



BUSHES CROFT

WIGTOWN ROAD, SORBIE, NEWTON STEWART



MOTS

BUSHES CROFT, WIGTOWN ROAD, SORBIE, NEWTON STEWART

A charming country cottage in a peaceful edge of village location with views over the surrounding countryside.

Wigtown 6.6 miles ■ Newton Stewart 13.3 miles

Stranraer 31.2 miles ■ Dumfries 60.4 miles

About 0.42 acres

Guide Price £250,000

- 2 reception rooms. 3 bedrooms
- Open plan Kitchen/Dining Room
- Extensive Garden
- Views over the surrounding countryside
- Off street parking

Galbraith

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 OnTheMarket





SITUATION

Bushes Croft is situated on the edge of the village of Sorbie, overlooking the extensive garden and surrounding countryside beyond with an area of woodland adjacent. The Galloway Hills can be seen from the garden, providing a picturesque backdrop to this quiet rural village. Sorbie is a small village with a shop, Italian restaurant, bowling club and community hall. The village itself is situated midway between Whithorn and Wigtown, Scotland's National Book Town.

Newton Stewart, the nearest town is known as the Gateway to the Galloway Hills, it has a number of primary schools, the Douglas Ewart High School, a museum, leisure centre, three supermarkets, a post office which offers all postal and banking services, a cinema, and a wide range of shops, offices, businesses, hotels and restaurants. The area is well known for outdoor pursuits and sports. Kirroughtree Visitor Centre is situated approximately 4 miles from Newton Stewart and is part of the Seven Stanes range of mountain biking trails. Fishing, shooting, golf and equestrian facilities are all readily available throughout the area. Trains to Ayr and Glasgow are available at Stranraer, about 31 miles from Sorbie, and ferries to Northern Ireland sail from nearby Cairnryan. Trains also run from the regional centre



of Dumfries, 60 miles to the east. Domestic and international flights are available at Prestwick Airport, 60 miles north, and Glasgow and Edinburgh Airports, 93 and 140 miles respectively. Motorway links and trains are available at Lockerbie, 73 miles east, and Kilmarnock, 73 miles north.

DESCRIPTION

Bushes Croft was formerly two separate cottages built from local whinstone on a small croft, the name Bushes Croft was derived from the field behind, Bushes Field. Over the years the property has been renovated to form one cottage and extended further with the addition of a dining room and bedroom at the back of the property (approximately 20 years ago) and two first floor bedrooms. This charming property has a country cottage appeal, situated towards the rear of the plot overlooking the well maintained cottage garden.

The main entrance opens in to a kitchen/dining area, with an archway in to the galley kitchen with wooden stairs leading to the first floor rooms. The kitchen has an electric cooker, space and plumbing for white goods and a walk in shelved pantry. The double aspect dining area forms the hub of Bushes Croft, an open space to dine and catch up with family and

friends with views over the garden. The sitting room adjacent benefits from an open fire, two windows one of which is full height not only flood the room with light but allow views to the garden, and recessed bookshelves and cupboards. The sitting room opens to a small hallway opening to the shower room, and a separate door opens to the additional dining room/garden room and ground floor bedroom, both double aspect rooms with patio doors opening to the garden from the room currently utilised as a dining room, and fitted wardrobes in the bedroom.

The first floor landing opens to a shower room and two bedrooms with dormer windows overlooking the field and woodland behind and one of the rooms has fitted wardrobes, with access in to a small attic space. Bushes Croft offers surprisingly spacious yet adaptable accommodation over two levels which could be altered to suit any specific needs of the new buyer. (subject to relevant consents)

Bushes Croft sits under a slate roof, and the two later extensions have flat roofs. The cottage is double glazed throughout with oil fired central heating powered by a Worcester boiler, housed in the pantry.

Bushes Croft has is a charming country retreat, a delightful family home in a small rural village with primary schools and local amenities in the nearby neighbouring villages of Whithorn and Wigtown.

