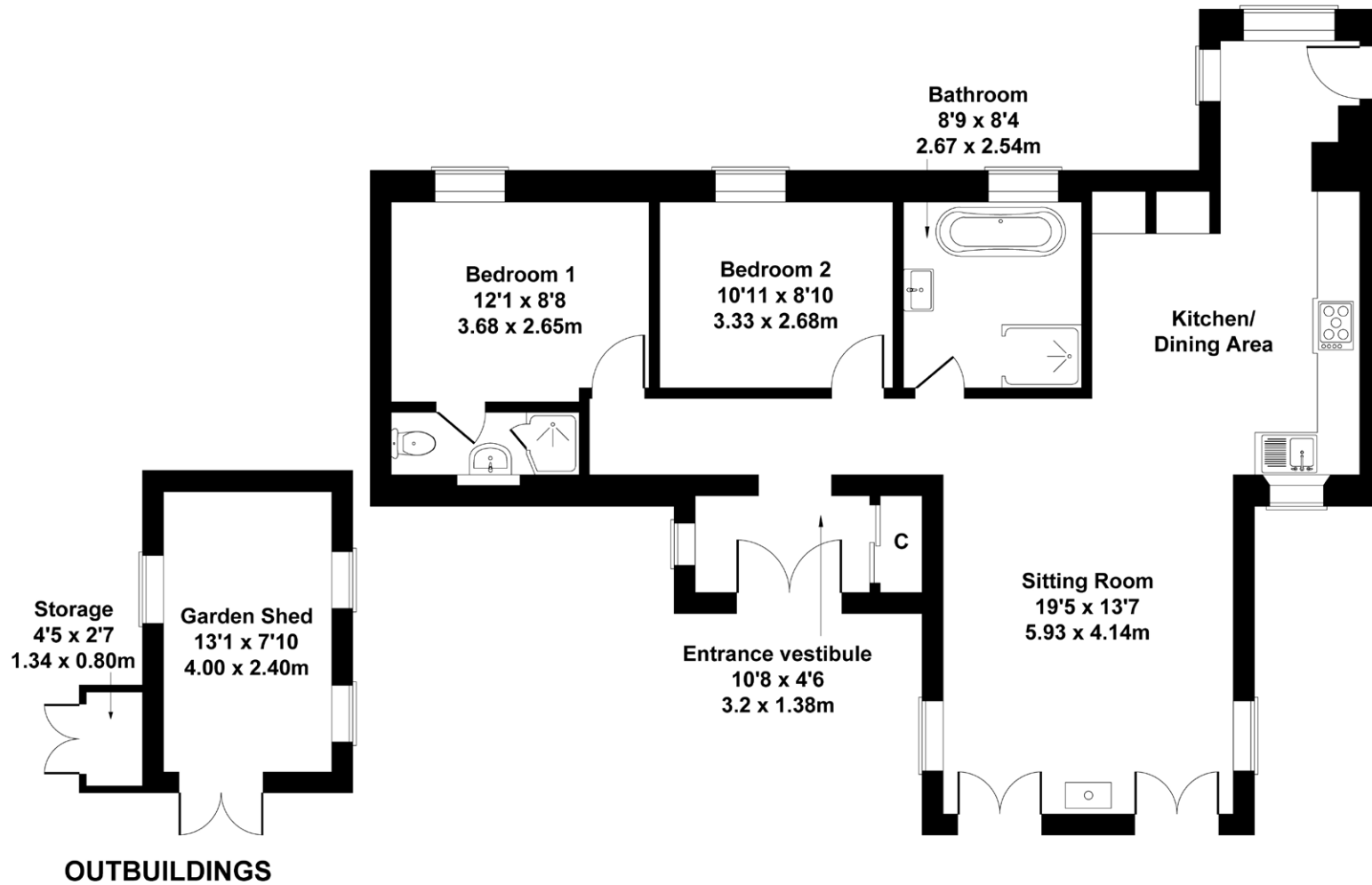
The garden also benefits from a wooden shed and a UPVC storage unit, providing practical outdoor storage. Subject to the necessary consents, there is potential to extend the garden into the adjoining paddock, offering flexibility to suit the needs of the new owner.





