

***The Old Church,
Port William, Newton Stewart,
DG8 9QJ***

EPC = E

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

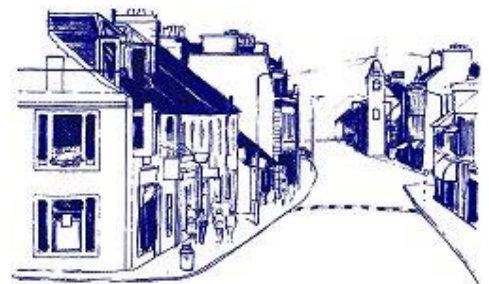
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- **Former village Category C Listed church occupying an elevated position with unrestricted sea views**
- **Part of the building has been converted to a spacious dwellinghouse**
- **Planning permission for 2nd phase development to provide second dwelling**
- **Offers in the region of £225,000
REDUCED BY £50,000**



THE OLD CHURCH, PORT WILLIAM

A rare opportunity to purchase a former village church partially converted to form a spacious 3 bedroomed family house with scope for further development. The property has been divided internally with approximately half the building used to form the dwellinghouse. Planning permission has been obtained to convert the remainder of the property to form a second 3 bedroomed property and some of the works has already been started. This is a very attractive stone building under a slate roof, retaining many original features, ideally situated in Port William with unrestricted sea views over Luce Bay.

(Auld Kirk) accommodation comprises:- Ground Floor - Entrance Hall. Kitchen/Family Room. Bathroom. Inner Hall. 2 Bedrooms. First Floor - Lounge. 1 Bedroom (En-suite).

(New Kirk) accommodation comprises:- Ground Floor - Hall. Kitchen. Utility Room. Sitting Room. Dining Room. Bedroom. Bathroom. First Floor - Lounge. Study. 2 Bedrooms (1 En-suite). Bathroom. (When completed as per planning permission).

AULD KIRK

GROUND FLOOR ACCOMMODATION

Entrance Hall **2.70m x 1.65m**

Hardwood exterior door. Built-in storage cupboard housing electricity meters. Storage heater.

Kitchen/Family Room **5.70m x 4.75m**

Spacious open plan kitchen/family room with east facing window looking onto garden ground. The kitchen area is fitted with a good range of floor and wall units and ample worktops with inset single drainer sink and tiled splashback. Built-under oven, gas hob and integrated dishwasher. Space and plumbing for washing machine, fridge and freezer. The family room has a feature fireplace with granite slips, open coal fire and marble hearth. Radiator and storage heater.



Bathroom **3.00m x 1.70m**

Three piece suite comprising bath with wet wall panelling and mixer shower over, WC and wash hand basin. Radiator.

Inner Hall **2.53m x 1.00m**

Built-in cloak cupboard and two hardwood doors with leaded glass leading to Bedroom 1 and Bedroom 2. Stripped pine floor and stairs to first floor.

Bedroom 1 **4.91m x 4.04m**

West facing window. Stripped pine floor and walk-in understairs cupboard. Radiator.

Bedroom 2 **4.90m x 4.90m**

East facing window. Stripped pine floor and radiator.

FIRST FLOOR ACCOMMODATION

Lounge

4.98m x 4.10m

Spacious lounge with west facing window with views onto the sea. Built-in shelved recess. Radiator.



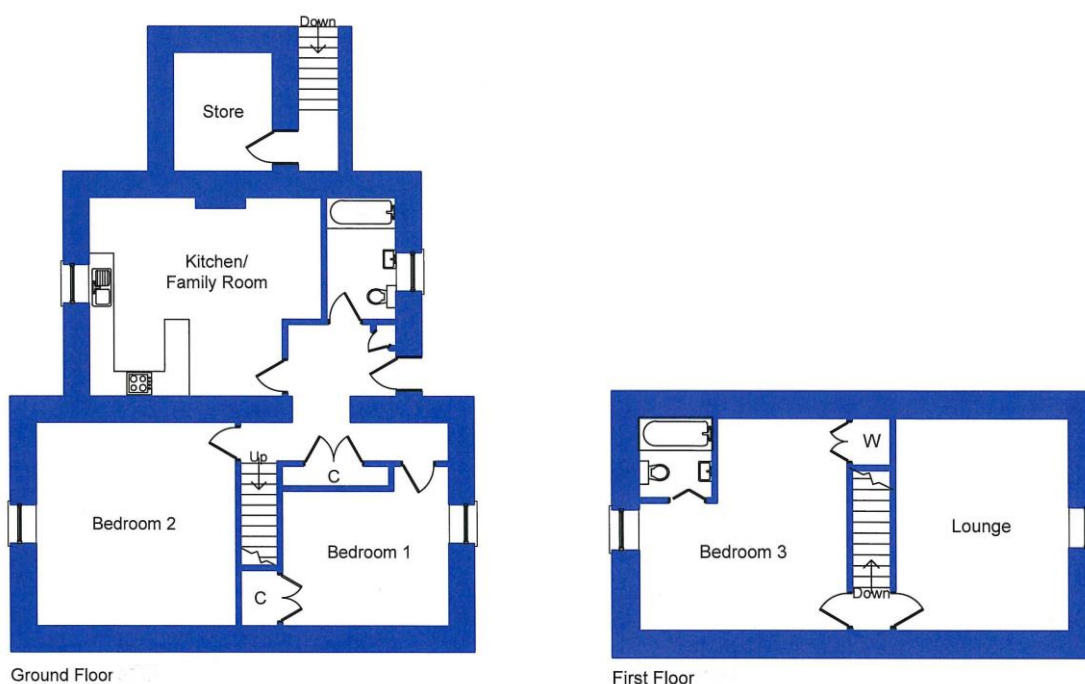
Bedroom 3 (En-suite)

