

FOR SALE

'GLENCROFT' PORTPATRICK, DG9 9AD



An opportunity arises to acquire a substantial family villa located within a splendid rural location. In excellent condition throughout, the property provides generous family accommodation over two levels and benefits from an oak kitchen, delightful bathroom, en-suite bedrooms, attractive internal woodwork, multi-fuel stove, tasteful décor, uPVC double glazing and electric central heating. "Glencroft" is set amidst its own generous area of garden ground and woodland with the added benefit of a range of outbuildings. From the property there are wonderful views over surrounding farmland with the outlook to the rear being over woodland.

HALLWAY, LOUNGE/DINING ROOM, KITCHEN, UTILITY ROOM, WC, BATHROOM, 5 BEDROOMS (2 EN-SUITE), OUTBUILDINGS, WOODLAND, GARDEN

PRICE: Offers over £360,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

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Independent Financial
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Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

An opportunity arises to acquire a very well-proportioned family villa set within its own generous area of garden ground with woodland.

From the property there are wonderful views over the surrounding countryside to the front with the outlook to the rear being over garden ground to woodland beyond. Of timber frame construction under a slate roof the property is in excellent condition throughout and benefits from an oak kitchen, delightful family bathroom, 2 en-suite bedrooms, multi-fuel stove, attractive internal woodwork, tasteful décor, uPVC double glazing and electric central heating.

The property also benefits from outbuildings one of which has started to be converted into a residential unit. The property is situated some 8 miles from the town of Stranraer and 2 miles from the village of Portpatrick, Knockinaam Hotel is located closeby.

Local amenities within the village of Portpatrick include primary school, church, general stores, P.O, hotels and a first class range of restaurants. The focal point of this delightful coastal village is of course the charming harbour and promenade which has always been a great favourite of locals and visitors alike. There is access to rugged coastline and to marvellous sandy beaches closeby and the area abounds with a range of outdoor pursuits including wonderful golf courses, sailing and walking on the Southern Upland Way which in fact starts in the village itself. All major amenities are to be found in the town of Stranraer some 8 miles distant and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

Seldom does the opportunity arise to acquire such a rural retreat and early viewing is therefore to be thoroughly recommended.

HALLWAY:

The property is accessed by way of a uPVC storm door. The wide and welcoming hallway provides access to the ground floor accommodation. Spindle and rail, oak flooring, and CH radiator.



LOUNGE/DINING ROOM:

A most spacious reception room with oak flooring, multi-fuel stove, CH radiators and TV point. There are French doors leading to the garden.



[Dining area image](#)



[Further kitchen image](#)



KITCHEN:

The kitchen is fitted with a full range of floor and wall mounted units in oak with granite style worktops incorporating a stainless-steel sink. There is a gas hob, extractor hood, built-in oven, integrated fridge, integrated freezer and plumbing for a dishwasher.

UTILITY ROOM:

Comprising floor and wall mounted units with cream worktop incorporating a stainless-steel sink. Plumbing for an automatic washing machine and space for a tumble dryer.



WC:

Fitted with a WHB and WC in white.



BEDROOM 1:

A ground floor bedroom to the front with oak flooring and CH radiator.



EN-SUITE:

Fitted with a WHB, WC and shower cubicle. Heated towel rail.



BEDROOM 2:

A further ground floor bedroom to the rear with oak flooring and CH radiator.



EN-SUITE:

Fitted with a WHB, WC and shower cubicle. CH radiator.



BATHROOM:

The bathroom is fitted with a three-piece suite in white comprising a WHB, WC and roll-top bath. There is a separate shower cubicle with a mains shower. Ceramic wall tiles, recessed lighting and heated towel rail.



BEDROOM 4:

A further bedroom to the front with dressing room and CH radiator.



BEDROOM 3:

A bedroom to the front with dressing room, built-in wardrobe, TV point and CH radiator.



BEDROOM 5:

A bedroom to the rear with CH radiator.



OUTBUILDING/GARAGE:

A detached garage with amenity space which has partially been converted to living accommodation. Power and light.



GARDEN:

The property is set within its own generous area of garden ground comprising a most spacious gravel driveway to the front, extensive lawns, paved patio and area of woodland.



