

FOR SALE

**"HIGH ALLANDOO"
LESWALT, STRANRAER, DG9 0LT**



A rare opportunity arises to acquire a detached rural residence of individual design, finished to the very highest of standards. Set within approximately 7 acres of grounds to include fenced paddocks, horse shelters, double garage/workshop, stable with tack room and a garden room/craft room. From the property there are panoramic views over the surrounding countryside to the Irish Sea and Loch Ryan beyond. The property provides a wonderful country retreat and displays an extensive range of most attractive features including excellent family accommodation, splendid 'dining' kitchen, luxury bathroom, delightful shower room, master bedroom with en-suite, mezzanine, contemporary décor, wood-burning stove, oil fired CH and uPVC double glazing.

ENTRANCE PORCH, LOUNGE/DINING ROOM, 'DINING' KITCHEN, UTILITY ROOM, SHOWER ROOM, MEZZANINE, UPPER LOUNGE, 4 BEDROOMS (1 EN-SUITE), DOUBLE GARAGE/WORKSHOP, STABLE WITH TACK ROOM, GARDEN ROOM, CRAFT ROOM/STUDY, HORSE SHELTERS, 7 ACRES OF LAND

PRICE: Offers over £510,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED
Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Occupying a delightful rural location, set amidst some 7 acres of ground, "High Allandoo" is a modern family home individually designed by our client and finished to the very highest of standards. There are panoramic views over the surrounding countryside to the The Irish Sea and Loch Ryan beyond.

In immaculate condition throughout the property benefits from a contemporary 'dining' kitchen, luxury bathroom, delightful shower room, master bedroom with en-suite, mezzanine, wood-burning stove, tasteful décor, oil-fired central heating and uPVC double glazing. There is the added benefit of a double garage/workshop with spacious first floor area, stable with tack room, garden room and craft room/study.

The property is situated some 3 miles from the town of Stranraer and 3 miles from the village of Leswalt where local amenities will include general store, church, and primary school. Other amenities within easy reach include Wig Bay Sailing Club and Creachmore Golf Course. The delightful coastal village of Portpatrick is also within easy reach with its range of restaurants, craft shops, lovely promenade and harbour. There is access to Wig Bay sailing club and excellent golfing facilities only a few minutes drive away.

All major amenities are to be found in Stranraer itself and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

[Further lounge/dining room images](#)



ENTRANCE PORCH:

The property is accessed by way of a uPVC storm door.

LOUNGE/DINING ROOM:

This is a most spacious lounge with mezzanine above. There is wood-burning stove, tiled flooring, under floor heating and TV point.



'DINING' KITCHEN:

The superb 'dining' kitchen has been fitted with an excellent range of contemporary floor and wall mounted units with ample worktops incorporating an asterite sink with swan neck mixer. There is a "Neff" ceramic hob, extractor hood, twin "Neff" ovens, integrated dishwasher, integrated fridge/freezer and wine cooler. Breakfast bar, under floor heating and TV point.



UTILITY ROOM:

A most useful utility fitted with a range of floor and wall mounted units with ample work surfaces incorporating a stainless-steel sink. Plumbing for an automatic washing machine and under-counter space for a tumble dryer. Under floor heating.



SHOWER ROOM:

The fully tiled shower room is fitted with a WHB, WC and wet room shower with a rainfall shower head. Under floor heating and recessed lighting.



BEDROOM 1:

The master bedroom is a spacious room to the front. Built in wardrobe and under floor heating.



EN-SUITE:

The fully tiled en-suite is fitted with a WHB, WC and corner shower cubicle with an electric shower. Under floor heating.



MEZZANINE:

The mezzanine provides access to all of the first-floor accommodation. Glass balustrade overlooking the ground floor lounge. Oak flooring and CH radiator.



BEDROOM 2:

A bedroom to the rear with built-in wardrobe and under-floor heating.



UPPER LOUNGE:

A generously proportioned, triple aspect upper lounge. Oak flooring, CH radiator and TV point.



BATHROOM:

This well-proportioned bathroom fitted with twin wash hand basins, WC and roll-top bath. There is a large shower cubicle with a mains shower in place. Tiled flooring and vertical radiator.



BEDROOM 3:

A bedroom to the front with built-in wardrobes and CH radiator.



