

# LOW THREE MARK

Stoneykirk, Stranraer, DG9 9DZ



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS



# Location Plan



**Promap**

LANDMARK INFORMATION

Ordnance Survey Crown Copyright 2021. All rights reserved.

Licence number 100022432.

Plotted Scale - 1:60000. Paper Size - A4

*NOT TO SCALE*  
*Plan for indicative purposes only*

# LOW THREE MARK

**Stoneykirk, Stranraer, DG9 9DZ**

**Portpatrick 6 Miles, Sandhead 3 Miles, Stranraer 6 Miles, Ayr 56 Miles, Dumfries 73 Miles**

## A DIVERSE RESIDENTIAL / LIFESTYLE PROPERTY LOCATED IN AN AREA OF OUTSTANDING NATURAL BEAUTY WITH DISTANT SEA VIEWS

- TRADITIONAL TWO STOREY DWELLINGHOUSE
- RANGE OF TRADITIONAL BYRES (DEVELOPMENT POTENTIAL)
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- GRAZING PADDOCKS
- COUNTRYSIDE AND COASTAL PURSUITS WITHIN CLOSE PROXIMITY
- WITHIN AN EASY DRIVING DISTANCE TO MAJOR ROAD NETWORKS

### VENDORS SOLICITORS

Peter Matthews  
A B & A Matthews  
37 Albert Street  
Newton Stewart  
DG8 6EG  
Tel: 01671 404100



### SOLE SELLING AGENTS

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY  
Tel: 01556 453 453  
Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)  
Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

Low Three Mark is a traditionally built farmhouse, benefitting from grazing paddocks of about 2 acres, hard standing yard and brick-built outbuildings. The property is located in a stunning rural setting on the Rhins of Galloway peninsula, which remains an unspoiled paradise for locals and visitors on the lookout for peace and tranquillity and is also home to the Mull of Galloway, Scotland's most Southerly Point.

This property occupies an elevated position with distant sea views and is surrounded by open countryside. Although the Low Three Mark does require, in parts, some modernisation and cosmetic upgrading, it provides a blank canvas for any potential purchasers. To compliment the whole property there are small grazing paddocks and useful outbuildings, which are currently utilised for storage. The whole property occupies just over 2 acres.

Low Three Mark is located within a popular tourist destination with Portpatrick, a pretty coastal fishing village, located only 6 miles from the property and offers a good choice of restaurants, bars, general store, gift shops and post office. There are many coastal walks to and from Portpatrick including the start of the coast to coast walk 'The Southern Upland Way'. The area also boasts Scotland's most exotic garden, Logan Botanic, only a short drive away from Low Three Mark. There are four other gardens locally, formal and informal, where the plants and shrubs thrive due to the milder climate of the Gulf Stream.

Local services by way of primary schooling, village shops, hotels, restaurants, etc. are available at both Portpatrick and Sandhead Villages. The regional centre of Stranraer is located about 8 miles north of Low Three Mark and offers all the essential services and a comprehensive range of leisure facilities to include Secondary Schooling, shops and supermarkets, a retail park, curling club, coastal rowing club, sailing club, sports centre, cinema and a modern medical centre and hospital.

This area of Southwest Scotland is noted for its spectacular coastline, which provides a vast range of opportunities for the outdoor enthusiast to include wonderful walks, coarse and sea fishing as well as shooting, sailing, coastal rowing and cycling. There are numerous beaches and sandy coves within a 3-mile radius of the property and the area boasts numerous golf courses.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan which is a 40-minute drive away, with the international airport of Glasgow being within 2 hours drive from the property. There is a mainline railway station at Stranraer offering services to Ayr, Troon, Kilmarnock, Prestwick Airport & Glasgow.

## DIRECTIONS

As indicated on the Location Plan which forms part of these particulars.

## METHOD OF SALE

The property is offered for sale by private treaty as a whole.

