



**A B & A
Matthews**

**17 Main Street
Mochrum
DG8 9LY
Offers in the region of £95,000**



Mochrum is a small, historic village in Dumfries and Galloway in the southwest of Scotland. It lies just inland from Wigtown Bay, surrounded by gently rolling farmland and wide, open skies, which gives it a quiet, rural character. The village has a strong sense of history, most notably through St Peter's Church, an 18th-century building that stands as a local landmark, and Mochrum House, which reflects the area's past as a landed estate. Today, Mochrum is a peaceful, close-knit community with a traditional pace of life. Its location near Wigtown, Scotland's National Book Town, and close to the Machars peninsula makes it well placed for exploring nearby countryside, coastline, and wildlife. The village feels tucked away and timeless, valued more for its landscape and heritage than for any sense of bustle or tourism.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: C



Key Features:

- **End terraced stone-built property**
- **Rural village location**
- **Three bedrooms & two public rooms**
- **In need of modernisation & upgrading**
- **Large garden to the rear**

This end-terraced, Category C listed, stone-built property is situated in a quiet rural village and retains much of its traditional character. The house offers generous accommodation, comprising three bedrooms and two public rooms, with proportions typical of its period. While rich in charm and potential, the property is now in need of modernisation and upgrading throughout. Its solid stone construction and listed status add to its character, offering an opportunity to enhance and restore a traditional home while respecting its historic features. Set within a peaceful village setting, the property provides scope to create a comfortable residence in an attractive rural location.



GROUND FLOOR ACCOMMODATION

Entrance Porch – 1.75m x 0.90m

Glazed hardwood entrance door. Wall mounted cupboard housing electric meters. Glazed door with glazed side panel gives access to the hall.

Hall – 3.75m x 1.75m

Stairs to first floor accommodation. Electric heater.

Lounge – 4.30m x 3.42m

The lounge is a bright and welcoming space, enhanced by a large south-west facing window that allows an abundance of natural light throughout the afternoon and evening. A Fyfe stone fire surround provides an attractive focal point, adding character and a sense of warmth to the room. Set within the surround is an electric heater, offering the look and comfort of a fireplace with the convenience of modern heating.

Dining Room – 4.12m x 3.45m

The dining room is a bright and inviting space, featuring a south-west facing window that fills the room with natural light during the afternoon and evening. A tiled fire surround forms an attractive focal point, complemented by an electric heater that provides both warmth and visual appeal. A shelved alcove offers practical storage and display space, adding character and functionality to the room. Well-proportioned and welcoming, the dining room is ideal for everyday dining and entertaining.

Kitchen – 4.50m x 3.04m

North-east facing window. Requires some modernisation, fitted with wall and floor units, ample worktops and stainless-steel sink. Tiled fire surround and open fire. Wooden pulley.

Bedroom 1 – 4.50m x 2.65m

Glazed hardwood door gives access to the garden. Tiled fire surround and open fire.

Rear Porch – 2.08m x 1.80m

Glazed hardwood door giving access to outbuilding (4.80m x 2.40)



FIRST FLOOR ACCOMMODATION

Landing

Skylight. Access to the attic via hatch. Eaves storage cupboard.

Bedroom 2 – 4.90m x 4.50m

South-west facing window. Two built-in storage cupboards. Eaves storage. Storage heater.

Bedroom 3 – 5.00m x 4.56m

South-west facing window. Feature tiled fireplace. Eaves storage cupboards. Electric heater.

Bathroom – 1.85m x 1.80m

Fitted with a white suite comprising WC, wash hand basin and bath. Dimplex wall mounted warm air heater.



Garden

The garden ground is to the rear property and is currently overgrown.

OUTBUILDINGS

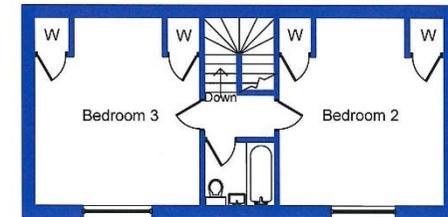
Former washhouse with WC and wash hand basin. Access to the garden.

SERVICES

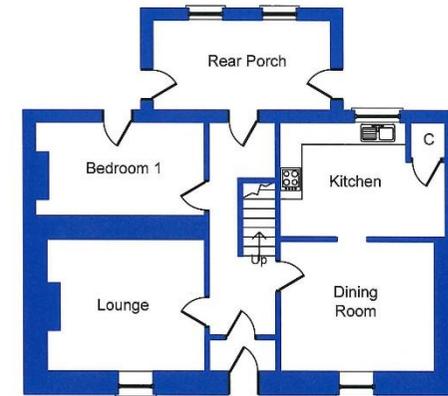
Mains supply of water and electricity. The property is connected to the mains drainage system. Electric heating.

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.



First Floor



Ground Floor

Sketch plan for illustrative purposes only



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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.