

Galbraith



KNOCKNASSIE HOUSE

KIRKCOLM, STRANRAER



KNOCKNASSIE HOUSE, KIRKCOLM, STRANRAER

A striking Country House with breathtaking views over the North Channel, Firth of Clyde and surrounding countryside.

Kirkcolm 4 miles ■ Stranraer 8.6 miles ■ Newton Stewart 33 miles
Ayr 58 miles ■ Dumfries 80 miles

Acreage 0.57 acres

Offers Over £550,000

- 5 Reception Rooms
- 5 Bedrooms, three en-suite with two further first floor bathrooms
- Annexe with development potential
- 2 Garages
- Garden
- Stunning panoramic views

Galbraith

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SITUATION

Knocknassie House is situated in an elevated position near the northwest coast of the Rhins of Galloway peninsula and located 4 miles from the small village of Kirkcolm and less than 9 miles from Stranraer. Kirkcolm has a primary school, church, community hub and two hotels including Corsewall Lighthouse Hotel.

Stranraer has a wider range of amenities including primary schools a secondary school, hospital (Galloway Community Hospital), offices, shops including three supermarkets, restaurants, and various leisure facilities including a marina.

The delightful fishing and sailing village of Portpatrick is about 11.7 miles south of Kirkcolm, a very popular seaside location which attracts visitors all year round. There are a number of shops, a primary school, church, putting green, beachfront hotels & restaurants, and in the summer you will find people dining al fresco as they admire the sea view. Portpatrick RNL Lifeboat is launched from the harbour and can be seen going out to sea for both rescues and training days. There are good walking opportunities, you can walk the Southern Upland Way from which Portpatrick, which provides the start or end point in the West.

Communications to the area are very good with the A75 trunk road providing quick access from the south via the M6, A74 and M74. The ferry links to Northern Ireland run from Cairnryan, which is approximately 14 miles from the Knocknassie House. The international airports of Prestwick and Glasgow are approximately 66 miles and 98 miles from the property respectively. There is a good bus service in the area and trains operate from stations in Stranraer, Dumfries and Lockerbie.



DESCRIPTION

Knocknassie House is an impressive country house with spectacular views over the rolling Wigtownshire Countryside, North Channel including the Irish Coast and northwards towards Mull of Kintyre, Arran and the Ailsa Craig.

The property has recently been refurbished inside and out, with alterations including a new roof, completed in 2022. A wall has been constructed around the courtyard, offering privacy, shelter and a safe enclosure for pets. Within the property there is a new kitchen with granite worktops, Belfast style sink, and a Neff oven and double width induction hob, which provide cooking facilities in addition to the Aga. The utility room has been refitted with units matching the kitchen and high grade carpets, specifically the 'Ailsa Craig' tartan carpet features throughout the property on the stairs, landing and as rugs. Handmade curtains and blinds have been fitted throughout, both the carpets and blinds are available by separate negotiation.

Knocknassie House is a substantial property with 5 reception rooms offering an abundance of space for family day to day life, work and entertaining and with 5 bedrooms this property could be converted to form a Boutique B&B in a truly unique and special location. In addition to the main entrance there are further two entrances in to Knocknassie House, one opening from the courtyard and one which opens in to the breakfast room, an informal dining room adjacent to the kitchen. The sitting room has a gas fire and a bay window with views over the driveway and garden. Marble steps lead down to the hall and in to the formal dining room, a room with ornate ceiling corning and an open fire with a Carrara overmantle, a magnificent room for dining and entertaining.



Kitchen

The hallway continues to the main hall, with an ornate spindle and balustrade staircase leading to the first floor, original tiled floor and a wood burning stove is set in to the fire place creating a striking feature. Doors open to the Drawing Room and Study, a WC Cloakroom and the front door entrance vestibule, with timber double arched doors. The drawing room is the larger of the two main reception rooms, a double aspect room, flooded with natural light from the bay window and side window. This room has a gas stove set in a decorative marble surround. The study adjacent provides important space to work from home which so many buyers now seek.

