

FOR SALE

**"SANDMILL FARMHOUSE"
CAIRNRYAN ROAD,
STRANRAER, DG9 8QJ**



An opportunity arises to acquire a former farmhouse occupying a prime seafront location with wonderful views over Loch Ryan. The property provides most spacious family accommodation over two levels and benefits from a splendid dining kitchen, delightful bathrooms on both levels, attractive internal woodwork, new internal insulation, and two woodburning stoves. A comprehensive new heating system has recently been fitted comprising of Air Source Heat Pump, solar panels, hot water storage cylinder and double panel radiators throughout.

Set amidst its own very well-maintained garden grounds, with ample off-road parking.

**ENTRANCE PORCH, HALLWAY, LOUNGE, SITTING ROOM, SNUG,
'DINING' KITCHEN, DINING ROOM,
SUN PORCH, UTILITY ROOM, LAUNDRY, 3 BATHROOMS,
5 BEDROOMS, STUDY, BOXROOM, GARDEN**

PRICE: Offers over £275,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

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Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Situated on the shores of Loch Ryan and on the fringe of the east end of Stranraer, Sandmill Farmhouse offers generous family accommodation over two levels. From the property there are wonderful views over Loch Ryan itself to the front and farmland to the rear.

The property benefits from a splendid dining kitchen, delightful bathrooms on both levels, attractive internal woodwork, new internal insulation, woodburning stoves and new Air Source Heat Pump central heating with solar panels.

Sandmill Farmhouse is set amidst its own area of very well – maintained garden grounds, with ample off - road parking.

Local amenities within the east end of the town include primary and secondary schooling, Stranraer Football Club, Wigtownshire Rugby Club, Stair Park, a general store, and an excellent restaurant. All major amenities are to be found in and around the town centre, only short walk away and include supermarkets, shops, healthcare, Stranraer marina, and indoor leisure pool complex.

PORCH:

The property is accessed by way of wooden storm door. Quarry tiled flooring and etched glass interior door to the hallway.

HALLWAY:

The hallway provides access to almost all of the ground floor accommodation. Understairs cupboard and CH radiator.



LOUNGE:

A dual aspect reception room with a window to the front capitalising on the views over Loch Ryan. There is a wooden fire surround with brick insert and granite hearth housing a woodburning stove, CH radiator, and TV point.



'DINING' KITCHEN:

The kitchen has been fitted with a bespoke floor unit with granite style worktops incorporating a stainless-steel sink with mixer. There is a gas cooker point, spotlight rail, and quarry tiled flooring.



SITTING ROOM:

A double aspect reception room with views over Loch Ryan to the front. There is a Fyfe stone fire surround housing a woodburning stove. Etched glass door, CH radiator, and TV point.



BATHROOM:

The bathroom is fitted with 3-piece suite in white comprising a WHB, WC, and bath. There is a separate shower cubicle with an electric shower. Heated towel rail.



SUN PORCH:

A sun porch to the rear with access to the garden and laundry room.



DINING ROOM:

A reception room to the rear with CH radiator.



LAUNDRY ROOM:

A spacious room with plumbing for an automatic washing machine.

SNUG:
A reception room to the rear with TV point.



BEDROOM 1:
A ground floor bedroom with CH radiator.



UTILITY ROOM:
Fitted with floor unit with a stainless-steel sink. Access to the garden.



BEDROOM 2:
A triple aspect bedroom with views to Loch Ryan. CH radiators.



STUDY:
A useful workspace accessed by way of the utility room.

BATHROOM:
A further ground floor bathroom fitted with a three-piece suite in white comprising a WHB, WC and bath.



BEDROOM 3:

A bedroom to the rear with CH radiators.



BEDROOM 4:

A bedroom to the front with a view to Loch Ryan. CH radiator.



BEDROOM 5:

A bedroom to the rear with CH radiator.



BOXROOM:

A useful storage room located off the landing.

BATHROOM:

A spacious bathroom located on the first floor. Comprising a WHB, WC and bath. There is a shower in place over the bath. Heated towel rail.



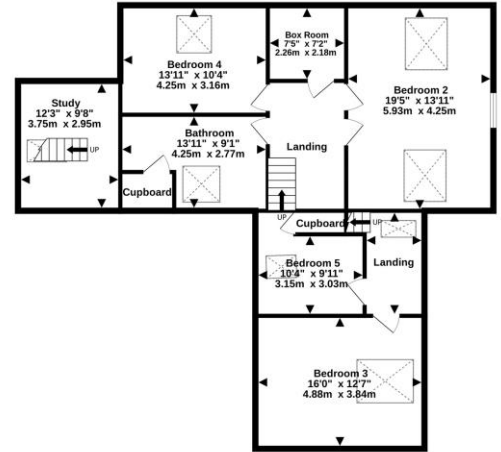
GARDEN:

The property is set amidst its own area of very well-maintained garden ground. The front and side have mainly been laid out lawn. There is a sweeping gravel driveway with off road parking for several vehicles. There is a large wooden log store and wooden garden shed.

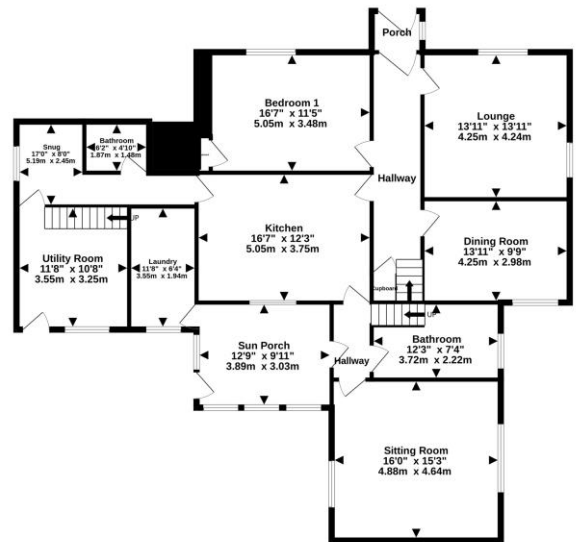




1st Floor
1166 sq.ft. (108.3 sq.m.) approx.



Ground Floor
1645 sq.ft. (152.8 sq.m.) approx.



TOTAL FLOOR AREA : 2810 sq.ft. (261.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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ENTRY: Negotiable

VIEWING: By appt with *S.W.P.C*

DETAILS PREPARED: 22/08/2023

DETAILS UPDATED: 24/01/24

COUNCIL TAX: Band 'F'

GENERAL:

All carpets and some curtains are included in the sale.
Other items may be available by separate negotiation.

SERVICES:

Mains electricity, water, solar panels, tank gas for the
cooker only, and drainage to a septic tank.

EPC = B.

OFFERS:

All offers for the above property should be made in
writing to

South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Tel (01776) 706147 Fax: (01776) 706890

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**