

An aerial photograph showing a white, single-story cottage with a dark roof in the foreground. Behind it is a larger, historic stone building complex with multiple gabled roofs and a central tower-like structure. The buildings are situated in a vast, green, hilly landscape with scattered dark shrubs. In the distance, the sea is visible under a cloudy sky.

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***Millwalk Cottage,
Isle of Whithorn,
DG8 8HZ***

Offers in the region of £265,000



Enjoying a rural location close to the popular fishing village of the Isle of Whithorn, Millwalk Cottage offers a wonderful opportunity to enjoy the unspoiled beauty of the southern Machars Peninsula. This tranquil and picturesque region, its name meaning “coastal pastures”, is famed for its charming harbour villages, scenic coastal walks, sandy beaches, and abundance of wildlife.

Perfect for those who enjoy the outdoors, the area offers excellent opportunities for sailing, cycling, golfing, birdwatching, or simply relaxing in peaceful surroundings. Rich in history, the Isle of Whithorn is closely associated with St Ninian, Scotland’s first Christian saint, who is believed to have landed here. Nearby, St Ninian’s Cave, nestled along the rugged coastline, is said to have served as his place of prayer and reflection.

Despite its peaceful setting, the Isle of Whithorn is just 3 miles from the cottage and 17 miles from the market town of Newton Stewart, which offers a full range of amenities including shops, supermarkets, a secondary school, cinema, and leisure centre.



Directions

From Newton Stewart follow the signs for Whithorn. At the southern end of Whithorn take the A750 towards Isle of Whithorn and at the junction A747 turn right and after approximately 150 yards turn left at the wheelie bins for Arbrack, Tonderghie and Arrow. Continue along this road for 0.4 miles, turning left at the sign for Wirless Station and Kildale Bungalows. Follow this road turning right at the entrance to High Arrow Farm and follow this road to Tonderghie House. At the entrance to Tonderghie House turn right and follow this track through a small area of woodland and over a cattle grid until the track reaches a T-junction. At the T-junction turn right and Millwalk Cottage is approximately 400 yards on the right.

Originally built in 1820 as a Miller's house, Millwalk Cottage is a traditionally constructed property that has been sympathetically extended in more recent years. The cottage offers a blend of period charm and modern comfort, making it an ideal permanent home or a holiday retreat. The accommodation comprises two bedrooms and benefits from oil-fired central heating, double glazing, and a Dowling wood-burning stove, which also heats the water. The property has recently operated as a successful holiday let.

Standing in a generous garden plot, the cottage enjoys lovely views over open farmland with glimpses of the distant sea. A detached garage with power and lighting provides additional storage or workshop potential.

Located just 3 miles from the picturesque harbour village of Isle of Whithorn, Millwalk Cottage offers peace and seclusion, yet easy access to the amenities and coastal charm of this sought-after area.



Council Tax Band: To be assessed

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

ACCOMMODATION

Entrance Porch – 2.27m x 1.77m

UPVC glazed entrance door with two glazed side panels. Tiled flooring.

Lounge – 5.30m x 4.70m

Feature fireplace in original stone with quarry tiled hearth and Dowling Woodburning stove. Glazed UPVC French doors giving access to decking area. Radiator.

Dining Room – 4.75m x 2.90m

West facing window with window seat. Radiator.

Kitchen – 7.43m x 2.00m

Two east facing windows. Fitted with a good range of joiner-built wall and floor units, solid wood worktops and Butler sink. Space and plumbing for washing machine and dishwasher. UPVC door giving access to garden. Night storage heater.



Bedroom 1 – 3.63m x 2.52m

East facing window. Radiator.

En-Suite – 2.03m x 1.90m

Partially tiled and fitted with white suite comprising WC, wash-hand basin and bath. Heated towel rail. Tiled flooring.



Bedroom 2 – 5.26m x 3.70m

L-shaped room with north and west facing windows.
Radiator.

Shower Room – 2.02m x 1.84m

Partially tiled and fitted with a white suite comprising WC,
wash-hand basin and shower cubicle with electric shower.
Extractor fan. Tiled flooring. Radiator.



Garden

The property occupies a large area of garden ground which is mainly laid to lawn with a variety of mature shrubs giving all year-round interest and decking area.

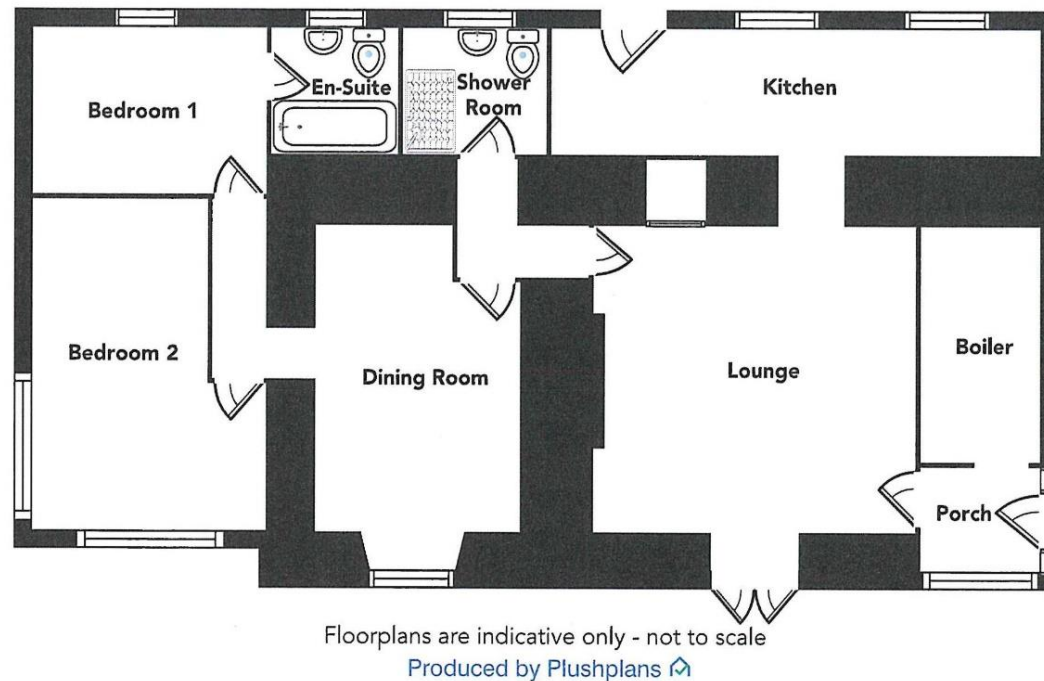


OUTBUILDING

Detached garage (6.00m x 3.50m) with power and light laid on

**SERVICES**

Private water supply. Drainage is to a Septic Tank. Oil fired central heating.



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.