The staircase has a half landing with a picture window allowing you to absorb the view across the North Channel. The first floor hosts five bedrooms, 3 of which are en-suite with the other 2 bedrooms having access to their own bathrooms. The double aspect Master Bedroom has an en-suite bathroom and bedroom 2 has an en-suite shower room and walk in wardrobe, both rooms have stunning views over the surrounding countryside. Bedroom 3 is situated towards the back of the property and benefits from a walk in wardrobe, en-suite bathroom and access to a separate staircase leading to the kitchen. This layout would be ideal if the property was to become a bed and breakfast, allowing the owners to move freely within their own space without disturbing guests. Bedroom 4 has a bay window and bathroom adjacent and Bedroom 5 is a double aspect room with a bathroom across the hall.

The annexe, with a rounded bay window, has development potential. It has been partially refurbished, allowing the new owner to complete the work to create an additional room/workspace specific to their needs and requirements.



Kitchen



Kitchen



Kitchen





Entrance Vestibule



Hall



Study

A new concrete floor has been laid (1m deep) lintels have been replaced, new double glazed windows fitted throughout and insulation installed. In addition there is a coal fire and plumbing in place for a small bathroom or kitchenette could be converted to secondary accommodation, with the appropriate planning consents. The statue of a lion, dated 1916, sits proudly about the main entrance to the annexe, which was formerly known as the billiard room.

Knocknassie House has oil fired central heating powered by a Worcester boiler, a magnetic filter system has been installed ensuring no dirt enters and allows the system to flow freely, keeping the property at an ambient temperature.

Knocknassie House is a wonderful family home, an escape to the country in a unique location with stunning views. Lending equally to a sizeable family home or to serve as a high quality guest house or Bed and Breakfast.

Wi Fi is currently provided by Starlink, 250MB, and the mobile network coverage is EE.