[Further bedroom 3 image](#)



BEDROOM 4:
A bedroom to the rear. Built-in wardrobes and CH radiator.



DOUBLE GARAGE/WORKSHOP:

A detached double garage with twin electric doors to the front and staircase leading to fully floored first floor accommodation. Plumbing for an automatic washing machine, power and light.



STABLE:

A stable formed from a former farm cottage. Planning consent has been granted in the past for conversion to living accommodation. There is a wooden tack room to the rear. Power and light.



GARDEN ROOM & STUDY/CRAFT ROOM:

A detached lodge with a garden room and study/craft room. Power, light, TV point and uPVC double glazing.

Garden room and study/craft room images

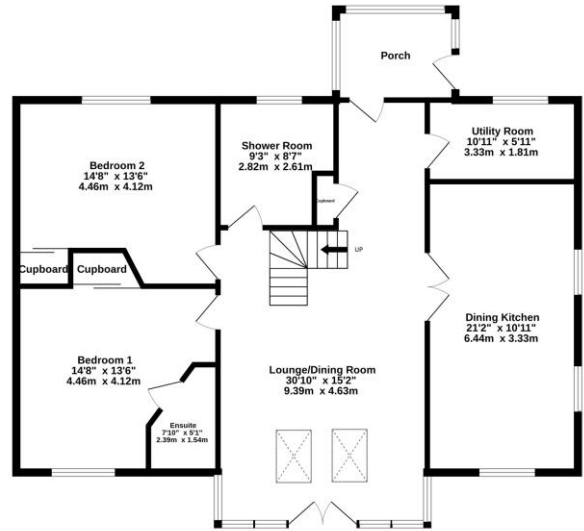
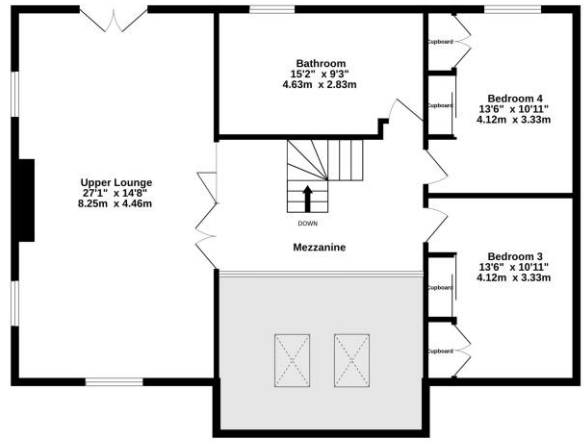


GARDEN:

There is a paved patio area to the front, accessed from the main lounge, with a glass balustrade surround. The rest of the garden area has been laid out for ease of maintenance and provides ample room for multi-vehicle off road parking. The property sits within approximately 7 acres of land, broken into 3 paddocks with wooden horse shelters.



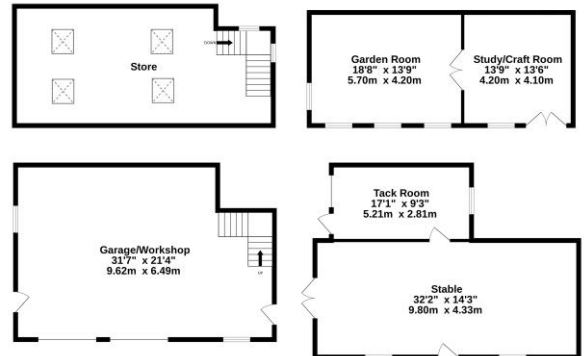
1st Floor
1153 sq.ft. (107.1 sq.m.) approx.



Ground Floor
1217 sq.ft. (113.1 sq.m.) approx.

TOTAL FLOOR AREA: 2370 sq.ft. (220.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

1st Floor
883 sq.ft. (82.0 sq.m.) approx.



Ground Floor
1249 sq.ft. (116.0 sq.m.) approx.

TOTAL FLOOR AREA: 2132 sq.ft. (198.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

ENTRY: Negotiable

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

DETAILS PREPARED: 06/12/2024

COUNCIL TAX: Band 'G'

GENERAL: Floor coverings, blinds and integrated kitchen appliances are included in the sale price.

SERVICES:

Mains electricity, water, drainage is to a septic tank located on the property. Oil fired 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.

Tel: (01776) 706147 Fax: (01776) 706890

www.swpc.co.uk

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.