



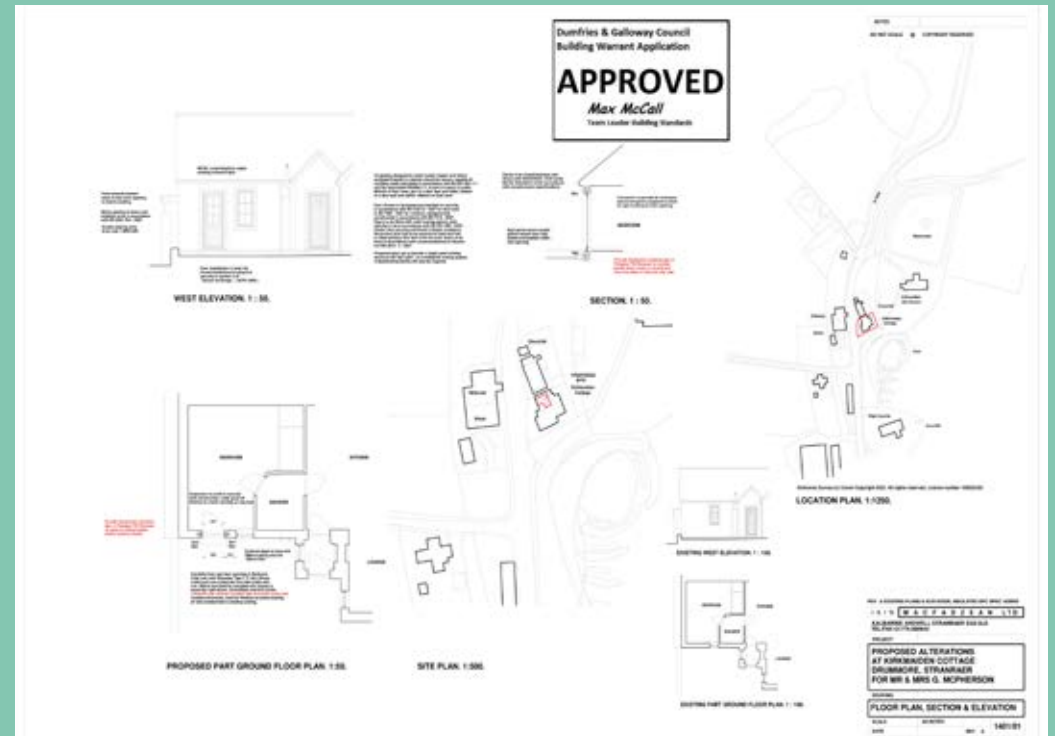
KIRKMAIDEN COTTAGE

Kirkmaiden, Drummore, Stranraer, DG9 9QP



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



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Stranraer 16 miles, Newton Stewart 33 miles, Dumfries 80 miles, Carlisle 114 miles, Belfast NI 74 Miles (By Ferry at Cairnryan Port, Stranraer)

A CHARMING BEAUTIFULLY PRESENTED TRADITIONAL COTTAGE OCCUPYING AN ELEVATED SITE ENJOYING STUNNING COASTAL VIEWS AND SPECTACULAR DARK SKIES

- DETACHED ONE AND HALF STOREY COTTAGE WITH THREE DOUBLE EN-SUITE ROOMS
- GENEROUS WRAP AROUND GARDEN GROUNDS
- FABULOUS COASTAL LOCATION ENJOYING BREATHTAKING DARK SKIES
- FRIENDLY VILLAGE LOCATION CLOSE TO LOCAL AMENITIES
- WITHIN AN EASY DRIVE TO MAJOR COMMUTING NETWORKS

VENDORS SOLICITORS

Sarah Farr
FMS Law
Bridge Road
Portree
IV51 9ER
Tel- 01478 612991



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

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

Kirkmaiden Cottage is located in a stunning rural setting on 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.

Kirkmaiden Cottage is a detached beautifully presented Galloway cottage set on an elevated site within the pretty hamlet of Kirkmaiden which lies in the most southerly parish in Scotland, a mile above the village of Drummore. The cottage offers well-presented, cosy and welcoming family accommodation over two floors incorporating an open plan lounge / kitchen /diner, three en-suite double bedrooms, conservatory / sitting room & a utility room / boot room.

