

A B & A  
Matthews





Marlepark Cottage is nestled in open countryside beside an equestrian centre, offering peace, privacy, and far-reaching rural views. Located just 3 miles from the historic town of Whithorn, the cottage sits around 0.6 miles off the B7063, providing easy access while maintaining a sense of seclusion.

In Whithorn, you'll find a range of essential amenities, including a convenience store, pharmacy, gym, doctor's surgery, veterinary clinic, and both primary and nursery schools. The town also holds a significant place in Scottish history, home to some of the most important early Christian sites and playing a key role in the story of Scotland's formation.

Just a short walk from the property is the Swallow Theatre, one of Scotland's smallest and most intimate venues, offering a year-round programme of performances.

Around 10 miles away lies Wigtown, officially designated Scotland's National Book Town in 1998. This charming town features a variety of independent bookshops, local stores, and welcoming cafés, making it a hub for literature lovers and visitors alike.

For a broader selection of services, the bustling market town of Newton Stewart offers supermarkets, shops, a cinema, leisure centre, and a secondary school.

The surrounding fields and countryside are frequently visited by local wildlife, including deer, red squirrels, and a wide variety of woodland birds, adding to the tranquil, natural setting that surrounds the property,



**Council Tax Band: C**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: B**

**EPC Environmental Impact Rating: E**

- **Attractive detached cottage**
- **Rural location**
- **Double glazing, two multi-fuel stoves, electric heating and solar panels**
- **Easily maintained garden with off-road parking**

Beautifully presented two/three-bedroom detached cottage, thoughtfully renovated to an exceptional standard throughout. Offering spacious and flexible family accommodation, the property combines comfort with character. Set amidst open countryside, the cottage enjoys uninterrupted views over farmland, creating a tranquil and picturesque setting. Modern conveniences include double glazing, electric and solid fuel heating, and solar panels. The surrounding garden grounds have been landscaped for low maintenance, featuring attractive pond and patio areas, perfect for relaxing or entertaining outdoors.

This charming home effortlessly blends modern living with rural peace, making it an ideal retreat or family residence.



## **ACCOMMODATION**

### **Entrance Porch - 2.29m x 1.50m**

UPVC glazed entrance door and north east facing window. Built-in storage cupboard and walk-in shelved cupboard (1.52m x 1.30m).

### **Hall - 1.83m x 1.00m**

Wall mounted cupboard housing electric meter.

### **Dining Room - 3.85m x 3.35m**

West and east facing windows. Cosy room with multi-fuel stove with slated and tiled surround. Hatch to attic.

### **Office - 3.02m x 1.50m**

West facing window. UPVC glazed door giving access to garden.

### **Sun Lounge/Bedroom 3 - 3.53m x 3.00m**

Open plan with office and glazed on two sides with sliding patio doors to garden. Hatch to attic. Electric storage heater.

### **Lounge - 5.40m x 3.86m**

Bright and airy family room with three south west facing windows. Feature fire surround with oak mantelpiece and inset multi-fuel stove. Two shelved alcoves. Open wooden beams. Dimplex Quanburn heater.

### **Bedroom 1 - 5.07m x 4.25m**

South east facing door to garden ground and two picturesque windows. Hatch to attic.

### **En-Suite**

Partially tiled and fitted with a white suite comprising WC, wash-hand basin and shower cubicle with mains shower. Heated ladder style towel rail.



### **Bedroom 2 - 3.50m x 2.70m**

North east facing window. Built-in shelved and hanging cupboard with overhead storage. Original cast iron fire surround.

### **Bathroom - 2.66m x 1.81m**

Partially tiled and fitted with a white suite comprising WC, counter-top wash-hand basin and bath with electric shower over. Electric heater.

### **Kitchen - 3.77m x 3.29m**

North and south facing windows. Fitted with a good range of wall and floor units, ample worksurfaces, tiled splashbacks and inset ceramic drainer sink. Integrated appliances include electric hob with oven below, chimney style extractor fan above, fridge and dishwasher. Wooden beams. Tiled flooring continuous with kitchen. Electric storage heater.

### **Utility Room - 3.29m x 2.72m**

North east and south west facing windows. Fitted with a good range of wall and floor units, ample worksurfaces and inset stainless steel drainer sink. Space and plumbing for washing machine. Pully. UPVC glazed door to rear porch. Tiled floor continuous with kitchen. Storage heater.

### **Rear Porch - 3.79m x 2.74m**

Two south west facing windows. UPVC glazed door giving access to garden. Sky light.