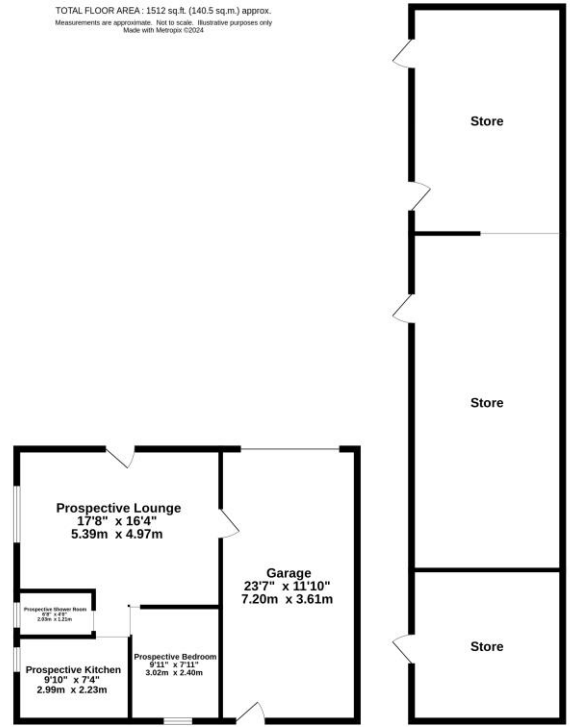
STOREROOMS:

A further outbuilding divided into three storerooms.



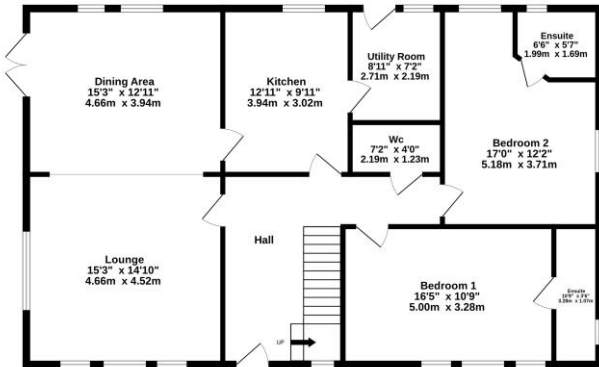
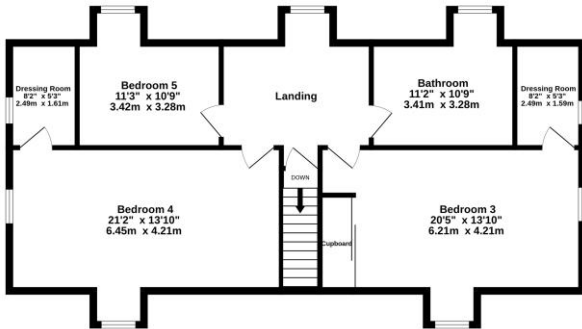


TOTAL FLOOR AREA: 1512 sq.ft. (140.5 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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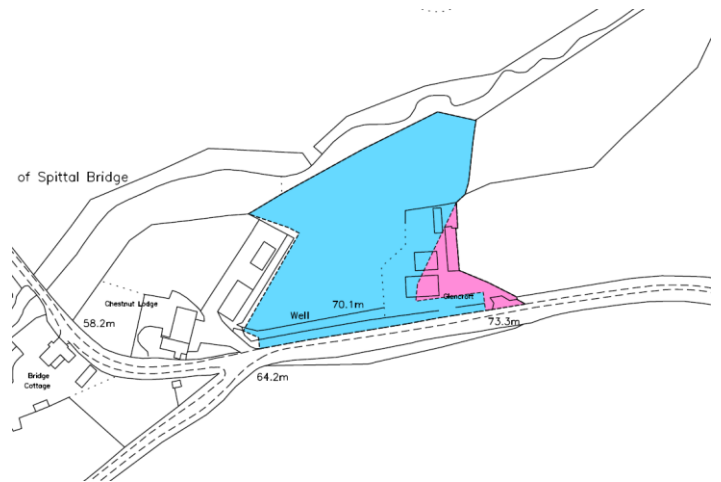
Ground Floor
 1512 sq.ft. (140.5 sq.m.) approx.

1st Floor
 913 sq.ft. (84.8 sq.m.) approx.



Ground Floor
 1237 sq.ft. (114.9 sq.m.) approx.

TOTAL FLOOR AREA: 2149 sq.ft. (199.7 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: 22/10/2024

COUNCIL TAX: Band 'F'

GENERAL:

SERVICES:

Mains electricity and water. Drainage to a septic tank.
Electric central CH. EPC = C

OFFERS:

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

South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.

Telephone (01776) 706147 Fax: (01776) 706890
www.swpc.co.uk

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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.**