## GUIDE PRICE

Offers for Low Three Mark are sought in excess of: **£375,000**

## VIEWING

By appointment with the sole selling agents:

**Threave Rural**

**No' 3 Ring**

**New Market Street**

**Castle Douglas**

**DG7 1HY**

**Tel: 01556 453453**

**Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)**

**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



# PARTICULARS OF SALE

## LOW THREE MARK

A traditional two storey dwellinghouse occupying an elevated site within its own with open views providing family accommodation over two floors as follows:

### GROUND FLOOR

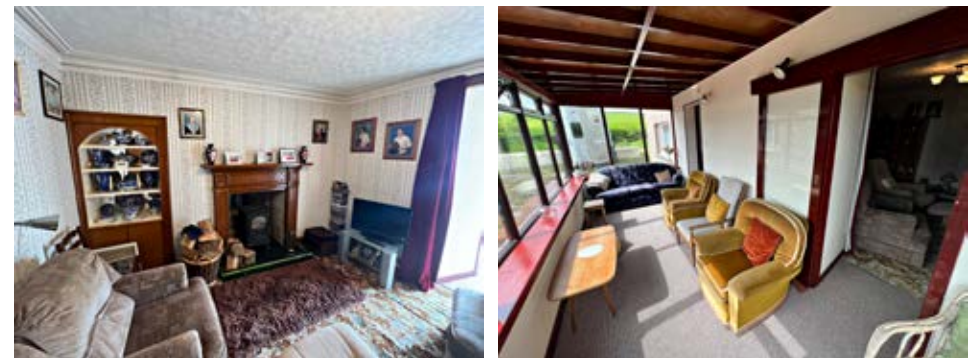
- **Back Kitchen**  
With a modern range of floor and wall units, plumbed for white goods, double aspect windows.
- **Kitchen**  
With a small Rayburn range, five ring induction hob with a cooker hood, double electric oven, floor and wall units, window to the rear.
- **Storeroom**  
With a window to the side and door off to attached outbuilding.



- **Central Hallway**  
With stairs off to the first floor.
- **Shower Room**  
With a large walk-in shower cubicle, WC, WHB, heated towel rail, window to the side.



- **Sitting Room**  
With a wood burning stove set in the original feature fireplace, door to the sunroom.
- **Sunroom**  
Glazed to three sides, door to the front of the property.



- **Lounge**  
With an open fire and picture window to the front.



## FIRST FLOOR

- **Upper Hallway**  
With a door opening to a staircase giving access to the attic space.
- **Double Bedroom 1**  
With a window to the side.
- **Double Bedroom 2**  
With built-in wardrobes and a window to the front.
- **Office**  
With a window to the front.
- **Double Bedroom 3**  
With triple aspect windows and built-in wardrobes.