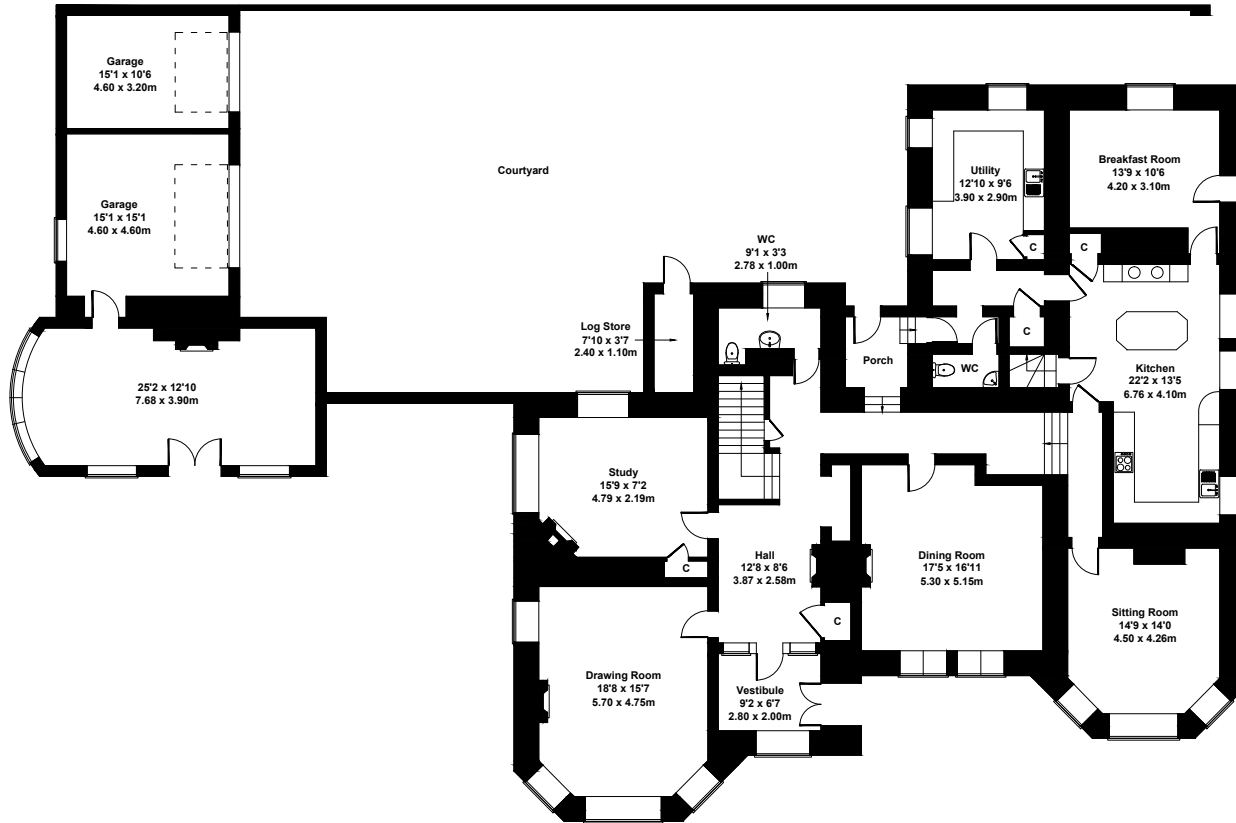
ACCOMMODATION

Ground Floor: Entrance Vestibule, Hall, Drawing Room, Study, WC, Dining Room, Sitting Room, Kitchen, Breakfast Room, Utility Room, Porch, WC.

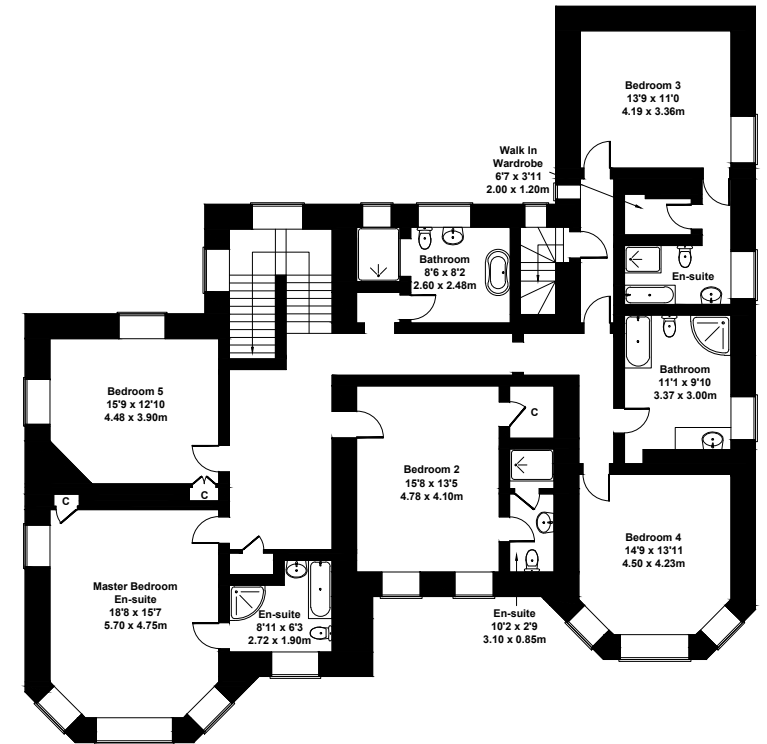
First Floor: Master Bedroom en-suite, Bedroom 2 en-suite, Bedroom 3 en-suite with walk in wardrobe, Bedroom 4, Bathroom, Bedroom 5, Bathroom.

Knocknassie House, Kirkcolm, Stranraer, DG9 0QB

Approximate Gross Internal Area
5941 sq ft - 552 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

First Floor Landing



First Floor Landing



Master Bedroom



Master Bedroom



Bedroom 2



Bedroom 2



Bedroom 3



Bathroom



Bedroom 4



Bathroom



Bedroom 5



Bathroom





GARDEN (AND GROUNDS)

As you travel towards Knocknassie House there is a gated entrance into the driveway which sweeps around a central border and back to the road. There is also additional parking in the gravel courtyard behind the property. The low maintenance garden is mainly laid to lawn with a few trees and mature shrubs, and borders line the stone wall forming the boundary.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Heating	Council Tax	EPC
Knocknassie House	Mains	Mains	Septic Tank	Oil Fired	Band G	E54

DIRECTIONS

From Stranraer town centre take the A718 heading towards Leswalt. Travel straight over the Craigencross roundabout and continue into the village of Leswalt. In the village, turn right onto the B798 heading north towards Ervie. Following a sharp left bend, turn immediately right and continue on to a T junction. Turn left and take the second turn on the right hand side on to a single track road. Knocknassie House is located after about ¼ mile. Knocknassie House is well signposted at junctions.

