



Bay Cottage

Bay Cottage, Stairhaven, Glenluce, Newton Stewart, DG8 0NJ

Galbraith

A charming 3 bedroom detached property and outbuilding, situated in an elevated position with captivating views across Luce Bay and direct access to the beach.



Stairhaven 0.5 miles Glenluce 1.2 miles Stranraer 10.2 miles Newton Stewart 16.9 miles



 3  1  2

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2 Receptions rooms. Sitting Room with French doors to garden. Sun Room.
Substantial Outbuilding/Workshop. Garden, 2 greenhouses. Hexagonal Summer House. Parking

Offers Over £300,000



Description

Bay Cottage is a unique architect designed property in a stunning coastal location, with breathtaking sea views and magnificent sunsets on clear evenings. The area is popular for seabass fishing and there is a wide variety of wildlife in the Bay and otters, seals and dolphins may occasionally be seen from the property. The terraced garden is wildlife friendly and one of the many species which visit is red squirrels.

On arrival at Bay Cottage there is ample parking between the Garage/Workshop and Bay Cottage for a number of cars. The sun room has space to relax and enjoy the views, and it opens to the open plan kitchen/dining/living room, a triple aspect room filled with natural light. An electric Belling Country Style range cooker provides cooking facilities and a walk-in pantry provides an abundance of storage space. A seated area with a Welsh dresser offers an informal space to unwind. The hall opens to a porch, WC cloakroom, sitting room and bedroom/study. The double aspect sitting room has an original Victorian open fire and French doors open to the main garden, and the view. The study/bedroom 1 adjacent completes the ground floor, a room offering flexibility to suit the needs of the new owner and both this room and the hall have substantial fitted cupboards, adding to the storage space within the property. Stairs lead to the first floor and with two bedrooms and a family bathroom. Both bedrooms have dormer windows providing panoramic views across Luce Bay and bedroom 1 has double fitted wardrobes and an airing cupboard. There is additional storage in the eaves the full length of the first floor. The bathroom has both a bath and shower and a Velux window allows natural light to flood in.



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Bay Cottage is of timber frame construction, sits under a slate roof and is double glazed throughout. Oil fired central heating is powered by a Worcester boiler situated in the kitchen.

