



TARA

Leswalt, Stranraer, DG9 0RS



THREAVE RURAL

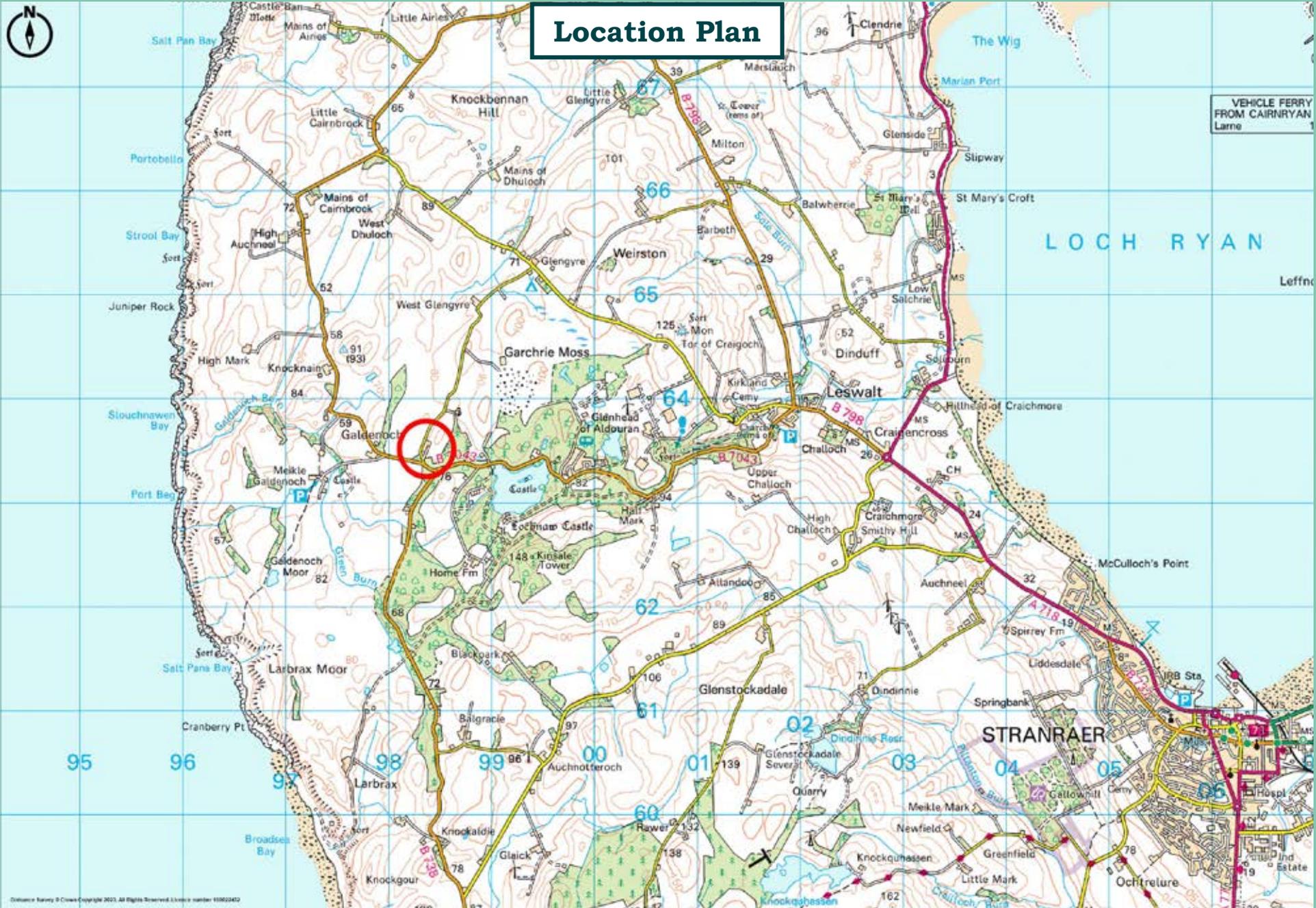
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

