



***Dirniemow Cottage,
Glenwhilly,
New Luce,
DG8 0LX***

EPC = C

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- **Detached cottage situated in stunning rural location with panoramic views of open farmland**
- **4 Bedrooms**
- **Recently installed air source heat pump, solar panels and double glazing**
- **The cottage stands in approximately 0.98 of an acre of ground**
- **Offers in the region of £235,000**



DIRNIEMOW COTTAGE, GLENWHILLY, NEW LUCE

Tranquil rural setting, this charming detached four-bedroom cottage has been thoughtfully renovated to a high standard, offering both comfort and modern conveniences. Located just 5 miles from New Luce, some 14 miles from Stranraer where you will find all local amenities and 17 miles from the ferry port at Cairnryan, which connects Scotland to Ireland. The property boasts a peaceful and private atmosphere while still being within easy reach of local amenities. The property benefits from double glazing, air source heating, underfloor heating, and solar panels, ensuring a warm and sustainable living environment. A multi-fuel stove in the cozy lounge adds to the charm and warmth of the home, perfect for relaxing evenings. The functional kitchen features a cook stove, ideal for preparing meals for family and guests. Set within 0.98 of an acre of land, the cottage offers plenty of space for outdoor activities, along with a barn that has a garage, wood store and traditional stall for animals for added convenience. This property provides a unique opportunity to enjoy a rural lifestyle in a beautifully restored home. Ideal for those seeking peace, privacy, and a touch of countryside charm.

Accommodation comprises: - Ground Floor:- Kitchen. Lounge. Utility Room. Bedroom. Bathroom. Rear Porch. First Floor:- 3 Bedrooms.

Directions: From Newton Stewart, take the A75 heading towards Stranraer for approximately 16 miles, take the second right turn into Glenluce, bear left onto the Old Military Road heading towards New Luce, continue through the village of New Luce and follow the track for approximately 4 miles, you will come across a track on the right hand side, continue on this and the house is located end the track. (Glenwhilly station former site can be seen on the left hand side)

GROUND FLOOR ACCOMMODATION

Kitchen

5.12m x 4.20m

Composite glazed entrance door. East and south facing windows overlooking open farmland. Feature cook stove, stainless steel drainer sink with tiled splashback. Walk-in pantry.



Lounge

5.15m x 3.30m

West and south facing windows providing an abundance of natural light and unrestricted views over open farmland. Wooden firesurround with brick insert and inset multi-fuel stove providing an attractive focal point and cosy environment.



Utility Room**4.33m x 1.33m**

South facing window. Space and plumbing for washing machine. Housing water tank, solar panel and underfloor heating controls.

Bedroom 1**4.08m x 3.70m**

South-west facing window and north-west facing French doors giving access to walled garden.

**Bathroom****3.00m x 2.00m**

Partial wet wall panelling and fitted with a white suite comprising WC, counter-top wash-hand basin and bath with electric shower over. Extractor fan.

**Rear Porch**

UPVC glazed door giving access to garden ground.

FIRST FLOOR ACCOMMODATION

Landing

Access to bedrooms. Radiator.

Bedroom 2

4.11m x 3.35m

Velux window. Two eaves storage cupboards. Radiator.

Bedroom 3

5.26m x 3.61m

Velux window. Radiator.

Bedroom 4

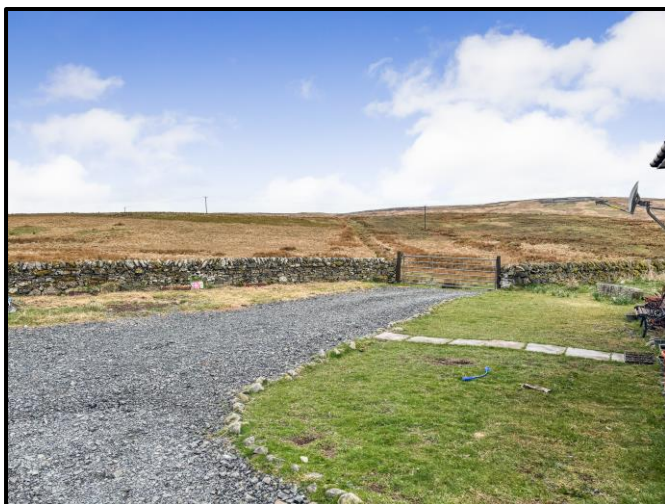
3.32m x 2.55m

Velux window. Eaves storage cupboard. Radiator.