4.98m x 4.94m

East facing window overlooking garden ground. Built-in shelved and hanging wardrobe. Hatch to attic and radiator.

En-suite

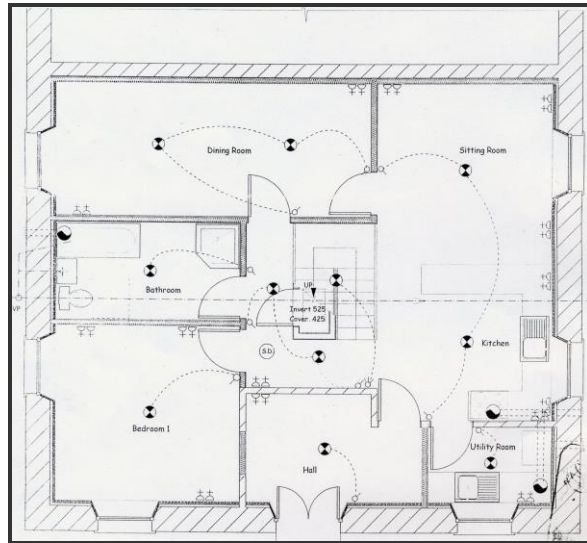
With pampas three piece suite comprising bath, WC and wash hand basin. Expelair and radiator.



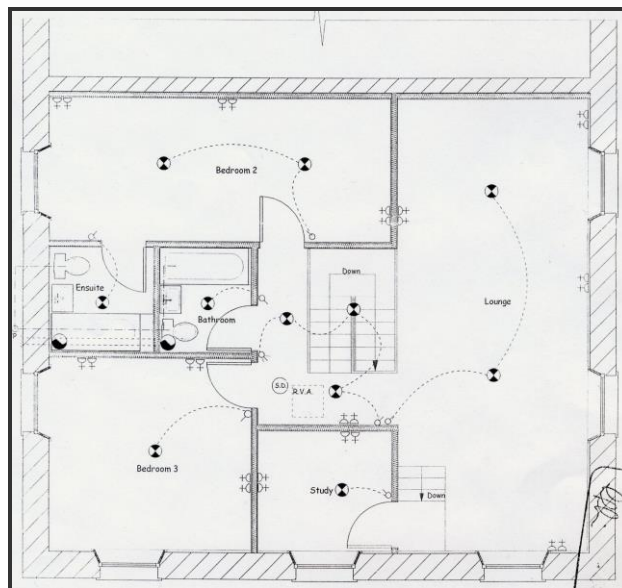
Sketch Plan for illustrative purposes only

NEW KIRK

Planning permission has been obtained and some of the work has begun to convert this part of the property to a 3 bedroomed completely self contained family house. The accommodation will be on two floors as per the undernoted plans and the windows, plumbing (including heating) and electrical installation are at an advanced stage.



Proposed Ground Floor



Proposed First Floor



Garden

The property stands in a large area of garden with vehicular access from the public road. If the property is sold as two separate lots the garden ground will be divided to suit the purchasers.

Outbuildings

Timber shed.



Port William

SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. Lot 1 has oil fired central heating. EPC = E.

COUNCIL TAX

The Auld Kirk is in Band D.

The New Kirk will be assessed on completion.

The whole property is a Listed Building Category C.

VIEWING

By arrangement with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £225,000 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.