### **Garden**

The garden ground has been designed for low maintenance with meandering gravelled pathways, pond and patio areas, fruit trees, mature shrubs and wildflowers, giving all year-round interest.

### **OUTBUILDINGS**

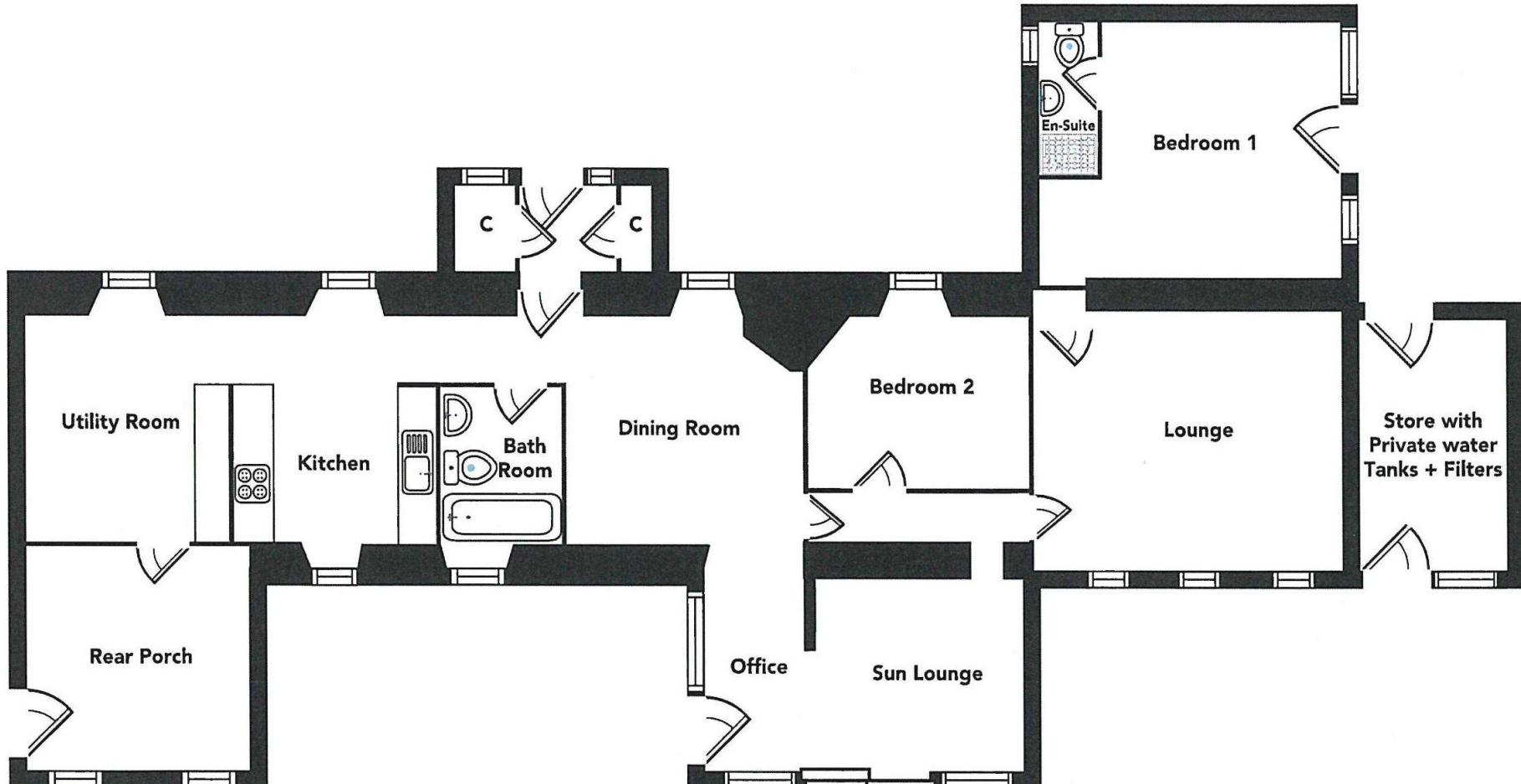
Detached garage with up and over door (6.00m x 4.24m)

Store with storage tanks and filtration system for water supply

### **SERVICES**

Private water supply from the neighbouring farm. Drainage is to a septic tank.





Floorplans are indicative only - not to scale

Produced by Plushplans 



#### **NOTE**

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



38/40 Albert Street • Newton Stewart • DG8 6EF • Tel: (01671) 404100 • Fax: (01671) 401443 • URL: [www.abamatthews.com](http://www.abamatthews.com)

---

#### The Consumer Protection From Unfair Trading Regulations 2008

---

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.