Cherry Tree Cottage

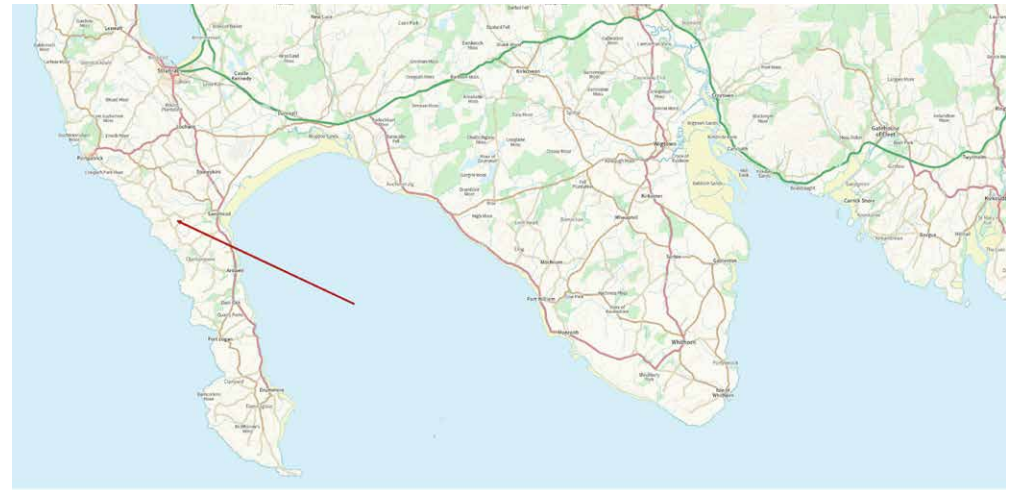
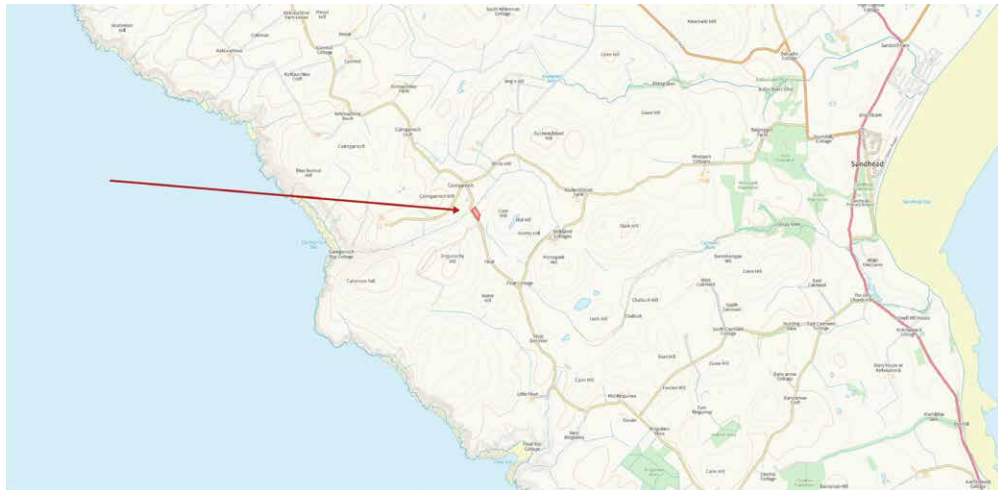
Approximate Gross Internal Area
1023 sq ft - 95 sq m



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



Tenure
Freehold

Local Authority
Dumfries and Galloway Council

EPC
Band D68

Services

Mains water (metered) and electricity are connected | Septic tank | Oil Heating Underfloor FTTP | Mobile Signal

Flood Risk

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

Directions

Exit the A716 opposite the north entrance into Sandhead and follow the B7042 for 0.4 miles, turn left and follow the road for a further 2.3 miles. At the crossroads turn left for approximately 0.5 miles and Cherry Tree Cottage is on your left.



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Postcode: DG9 9LF

Solicitors

Ferguson & Co
91 Hanover Street
Stranraer

Fixtures and Fittings

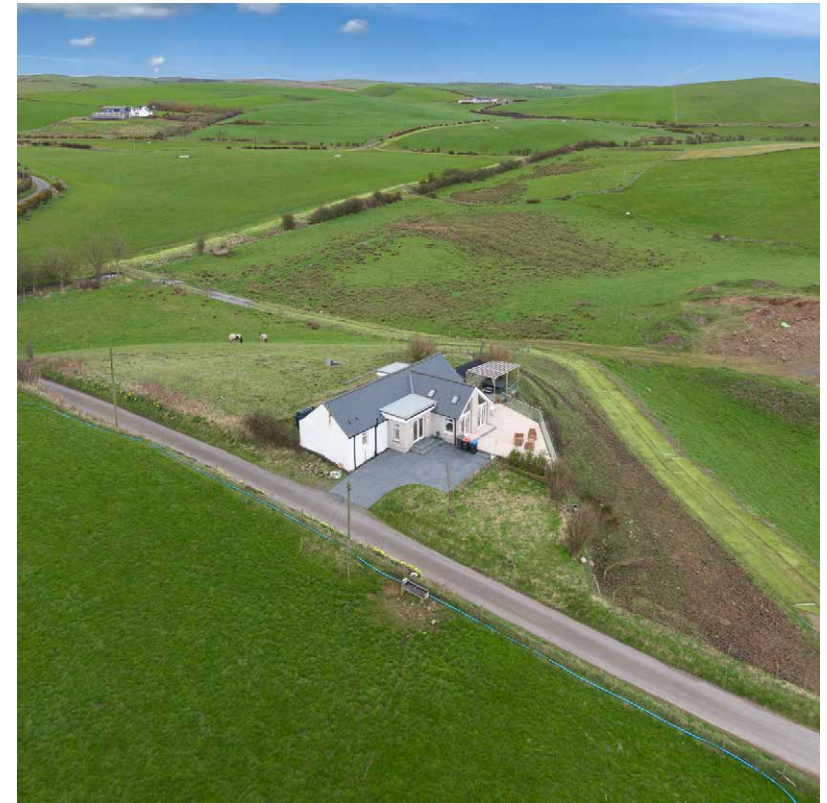
No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.

Health & Safety

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



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

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.



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