The cottage has generous garden grounds wrapping around the rear extending to about 50m in length. Steps from Courtyard lead to a concreted patio area with large raised beds backed by dry stone walling to Kirkmaiden Old Church. Beyond the patio area the garden ground is laid mainly to grass and a variety of shrubs and a small orchard containing apple and plum trees. Stone remains of small building, once a school, adjacent to the Kirkmaiden Old Church grounds, are part of the garden area. Views over many miles of countryside and farmland as well as, to the west, the Irish Sea and extensive views east to Luce Bay, the Machars Peninsula, Cairnsmore and ranges of mountains beyond. This would be the perfect setting for siting a summerhouse with areas set aside for alfresco dining and family or social entertaining. The garden to the front offers off road concreted parking for 2 vehicles with areas planted with variety of shrubs and small trees along with a gravelled area for seating. The garden to the side has a small rose bed and storage for wheelie bins, with a bespoke door to rear courtyard.

In addition, given the location and benefitting from very little light pollution, the dark skies are absolutely spectacular and in more recent months the Aurora Borealis, nature's very own theatrical performer, has provided some astounding shows of bright, swirling curtains of lights in the night sky.

Given the location of Kirkmaiden Cottage there is a bounty of outdoor pursuits, public gardens, lighthouses, coastal walks, etc. At the Mull of Galloway you can climb the lighthouse, visit the exhibition of lighthouse history, experience the vintage engines and foghorn, walk around the RSPB Scotland nature reserve and enjoy delicious food and drink at Scotland's most southerly coffee house, Gallie Craig. The nearby tourist destination of Sandhead offers a beautiful stretch of unspoilt white sandy beach, a shop and an award-winning restaurant, The Tigh Na Mara. The area also boasts Scotland's most exotic garden, Logan Botanic, only a short drive away from Kirkmaiden Cottage. There are many other beautiful coastal villages around this coast including the popular tourist destination of Portpatrick,

a pretty coastal fishing village, which 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'.

Local services are available at the village of Drummore (3/4 mile distant), with a shop and post office (open 7 days a week), doctors surgery, three public houses Community Centre, church and primary school. The regional centre of Stranraer is located about 16 miles north of Kirkmaiden Cottage and offers all the essential services and a comprehensive range of leisure facilities to include Secondary Schooling, supermarkets, a retail park, ice rink, sports centre and a modern medical centre.

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, game, coarse and sea fishing as well as shooting, sailing and cycling. There are numerous beaches and sandy coves within an easy reach.

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 and the international airports of Prestwick and Glasgow are within an easy drive from the property.

DIRECTIONS

As indicated on the Location Plan, which forms part of these particulars.

What3Words: ringers.bleaker.flinches

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Kirkmaiden Cottage are sought **in excess of £185,000**

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

KIRKMAIDEN COTTAGE

As mentioned earlier, Kirkmaiden Cottage is extremely well-presented offering cosy accommodation over two floors, very briefly comprising:

GROUND FLOOR

- **Front Door Porch**

Entered through a white composite UPVC door with a double-glazed panel and a window is set to the side. The floor is laid to 18mm Canadian Maple. A glazed multi-panel door gives access to the open plan lounge / kitchen / diner.



- **Lounge / Kitchen / Diner**

This lovely family living space has double aspect windows with views to tree directions and is laid with 18mm solid Canadian maple flooring throughout which stretches into the conservatory / sitting room. A five panel double glazed bifold door is set to front elevation of lounge and a part glazed UPVC door to the rear giving access to the courtyard at the rear.

The kitchen diner has a generous range of floor and wall units incorporating high quality black granite worktops and kitchen dining island, built in Bosch double oven and microwave, Whirlpool hob with rise and fall ventilation system, dishwasher, single stainless-steel sink with a mixer tap. Double hardwood French doors lead to the spacious light filled conservatory / sitting room and to augment the oil-fired central heating there is an open fire set on a raised hearth. From this open plan living space there is a beechwood bespoke spiral staircase leading to two double bedrooms. A door gives access to the Jack and Jill Bathroom shared with bedroom 1.



- **Conservatory / Sitting Room**

This is a fabulous later addition to this charming cottage and provides a diverse living space for many purposes. The floor is laid with Canadian maple with double glazed windows to three sides and double-glazed French doors to outside. At present the current owner utilise this as a sitting room, music room, art and hobby room.

- **Utility Room**

Plumbed for white goods and a space for a tumble drier a door gives access to the gable end storage area.