## OUTSIDE

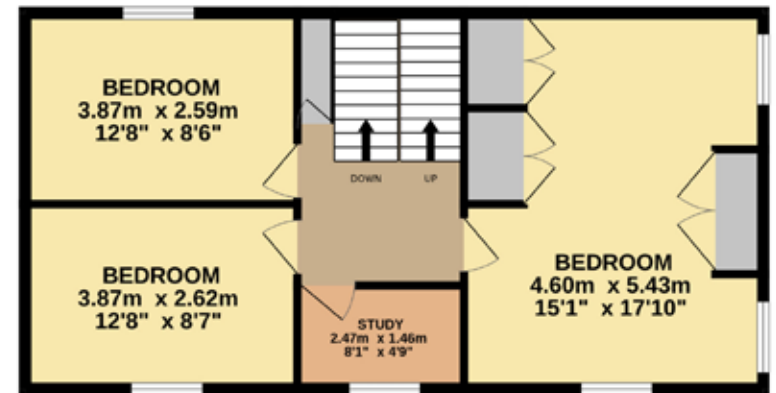
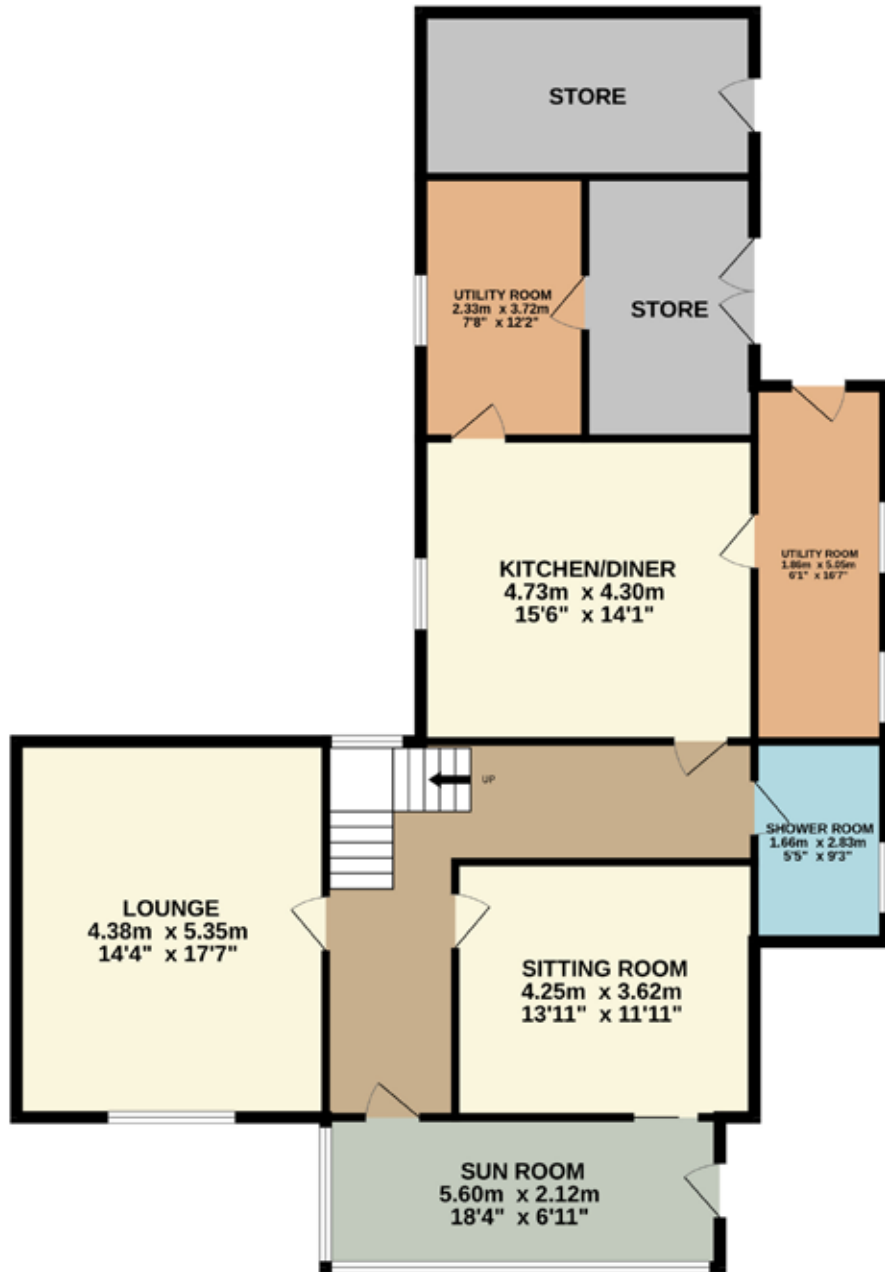
There are garden grounds to the front of the property which are mainly laid to lawns, mature trees and shrubs.

To rear of the dwellinghouse is a hard standing yard with a five bay open fronted brick-built outbuilding. These buildings could well be converted to stabling or such like.

GROUND FLOOR

# Floor Plan

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023





### **GRAZING PADDOCKS**

The grazing paddocks straddle the property with adequate space for equestrian / smallscale agricultural or tourism purposes. The second of the paddocks has been utilised for storage of bales and will require reinstatement.







## SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Oil	G	F22

## MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Peter Matthews, A B & A Matthews** for a definitive list of burdens subject to which the property is sold.

## HOME REPORT

A Home Report can be downloaded direct from our website: [www.threaverural.co.uk/property](http://www.threaverural.co.uk/property)

## WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

## ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

## OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

## GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

## IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

***Particulars prepared August 2023***



# Sale Plan