ACCESS

The owner of Knocknassie House has a Right of Access on the road to Knocknassie House, highlighted on the Site Plan in Blue, and must contribute towards the cost of maintaining the road. The owner is also liable for an equal share of maintaining all boundary walls, fences and other features owned in common with the neighbouring properties.





POST CODE

DG9 0QB

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: straying.stormy.guests

SOLICITORS

Gillespie Gifford & Brown
135 King Street
Castle Douglas
DG7 1NA

LOCAL AUTHORITY

Dumfries & Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

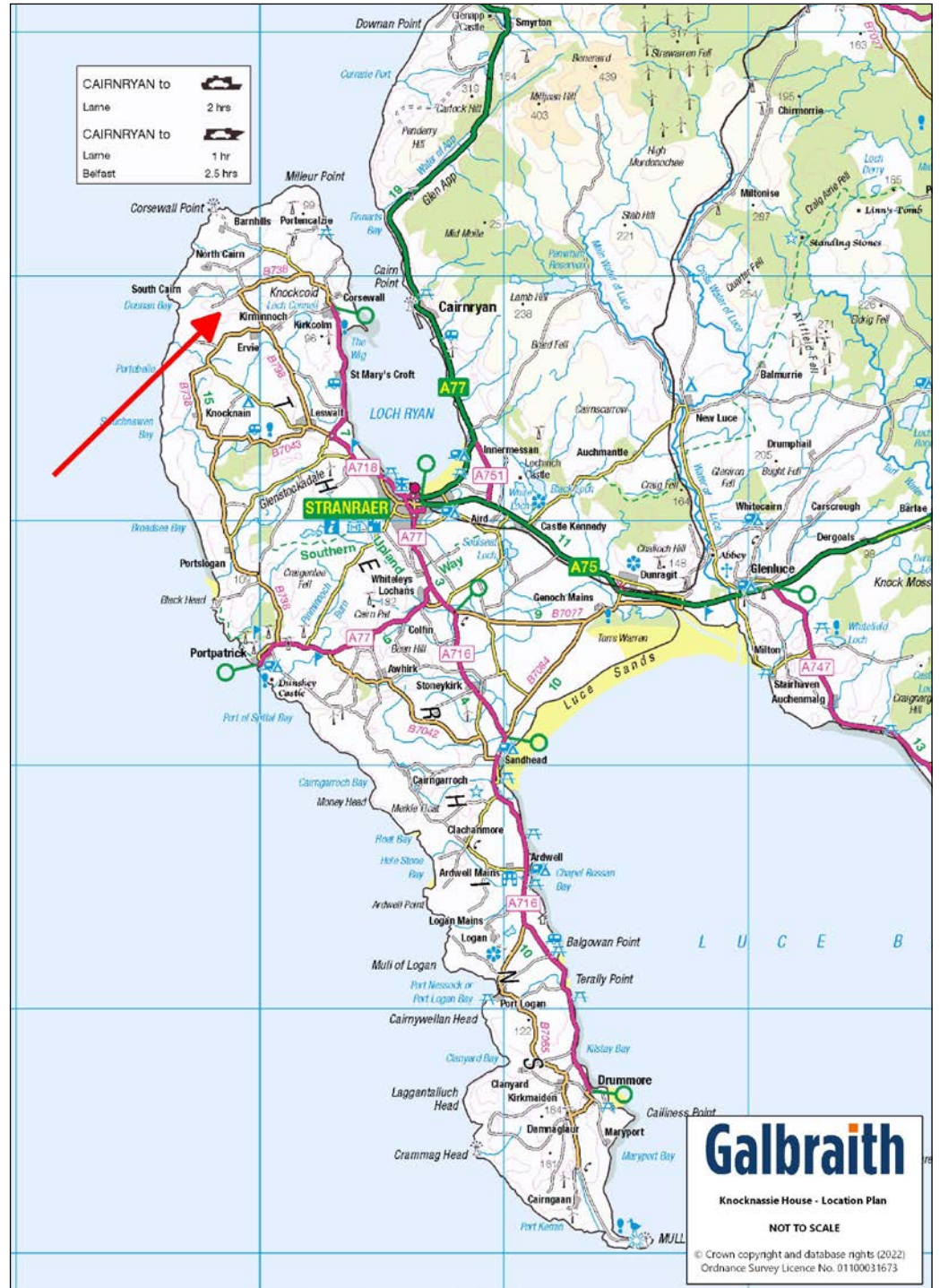
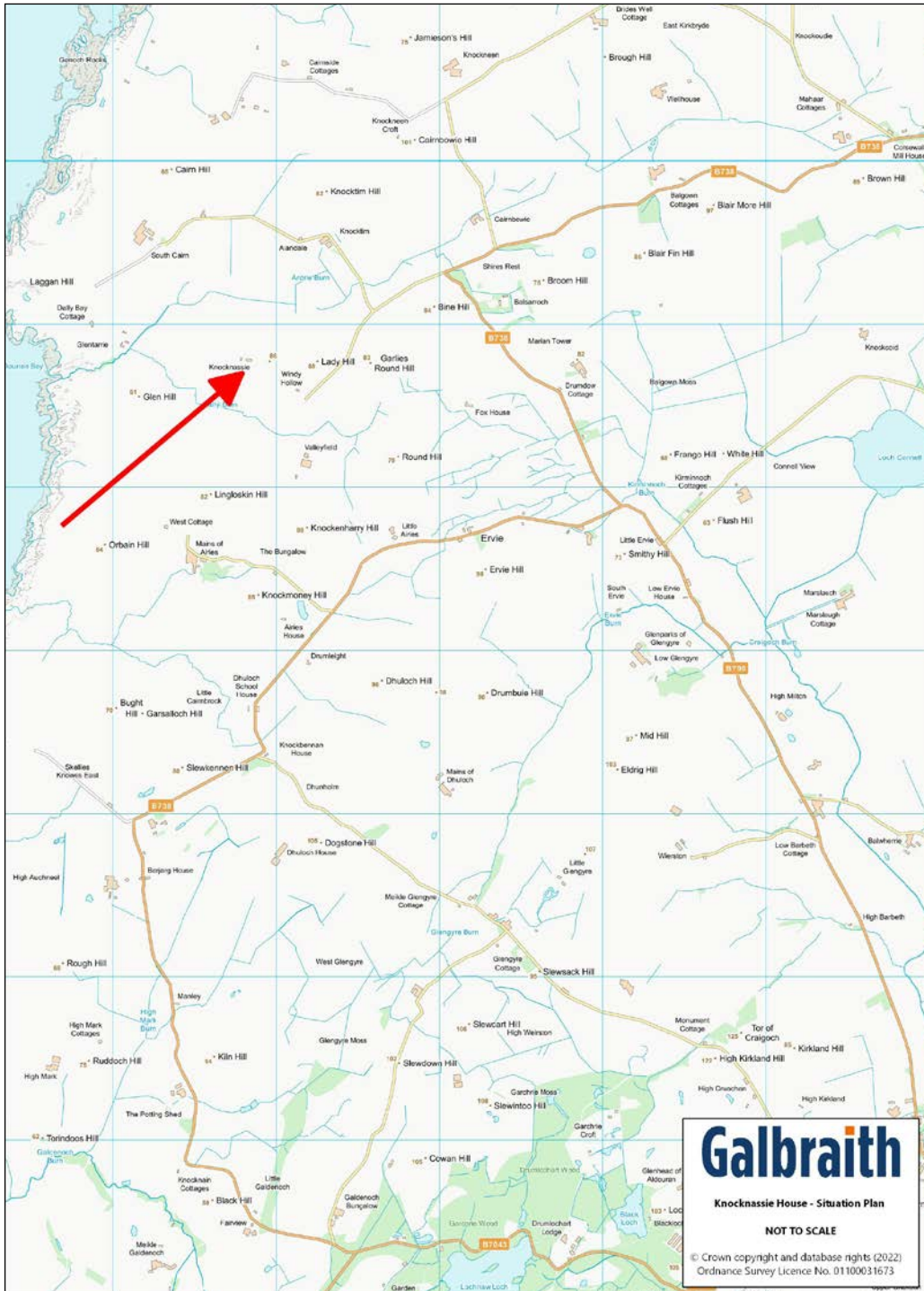
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in April 2024







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