Garden

The cottage stands in a generous plot of land approximately just under an acre, which is fully enclosed and surrounded by the forever changing views over the moors and farmland.





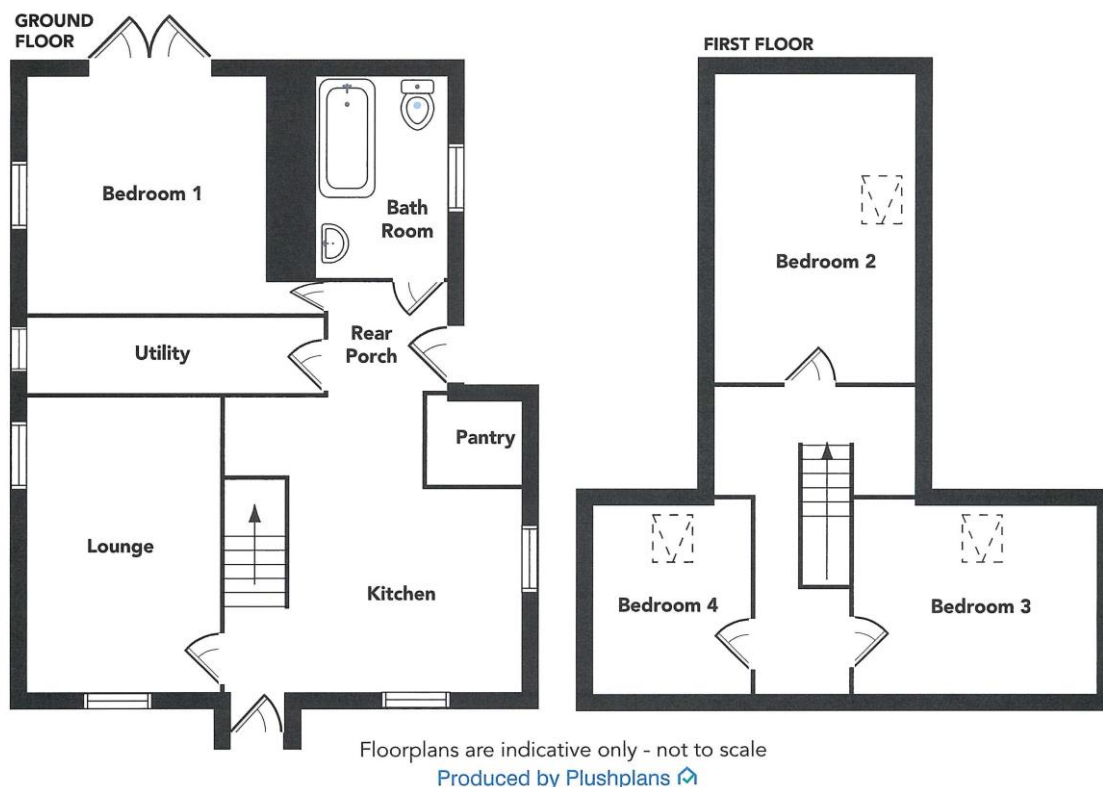
OUTBUILDING

Stone built outbuilding with is divided into sections providing a garage (6.30m x 4.80m), wood store (9.50m x 4.80m) and traditional animal stalls, both with solar lighting.

Heavy duty garden shed fully insulated with electricity points and light.

Chicken Coop.





SERVICES

The property is connected to the mains electricity. Private water spring. Drainage is to a septic tank. Air sourced heat pump and solar panels. EPC = C

COUNCIL TAX

This property is in Band B.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £235,000 are anticipated and should be made to the Selling Agents.

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.



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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.