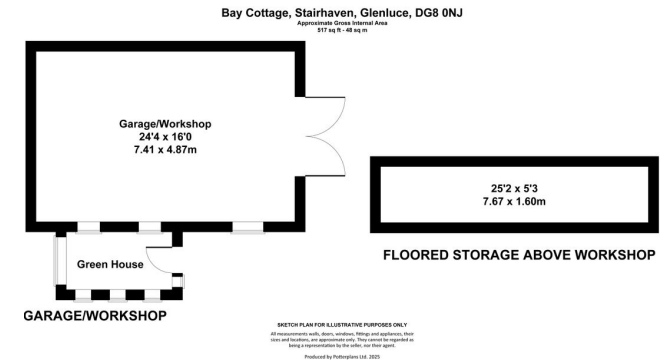
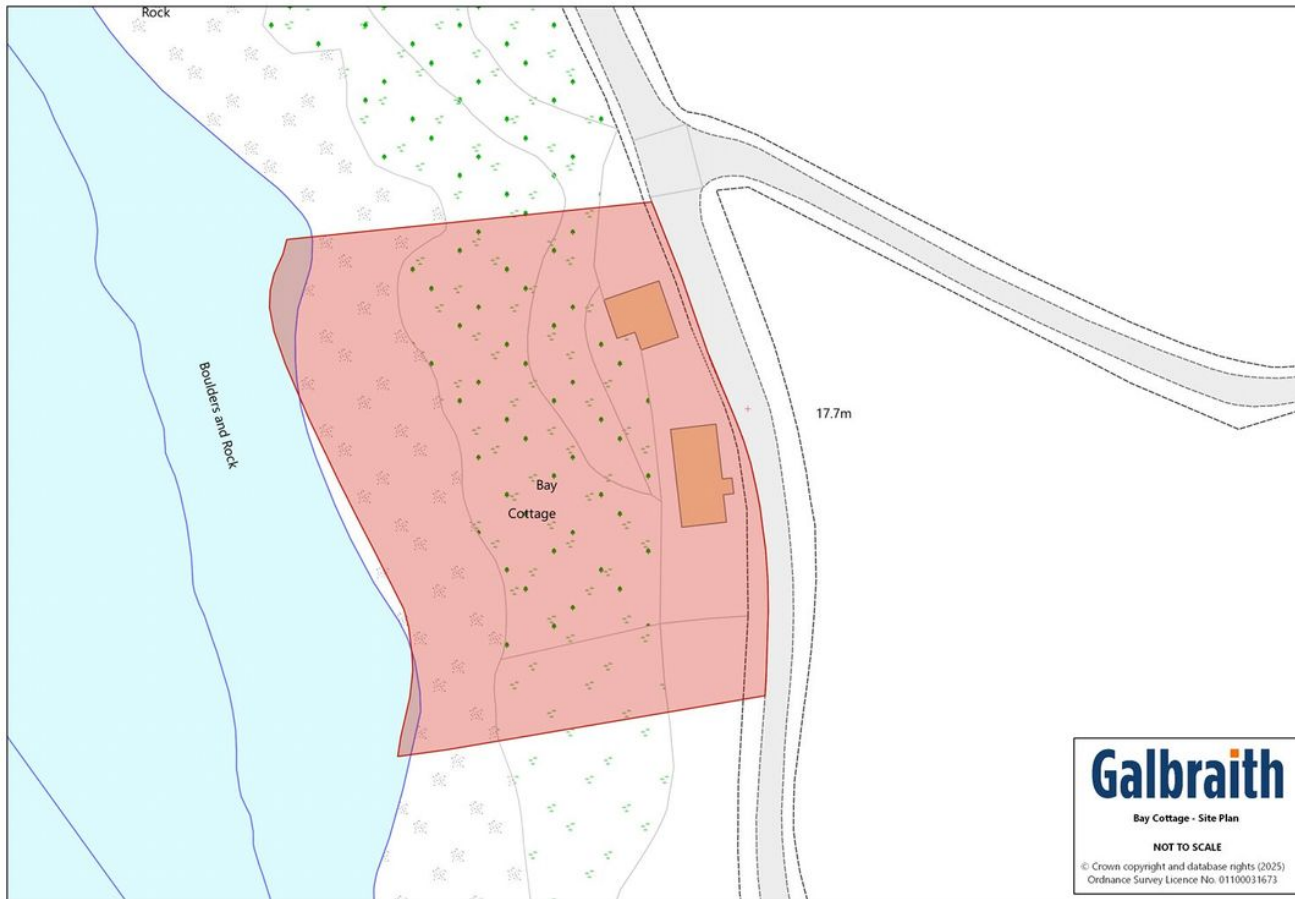
This architect designed property focuses on the views across Luce Bay, whilst providing a spacious family home in a rural area. Stepping stones from the garden provide direct access to the beach, a starting and finishing point for a walk, with just the sound of the waves and visiting seabirds.

The terraced garden and grounds at Bay Cottage include a well, a pond, hexagonal summer-house and two greenhouses, one which is home to a well established grape vine and fig tree. The many species of trees and shrubs include productive fruit trees and berry bushes and thousands of bulbs and flowering plants provide year round interest and colour. The garden benefits from the warm air of the Gulf Stream, and often snowdrops start to flower in December. The garden is terraced from the property down to the beach steps leading over the rocks to the sand.

GARAGE/WORKSHOP (4.87m x 7.41m)

Of stone construction and formerly a residential dwelling built in the 1800's. This substantial outbuilding sits under a slate pitched roof, has double glazed windows and floored attic space with room to walk around.