ACCOMMODATION

Ground Floor: Dining Area, Kitchen, Sitting Room, Shower Room, Garden Room/Dining Room, Bedroom

First Floor: Bedroom, Shower Room, Bedroom

GARDEN



Dining/Garden Room



The garden at Bushes Croft is mainly laid to lawn to the front, and there is a wide variety of flora and fauna in the garden and around the cottage. Woodpeckers can be heard in the woodland, roe deer graze in the fields opposite and an array of garden birds visit on a daily basis. The front garden has a vegetable patch, rose borders planted with David Austin roses, three fruit trees and a number of rhododendrons, azaleas and camellia, giving the garden a burst of seasonal colour. There is a spectacular Magnolia Stellata at the front door with stunning white star shaped flowers. A small wooden potting shed provides storage space for garden tools and equipment.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Bushes Croft	Mains	Mains	Mains	Freehold	Oil Fired	Band E	E45

DIRECTIONS

From Newton Stewart Wigtown Road roundabout take the second exit and follow the road for 5.7 miles, then turn right on to the B7005 for a further 1.7 miles. At the roundabout in Bladnoch take the second exit on to the A714 and continue on to the A746 towards Sorbie, as you drive through the village Bushes Croft is the third last property on your right.

POST CODE

DG8 8EL

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: illogical.blink.carpentry

SOLICITORS

AB & A Matthews
 37 Albert Street
 Newton Stewart
 DG8 6EG

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

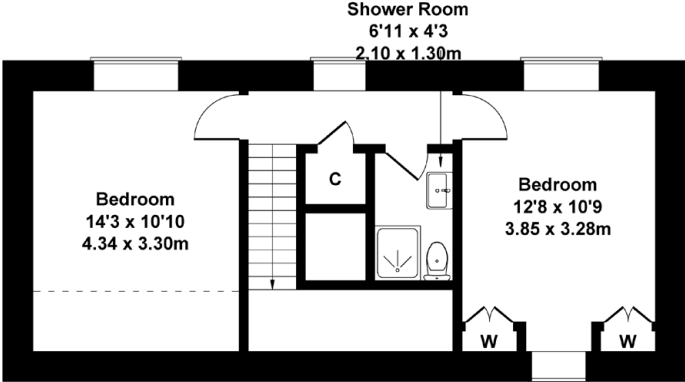
No items are included unless specifically mentioned in these particulars.

Bedroom

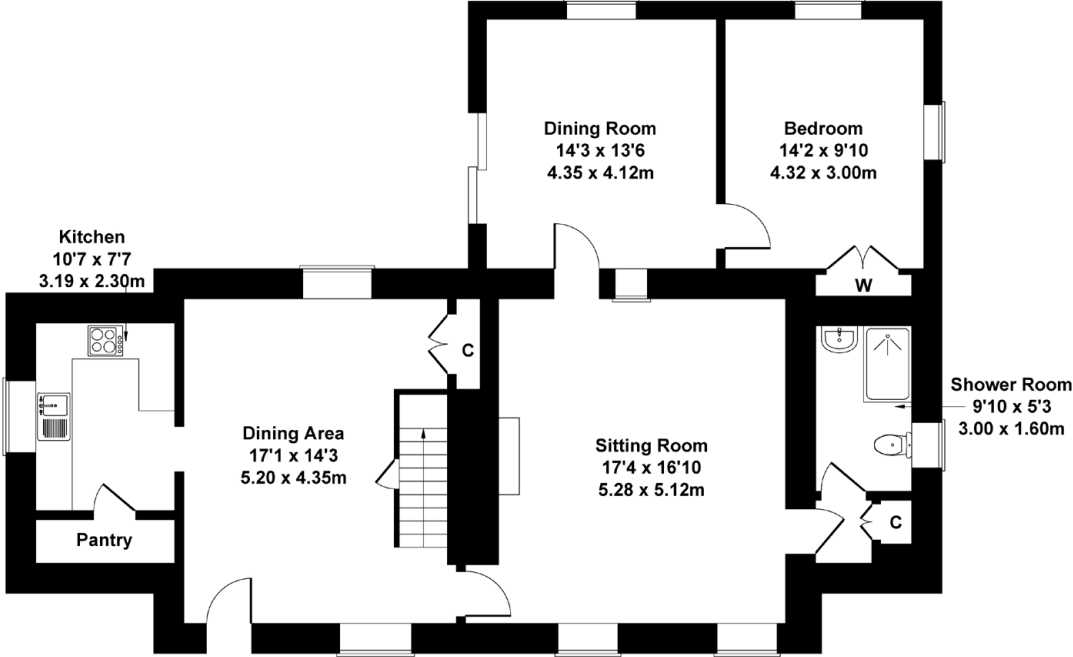


Bushes Croft, Sorbie, Newton Stewart, DG8 8EL

Approximate Gross Internal Area
1625 sq ft - 151 sq m



FIRST FLOOR



GROUND 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.

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. 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. 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. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2024





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