



A B & A
Matthews

The Gables, Port William, DG8 9LG

Offers in the region of £230,000



[View from Property](#)

Port William is a picturesque, peaceful coastal village in Dumfries & Galloway, developed in 1770 as a planned settlement by Sir William Maxwell of Monreith. Its scenic position on the Machars peninsula offers magnificent views across Luce Bay towards the Mull of Galloway and the Isle of Man. The village provides a good selection of local amenities including shop, Post Office, petrol station, hairdresser and café.

Things to See & Do

- Fisherman statue: A striking bronze statue gazes out to sea.
- Outdoor recreation: Walking, cycling, and golf are popular, with nearby beaches and wildlife watching opportunities.
- Wildlife: Luce Bay is a Special Area of Conservation (SAC), home to rare marine and coastal species.
- Carnival: Each August, Port William hosts one of Galloway's largest village carnivals



Set in an enviable elevated position with uninterrupted sea views across Luce Bay, this detached three-bedroom property offers a rare opportunity to acquire a coastal home with outstanding potential. The house sits within a generous area of garden ground, providing ample outdoor space and the perfect setting to enjoy the stunning surrounding scenery.

The main property benefits from double glazing, LPG heating, and a multi-fuel stove in the lounge for cosy evenings. While the home requires completion, it provides an excellent canvas for buyers wishing to put their own stamp on a property in a truly breathtaking location.

Adding significant appeal is a self-contained cabin situated to the side of the property. Accessed via its own entrance and boasting a private garden and parking area, this charming cabin enjoys equally impressive views over Luce Bay.

The cabin is open plan in design and comprises a lounge area, kitchen, bedroom space, and a modern shower room. Presented in walk-in condition, it is currently operated as a highly successful Airbnb, generating a strong and reliable income. This makes it ideal for those seeking a ready-made holiday let, guest accommodation, or additional living space.

This property represents an outstanding lifestyle opportunity in a beautiful coastal setting, with the added benefit of immediate income from the well-established cabin.



Key Features:

- Detached 3-bedroom home with uninterrupted Luce Bay views
- Large garden grounds offering excellent outdoor potential
- Double glazing, LPG heating, and multi-fuel stove in lounge
- Property requires completion, ideal for custom finishing
- Self-contained cabin with its own access, garden, and parking
- Cabin includes open plan lounge/kitchen/bedroom and shower room
- Walk-in condition cabin currently run as a successful Airbnb
- Excellent income opportunity or perfect for guests/extended family

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: D



GROUND FLOOR ACCOMMODATION

Hall – 1.97m x 2.00m

Entrance hall with UPVC glazed door, north-facing window, and a built-in cupboard housing the electric meter. Features tiled flooring, radiator, and staircase leading to the first floor.

Lounge – 4.56m x 4.56m

A bright, spacious family room with a south-east facing window. Character features include painted stone walls, painted open ceiling beams, and an inset multi-fuel stove. Tiled flooring and radiator.

Dining Area – 4.37m x 2.93m

Open plan with the lounge, benefitting from a west-facing window. Includes painted stone walls, painted beams, an understairs storage cupboard, tiled flooring, and radiator.

Kitchen – 6.07m x 2.07m

A generous kitchen featuring three south-east facing windows and a wavy glass block window. Fitted with a range of oak-fronted wall and floor units, ample worktop space, and an inset 1½ bowl stainless-steel sink. Integrated appliances include a Rangemaster Classic with 5 gas burners, double oven, grill, and dishwasher. Space and plumbing for a washing machine. Access to walk-in pantry (2.00m x 1.88m). Two radiators.



Store Room – 3.95m x 2.00m

Includes a wavy glass block window and south-east facing window. Houses the wall-mounted LPG boiler. Radiator

Bathroom – 2.16m x 1.60m

Partially tiled bathroom fitted with a white suite comprising WC, wash-hand basin, and bath with mains shower over. Tiled flooring and radiator.

Bedroom 1 – 4.95m x 3.20m

A spacious double bedroom with west and south facing windows, built-in storage cupboard, and radiator.



FIRST FLOOR ACCOMMODATION

Landing

Includes a built-in storage cupboard.

Bedroom 2 – 4.15m x 2.90m

Bright double bedroom with south and north facing Velux windows, eaves storage cupboards and additional storage areas. Hardwood flooring and radiator.

Bedroom 3 – 2.90m x 2.82m

A cosy bedroom with south and north facing Velux windows and eaves storage cupboard.



Garden

Extensive garden grounds laid mainly to lawn for easy maintenance, complemented by mature flowering shrubs and a pleasant patio area, ideal for outdoor dining and relaxation.