IMPORTANT NOTES:

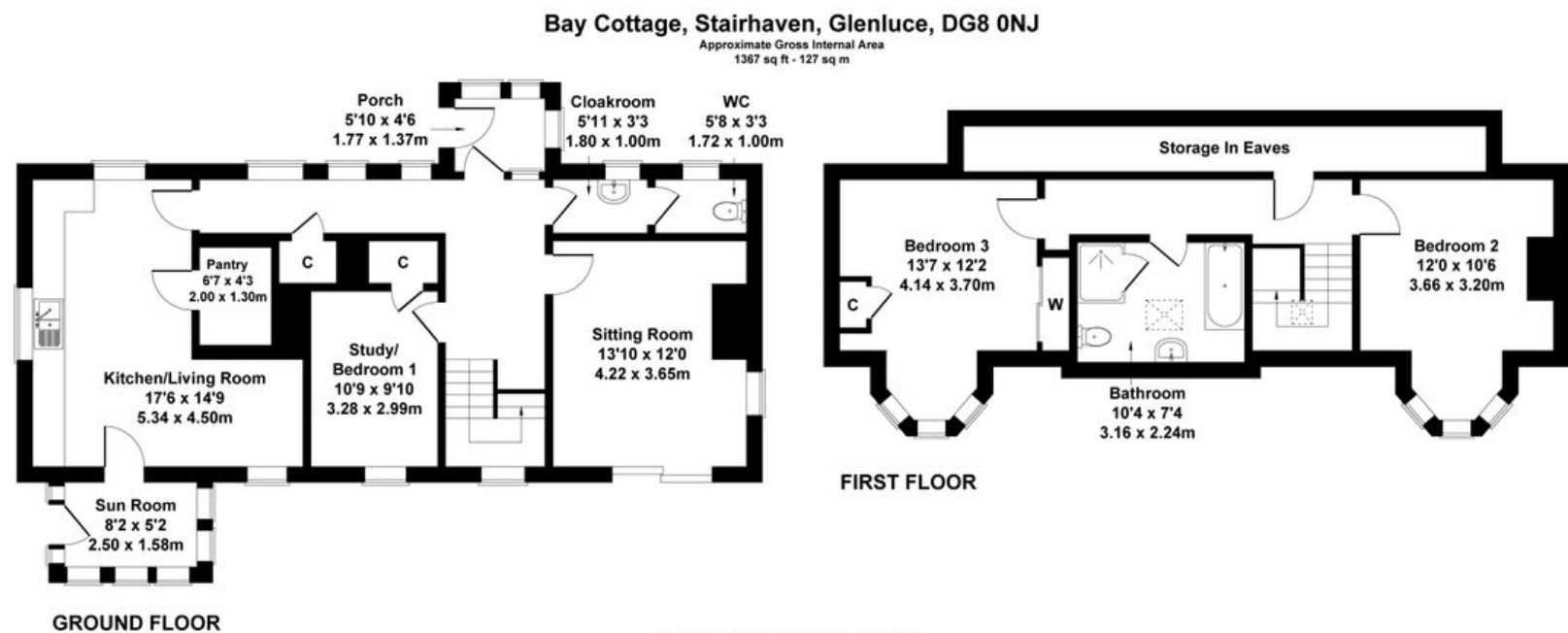
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 02/2025.

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. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

Plans

Total Area: 1367q ft - 127 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. 2025

Viewings

Strictly by appointment with Galbraith Castle Douglas Tel: 01556 505346 Email: castledouglas@galbraithgroup.com



Listing

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Tenure

Freehold

Local Authority

Dumfries & Galloway Council

Council Tax

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EPC

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Services

Water

Mains

Electricity

Mains

Drainage

Septic Tank

Central Heating

Oil Fed Central Heating

Internet

Plusnet



Additional Information

DIRECTIONS

If travelling from Stranraer turn right off the A75 at Glenluce where it is signposted for Stairhaven, and follow the coastal road for approximately 1.2 miles, Bay Cottage is on your right. If approaching from Newton Stewart, continue down the Glenluce bypass then turn left where Stairhaven is signposted.



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