

**FOR SALE**

## "WELLINGTON HOUSE" STRANRAER, DG9 7RQ



An opportunity arises to acquire an early 19<sup>th</sup> century townhouse of great character including a basement flat and adjoining cottage. The property is located on Stranraer sea-front and enjoys wonderful views over the town's marina. Wellington House, on the south side of Fisher Street, is an attractive, ashlar-fronted building, built as the home

attached to the Stranraer brewery. It later became the Customs House for Stranraer, and a sandstone addition on the west side, constructed sometime before 1881, was the office of the British Linen Bank. The property is in fair condition throughout and will require a programme of renovation. This spacious residence would be ideally suited for use as a large family home, small hotel/guest house, restaurant/bar or as a flatted development subject to local authority approval.

**PRICE: Offers over £235,000 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](http://www.swpc.co.uk)



## DESCRIPTION:

An opportunity arises to acquire an early 19<sup>th</sup> century townhouse of great character including a basement flat and adjoining cottage. The property is located on Stranraer sea-front and enjoys wonderful views over the town's marina. Wellington House, on the south side of Fisher Street, is an attractive, ashlar-fronted building, built as the home attached to the Stranraer brewery. It later became the Customs House for Stranraer, and a sandstone addition on the west side, constructed sometime before 1881, was the office of the British Linen Bank. The property is in fair condition throughout and will require a programme of renovation. This spacious residence would be ideally suited for use as a large family home, small hotel/guest house, restaurant/bar or as a flatted development subject to local authority approval.

The property is set within its own area of walled garden ground with vehicular access from Princes Street.



## Reception room



## Office



## Hall



Kitchen



Landing



WC



Drawing room



Lounge



Bedroom 1



[Bedroom 2](#)



[Upper landing](#)



[Bedroom 3](#)



[Bedroom 4](#)



[Bathroom](#)



[Bedroom 5](#)



[Basement flat lounge](#)



[Basement flat WC](#)



[Basement flat utility room](#)



[Adjoining cottage lounge](#)



[Basement flat shower room](#)



[Adjoining cottage kitchen](#)



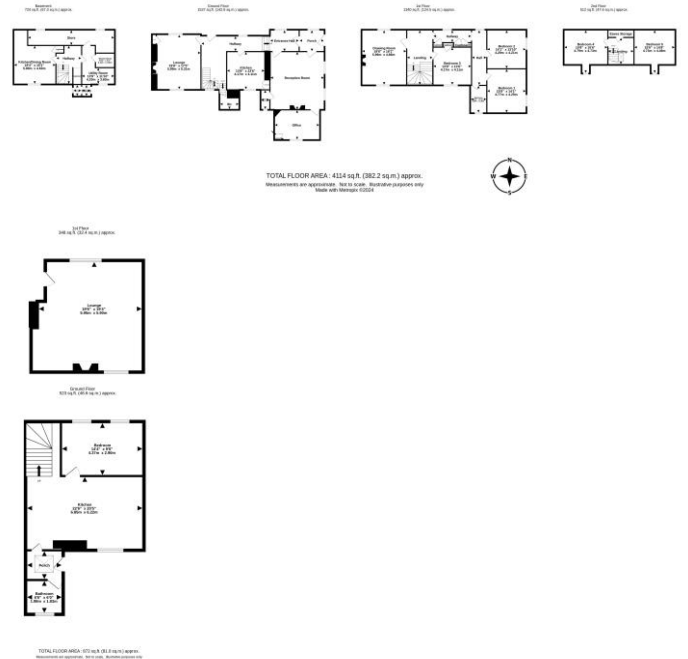
Adjoining cottage kitchen



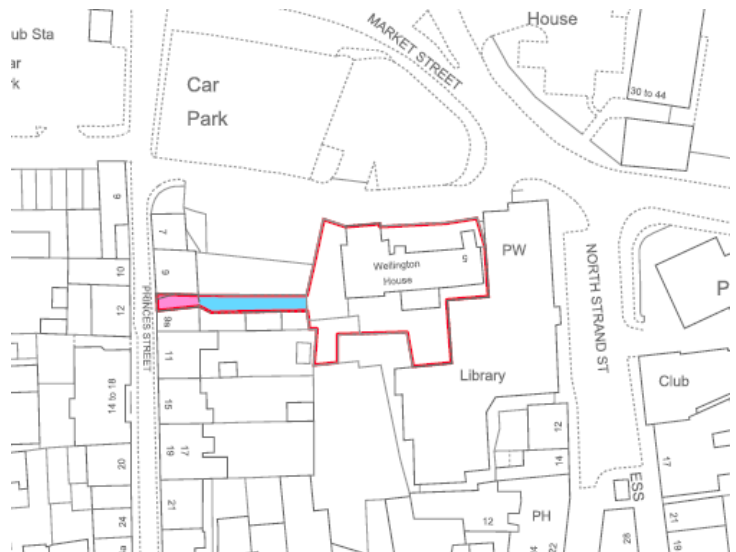
Garden ground



Adjoining cottage bed



Adjoining cottage bathroom



ENTRY: Negotiable

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

DETAILS PREPARED: 14/11/2024

COUNCIL TAX: Band: 'E'

**GENERAL:**

This is a category 'B' listed building

**SERVICES:**

Mains electricity, water and drainage. EPC = G(18)

**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

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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.**