OUTBUILDINGS

Detached garage

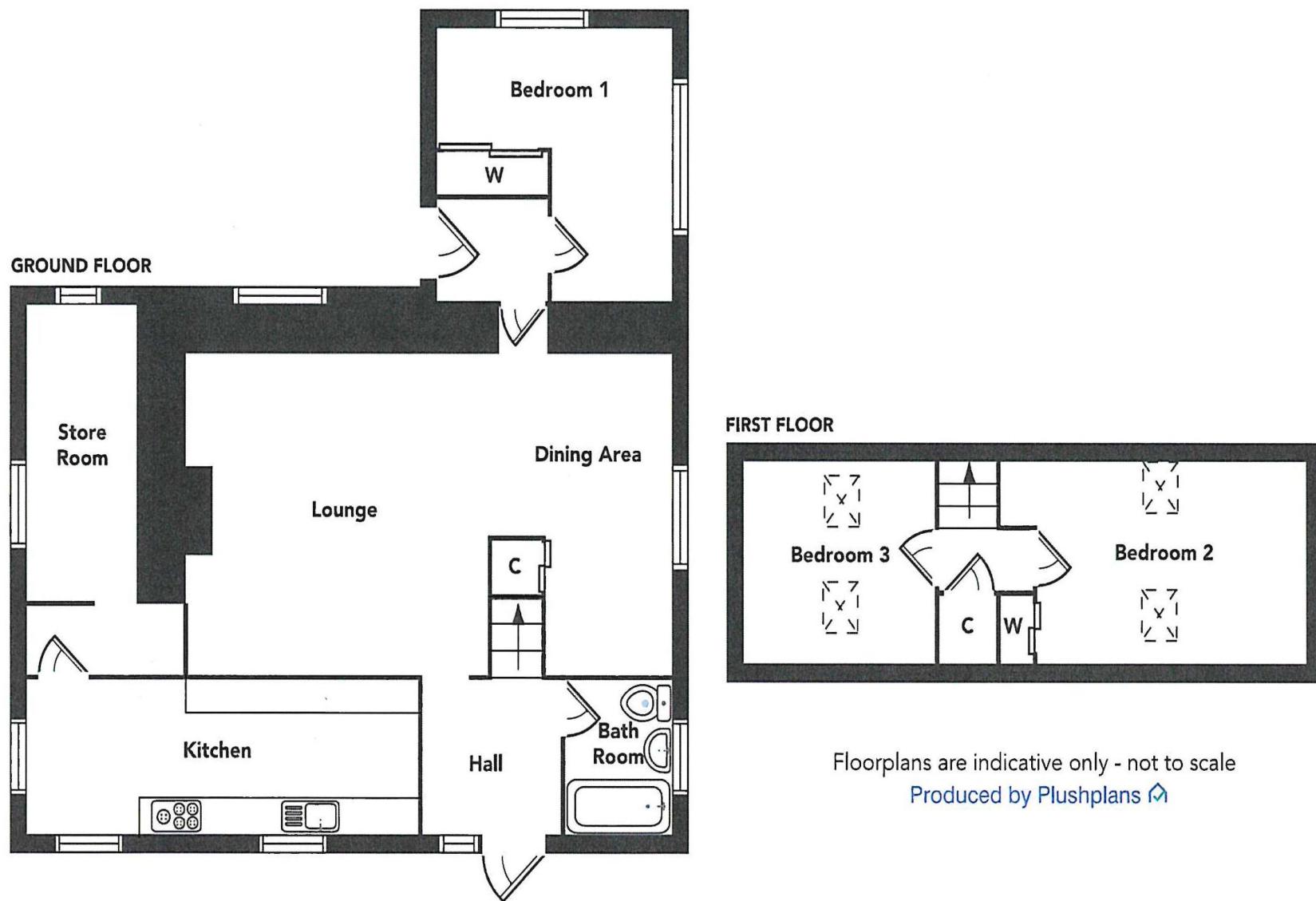
2 Garden Sheds

Greenhouse

SERVICES

Mains supplies of water and electricity. Drainage is to a Septic tank. LPG heating. It is understood that some items of furnishings can be taken over by separate negotiations. EPC = F





THE CABIN

Beautifully presented summer house (7.88m x 4.96m), currently operated as a highly successful Airbnb, offering an attractive income stream. Set in a peaceful coastal location and enjoying uninterrupted views across Luce Bay, this charming cabin provides a perfect retreat. A gravelled driveway offers ample off-road parking and convenient access to the property.

The chalet features a bright open-plan layout, with a comfortable lounge, well-equipped kitchen, bedroom area and shower room. Patio doors open onto a decking area, ideal for outdoor dining or simply soaking in the tranquil surroundings. A gravelled path leads directly to the beach, enhancing the cabin's unique coastal charm. Accounts can be made available to seriously interested parties.



All furnishings within The Cabin are understood to be included in the sale, allowing for a seamless continuation of its Airbnb operation.





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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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.

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