



A B & A  
Matthews

**2 Corhulloch Cottage  
Mochrum  
DG8 9LX**

**Offers in the region of £280,000**







Mochrum is a small rural village and parish in the historic county of Wigtownshire, now part of Dumfries and Galloway in southwest Scotland. It lies on the western side of the Machars peninsula, a few miles inland from Luce Bay and around eight to ten miles southwest of the market town of Wigtown. The surrounding countryside is gently undulating farmland, a mixture of pasture, woodland, and moor, with traces of old sea margins along the coast. The area retains a quiet, pastoral atmosphere characteristic of the Machars, with open fields, stone dykes, and scattered farmsteads.

The village itself is modest in size, consisting mainly of a single main street lined with stone-built cottages and small houses dating from the late eighteenth and nineteenth centuries, along with a few later additions. Most of the buildings are constructed in the local vernacular style using rubble stone and slate roofs, giving the settlement a cohesive and traditional appearance. The focal point of the village is the Kirk of Mochrum, a simple but striking parish church built in 1794 on the site of an earlier medieval church. The churchyard and surrounding trees form a picturesque centre to the settlement, and the building is now listed for its architectural and historic value.

**Council Tax Band: E**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**

**EPC Environmental Impact Rating: E**



## **KEY FEATURES:**

- **Detached bungalow**
- **Four bedrooms, one en-suite**
- **Double glazing & oil-fired central heating**
- **Rural location**
- **Superb views**
- **Off-road parking**

This charming, detached bungalow enjoys an idyllic rural setting with uninterrupted views across open farmland towards Luce Bay. The property offers generous and comfortable accommodation, including four bedrooms—one of which features an en-suite shower room. Designed for modern living, it benefits from double glazing and oil-fired central heating, ensuring warmth and efficiency throughout the year.

Set within a large, well-maintained garden, the bungalow provides ample outdoor space for relaxation, gardening, or entertaining, all while taking full advantage of its stunning coastal and countryside outlook. A driveway offers convenient off-road parking for several vehicles.

Peacefully situated in a scenic part of Wigtownshire, the property combines the tranquillity of rural life with easy access to nearby villages and coastal walks. It represents an ideal family home or a perfect retreat for those seeking space, comfort, and beautiful views in the heart of the Galloway countryside.

## **ACCOMMODATION**

### **Entrance Porch – 1.88m x 1.00m**

UPVC glazed entrance door with glazed side panels. Hardwood door gives access to the kitchen/dining area.

### **Kitchen/Dining Area – 7.06m x 4.82m**

The bright and airy family room enjoys excellent natural light and unrestricted views from its two south-east facing windows and an additional south-west facing window, creating a warm and welcoming atmosphere throughout the day. It opens seamlessly into the spacious kitchen and dining area, forming the heart of the home. The kitchen is well equipped with a good range of wall and floor units providing plenty of storage, complemented by ample worktop space and an inset ceramic sink. A feature brick wall adds character and charm, while the oil-fired Rayburn serves as both a practical cooking appliance and a cosy focal point. The tiled floor is both stylish and easy to maintain, and two radiators ensure the space remains comfortable in all seasons. Overall, this open-plan area combines functionality with charm, offering an ideal setting for family living and entertaining.

### **Lounge – 5.15m x 5.00m**

A large south-facing window frames uninterrupted views across open farmland and out towards Luce Bay, filling the room with natural light and highlighting its beautiful rural outlook. A feature brick wall provides a striking focal point, incorporating a multi-fuel stove set on a polished marble hearth, perfect for creating a warm and inviting atmosphere. Glazed doors lead through to the adjoining kitchen and dining area, allowing the spaces to flow together while maintaining a sense of separation when desired. Two radiators provide efficient heating, ensuring the room remains cosy and comfortable throughout the year.

### **Inner Hall**

Built-in shelved and hanging cupboard. Radiator.





**Bedroom 1 – 4.24m x 3.41m**

South-east facing window. Built-in shelved and hanging cupboard. Radiator.

**En-suite – 3.30m x 1.87m**

Partially tiled and fitted with a white suite comprising WC, wash-hand basin and shower cubicle with mains shower. Radiator.

**Bedroom 2 – 3.80m x 3.30m**

South-east facing window. Built-in shelved and hanging cupboard with storage cupboard above. Radiator.



**Bedroom 3 – 5.00m x 1.90m**

North-west facing window. Radiator.

**Bedroom 4 – 3.50m x 3.20m**

North-west and south-west facing windows. Two built-in shelved and hanging storage cupboards. Radiator.

**Bathroom – 3.29m x 2.68m**

Partially tiled and pine panelling to dado rail height. Fitted with a white suite comprising WC, wash hand basin and bath. Tiled flooring. Access to the attic via hatch. Radiator.