VEHICLE FERRY FROM CAIRNRHYAN LARNE

LOCH RYAN



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TARA

Leswalt, Stranraer, DG9 0RS

Portpatrick 7 Miles, Stranraer 6 Miles, Ayr 56 Miles, Dumfries 78 Miles, Cairnryan Ferry Port 12 miles (to Belfast 2 hours)

AN EXTREMELY ATTRACTIVE DETACHED DWELLINGHOUSE SITUATED ON AN ELEVATED SITE LOCATED IN AN AREA OF OUTSTANDING NATURAL BEAUTY WITHIN THE SOUTH RHINS OF DUMFRIES & GALLOWAY

- RECENTLY CONSTRUCTED THREE BEDROOM DWELLINGHOUSE (2 EN-SUITE)
- GENEROUS GARDEN GROUNDS AND A RANGE OF AGRICULTURAL BUILDINGS
- FAR REACHING VIEWS TOWARDS LUCE BAY
- COUNTRYSIDE AND COASTAL PURSUITS WITHIN CLOSE PROXIMITY
- WITHIN AN EASY DRIVING DISTANCE TO MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Hunter & Murray
25 Lewis Street
Stranraer
DG8 7LA
Tel: 01776 702581



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453

Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



INTRODUCTION

Tara is a fabulous new build occupying an elevated site with far reaching views towards Luce Bay. This modern, bright and spacious property is located in a stunning rural setting within 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.

Tara offers all the comforts for modern day family living occupying a private elevated position. The property has been neutrally decorated throughout providing the perfect blank canvas for potential buyers. To compliment the whole property Tara benefits from generous garden grounds incorporating paved patio areas making the perfect areas for alfresco dining and family or social entertaining. Given the location of the property a plethora of native wildlife can be enjoyed on a daily basis. The whole property occupies an area of about 0.9 of an acre (3,609 m²).

In addition, Tara benefits from a range of former agricultural buildings which provide useful storage and workshop space. We are of the opinion that the more traditional buildings may have development potential for change of use, however, any interested party wishing to pursue this will need to make their own enquiries with the regional council.

This wonderful lifestyle property offers the successful purchaser the opportunity to live in an area of outstanding natural beauty with an abundance of wildlife right on the doorstep. Tara is within easy reach of major road networks with the principal town of Stranraer, only 6 miles distant.

Tara is located within a popular tourist destination with Portpatrick, a pretty coastal fishing village, located only 7 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 Tara. There are four other gardens locally, formal and informal, where the plants and shrubs thrive due to the milder climate of the Gulf Stream.

The regional centre of Stranraer is located offers all the essential services and a comprehensive range of leisure facilities to include Primary & 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 Tara are sought in excess of: **£450,000**

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
Web: www.threaverural.co.uk



PARTICULARS OF SALE

TARA

Tara is an architect designed three-bedroom dwellinghouse set over a single floor offering modern, bright and spacious family accommodation. The accommodation in more detail very briefly comprises:

- **Utility Room**
Sink and drainer set in modern base units, plumbed for white goods, built in electric oven.



- **Kitchen / Diner**

A lovely bright family space with engineered oak flooring throughout, a modern fitted kitchen with LED lights set in the kick boards. There are a full range of integrated appliances which include an electric oven, induction hob with cooker hood, dishwasher and fridge freezer. A central island in the kitchen has drawers and cupboards below providing additional storage. A window is to the rear.

The dining area is flooded with light from the glazed patio doors leading to a paved patio and there is a window to the rear.



- **Central Hallway**

The engineered oak flooring continues through the hallway where there are built-in cupboards.

- **Family Bathroom**

With a modern range of sanitary ware, bath with shower over.



- **Double Bedroom 1 (En-Suite)**
With a window to the side. The en-suite has a standalone shower cubicle, WC & WHB.
- **Double Bedroom 2**
With a window to the side.



- **Lounge**
With double aspect windows, one being a bay window affording wonderful open countryside views towards Luce Bay.
- **Double Bedroom 3 (En-Suite)**
With built-in wardrobes and a window to the front with en-suite off. The en-suite contains a shower cubicle, WC & WHB.
- **Garage**
At the lower ground floor is a large garage benefitting from electricity and water laid in which is accessed from the front of the property.