- **Double Bedroom 1 (Jack and Jill en-suite)**

With a double glazed window to the front, large built-in wardrobe with mirrored doors. The **Jack & Jill en-suite** floor is laid to solid ash parquet flooring and contains a WC, a wash hand basin set in a bespoke vanity unit and a corner shower.

The current owners have had plans drawn and approved to convert this living space into a self-contained annex which would be ideal for extended family living or for utilising as a quirky Airbnb.

FIRST FLOOR

- **Upper Landing**

The spiral staircase leads to an upper landing with a Velux window to the rear and doors to bedroom 2 and 3.

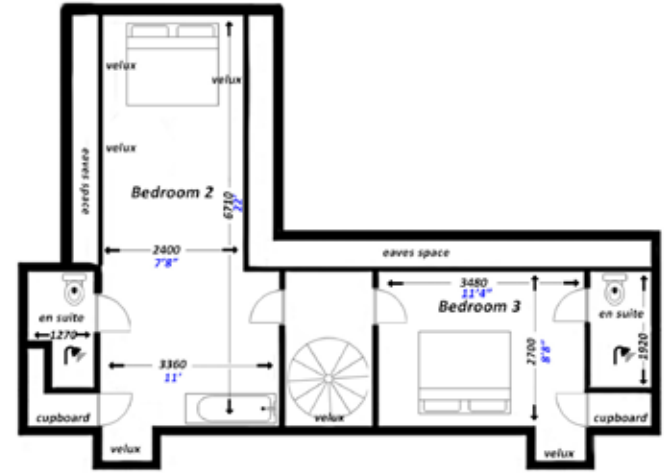
- **Double Bedroom 2 (En-suite)**

With four double glazed Velux windows to three sides, laminate flooring and a bath. Door off to the en-suite. There are large eves storage cupboards. The **en-suite** contains a WC, WHB and a shower cubicle.

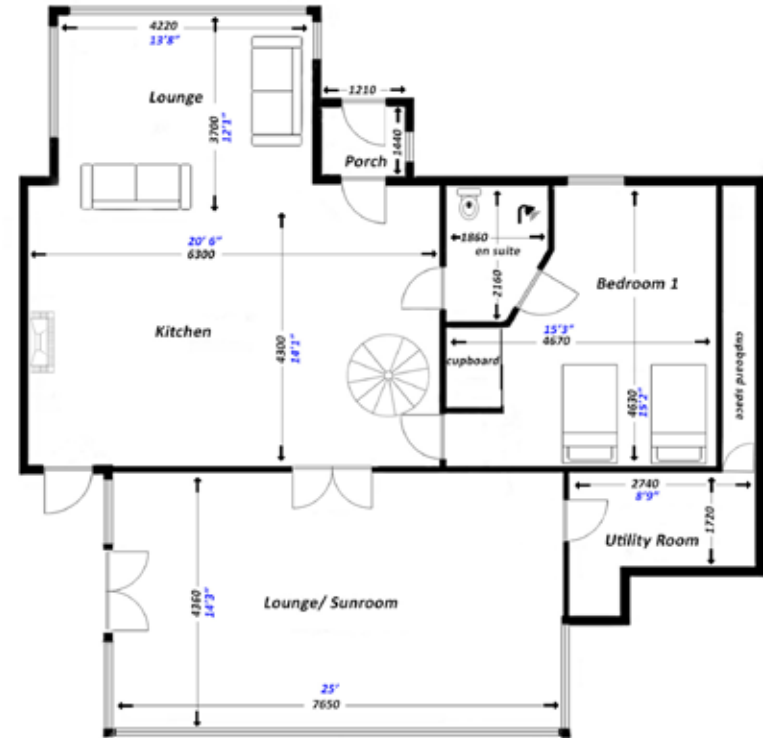
- **Double Bedroom 3 (En-suite)**

Currently used as study with a Velux window to the rear, laminate flooring and door to en-suite. The **en-suite** contains a WC, WHB and a shower cubicle.





Kirkmaiden Cottage January 2025





SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil (New Worcester combi boiler 2020)	D	TBC

HOME REPORT

A home report can be downloaded from our website: threaverural.co.uk/property

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, **Sarah Farr, FMS Law** for a definitive list of burdens subject to which the property is sold.

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. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified.

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 January 2025