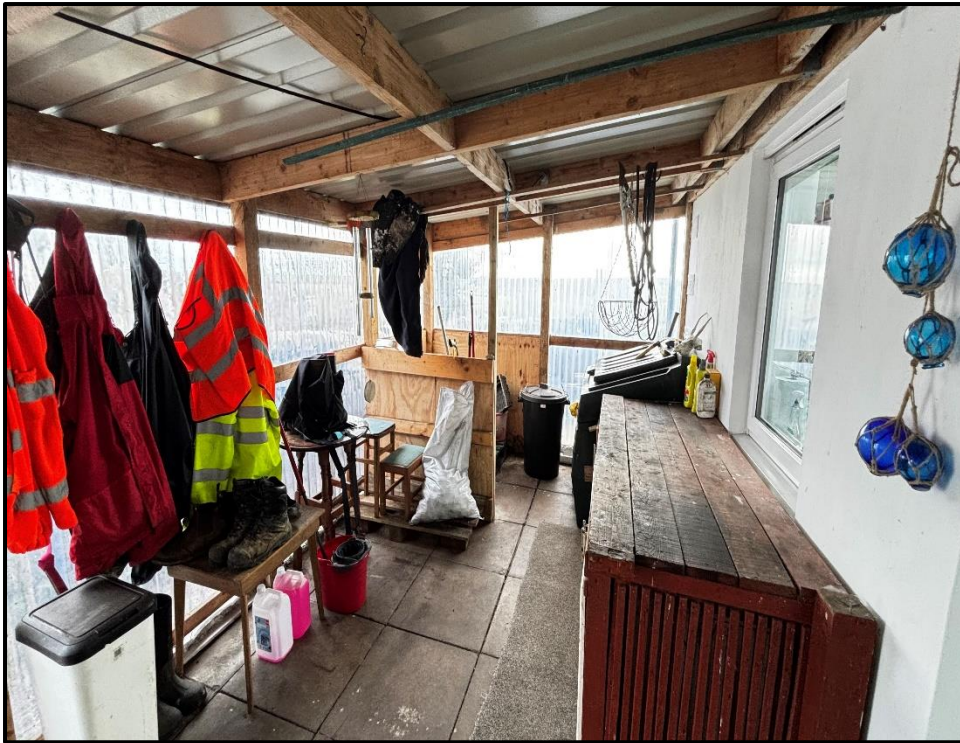


**Utility Room – 4.60m x 1.50m**

Fitted with a range of floor units and shelving. Space and plumbing for washing machine, dish washer and tumble drier. Oil-fired combi boiler. UPVC glazed door gives access to covered storage area.

**Covered Storage Area – 5.08m x 2.90m**

Lean too timber frame box profile with polycarbonate sides. Currently used as a store for wood and wheelie bins.





### **Garden**

The garden is mainly laid to lawn for ease of maintenance, complemented by attractive flowering borders that bring colour and interest throughout the seasons. A composite heap and an enclosed pond area add character and encourage wildlife, creating a peaceful outdoor space to enjoy. A gravelled driveway provides generous off-road parking for several vehicles and leads to a detached garage, while additional parking is available on the opposite side of the property, offering excellent flexibility and convenience. Overall, the garden and grounds are well laid out, combining practicality with a pleasant rural charm.

### **OUTBUILDING**

Detached wooden garage with power and light laid on (5.00m x 3.70m)



### **SERVICES**

Mains supply of water and electricity (both metered from the farmhouse)  
Drainage is to a septic tank. Oil fired central heating. EPC = D

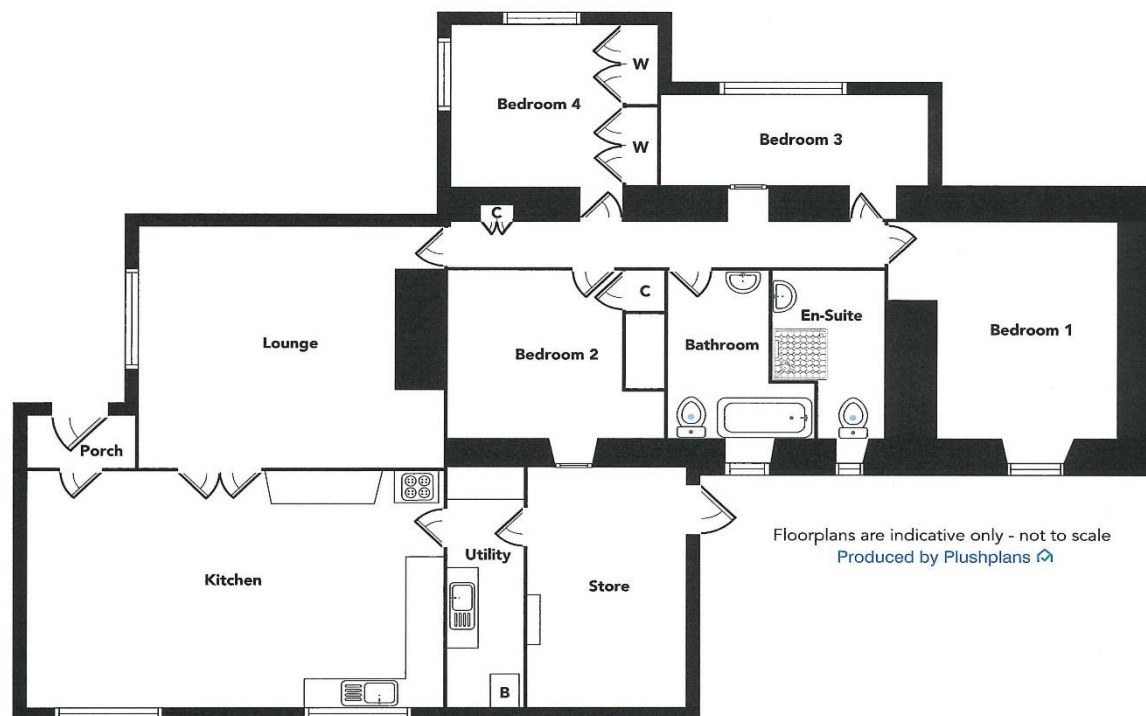
### **NOTE**

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.abamathews.com](http://www.abamathews.com)

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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.