OUTSIDE

As mentioned earlier, Tara benefits from garden grounds which are mainly laid to lawns with specimen trees and shrubs. Given the elevated site of the property, far reaching views across the surrounding countryside towards Luce bay can be enjoyed on a daily basis. An small area of land also included to the side and rear of the property.

In addition, a range of former agricultural buildings which provide useful storage and workshop space. We are of the opinion that the more traditional buildings may have development potential for change of use, however, any interested party wishing to pursue this will need to make their own enquiries with the regional council,

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil	TBC	TBC



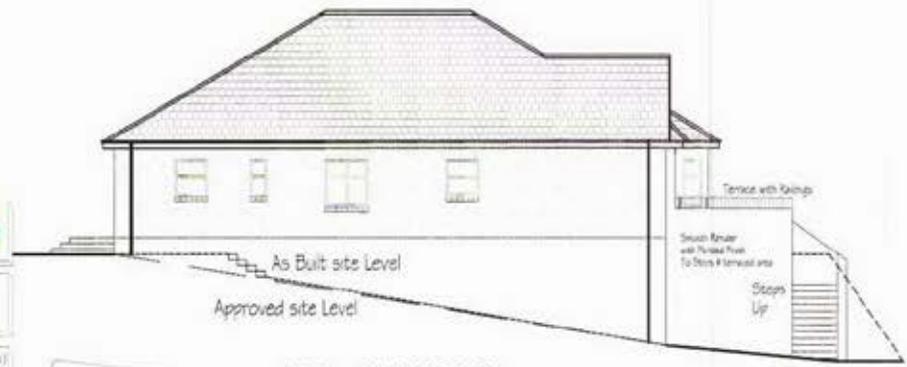


N.W. ELEVATION

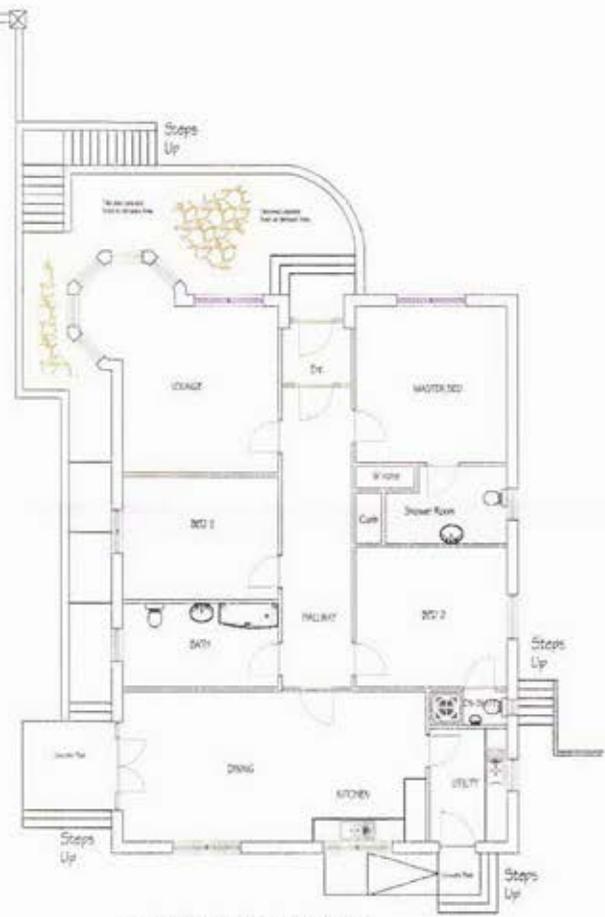
S.E. ELEVATION



S.W. ELEVATION



N.E. ELEVATION



FLOOR PLAN (1:100)

Billy Mac's Architectural Designs

Client: Mrs M McCaughey
Project: Modern House Design at "Galdarroch"
Lisnacree, Wicklow

Drawn: 12-01-03 DDI (B) Scale: SHOW (1:80)
Date: JUN 2012

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RECORDED
2012 JUN 17
BY
S. O'NEILL

ELEVATIONS 1:100



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, **Hunter & Murray** for a definitive list of burdens subject to which the property is sold.

HOME REPORT

There is no requirement for a home report as the property is newly constructed.

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 October 2023

Sale Plan



