



GLENVALLAGH COTTAGE

LOCHNAW, LESWALT, STRANRAER

Galbraith



GLENVALLAGH COTTAGE, LOCHNAW, LESWALT, STRANRAER

A charming 3 bedroom bungalow with extensive landscaped garden grounds, workshop and 3.74 acres of woodland, in a quiet rural situation.

Leswalt 3 miles ■ Stranraer 6.5 miles
Ayr 56.3 miles ■ Dumfries 78.3 miles

Acreege 5.2 acres (2.1 hectares)

Offers Over £340,000

- 3 reception rooms. 3 bedrooms, (1 en-suite)
- The Cottage, workshop and garden sit within a site measuring 1.46 acres.
- Solar Panels & Air Source Heat Pump
- Extensive well maintained garden
- General Purpose Shed/Workshop
- 3.74 acres of woodland
- Parking
- Integrated Garage

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com

 OnTheMarket





SITUATION

Glenvalloch Cottage is situated in a peaceful rural location, approximately 3 miles from the village of Leswalt and just over a mile from Lochnaw Castle, a 16th century tower house located by the loch, which is now a private residence,

Leswalt, a quiet rural village which lies between Stranraer and Portpatrick. Leswalt has a number of local amenities, all within walking distance, including a primary school, shop, Leswalt Parish Church and community run Aldouran Wetland Garden, a hidden gem, where you will find an abundance of wildlife and quiet walks just on the edge of the village. Stranraer benefits from a secondary school, Stranraer Academy, a number of primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, and the Ryan Leisure Centre and Theatre. Both curling and horse riding are very popular in the area, nearby Stranraer & District Riding Club offers training and holds regular events, and curling is available at the North West Castle Hotel. There are also numerous golf courses nearby including Stranraer Golf Club at Creachmore, Dunskey at Portpatrick and is only 36 miles to the famous Turnberry Golf Club. Stranraer has a marina located at the southern end of Loch Ryan, and hosts an annual Oyster Festival to promote the wonderful Loch Ryan oysters and other local food and drink. The Loch also hosts major sporting events including the Skiffie Worlds, which will again take place in Loch Ryan in 2025. Communications in the area are good, there is a regular bus service and trains to Ayr and Glasgow are available from the station in Stranraer. The Port of Cairnryan is just over 6 miles from Stranraer and two ferry operators run passenger and freight services to Northern Ireland both Larne & Belfast. The port of Cairnryan, just over 6 miles from Stranraer has two ferry operators running passenger and freight services to Northern Ireland. Trains to Ayr and Glasgow are available at Stranraer, Trains also run from the regional centre of Dumfries, 75 miles to the east. Domestic and international flights are available at Prestwick Airport, 57 miles north, and Glasgow and

Edinburgh Airports, 90 and 135 miles respectively. Motorway links and trains are available at Lockerbie, 88 miles east, and Kilmarnock, 69 miles north.

DESCRIPTION

Glenvalloch Cottage offers an escape to the country, a detached rural property with a well maintained garden and a few acres of amenity woodland. Double doors open into the garden room, a room with wall to wall windows offering views over the garden and allowing natural light to flood in. The double aspect kitchen adjacent is a galley style kitchen and cooking facilities are provided by a Neff electric hob, Bosch Pyrolytic oven and a microwave combination oven which includes, conventional cooking, microwave, fan and combination. Integrated items include a dishwasher, fridge and freezer. There is space and plumbing for additional white goods in the garden room. The kitchen opens directly to an open plan dining room and sitting room, a sociable area ideal for family meals and gatherings.

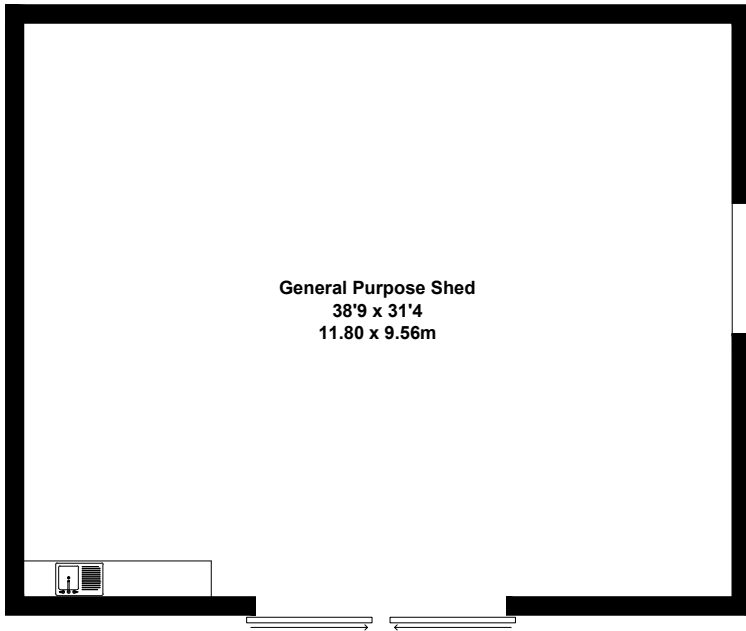
The sitting room has a multi-fuel stove, with a plentiful fuel supply from the woodland. French doors open to the garden, ideal during the warmer months for barbeques and dining alfresco. All three bedrooms are accessed from the hall, bedrooms 2 and 3 have fitted cupboards and the family bathroom in between has a 'P' shaped bath with shower over. The spacious master bedroom has a bay window to the front and a concealed en-suite shower room. Disguised as fitted bedroom units the doors open to an en-suite shower room with WC and a wash hand basin. The entrance vestibule at the front of the property is currently an office, which suits the vendor's requirements.

Air source heating has been installed at Glenvalloch Cottage, the property has also had cavity insulation throughout. In addition 16 solar panels have been installed on the roof and Scottish Power pay 12p per unit generated each quarter.



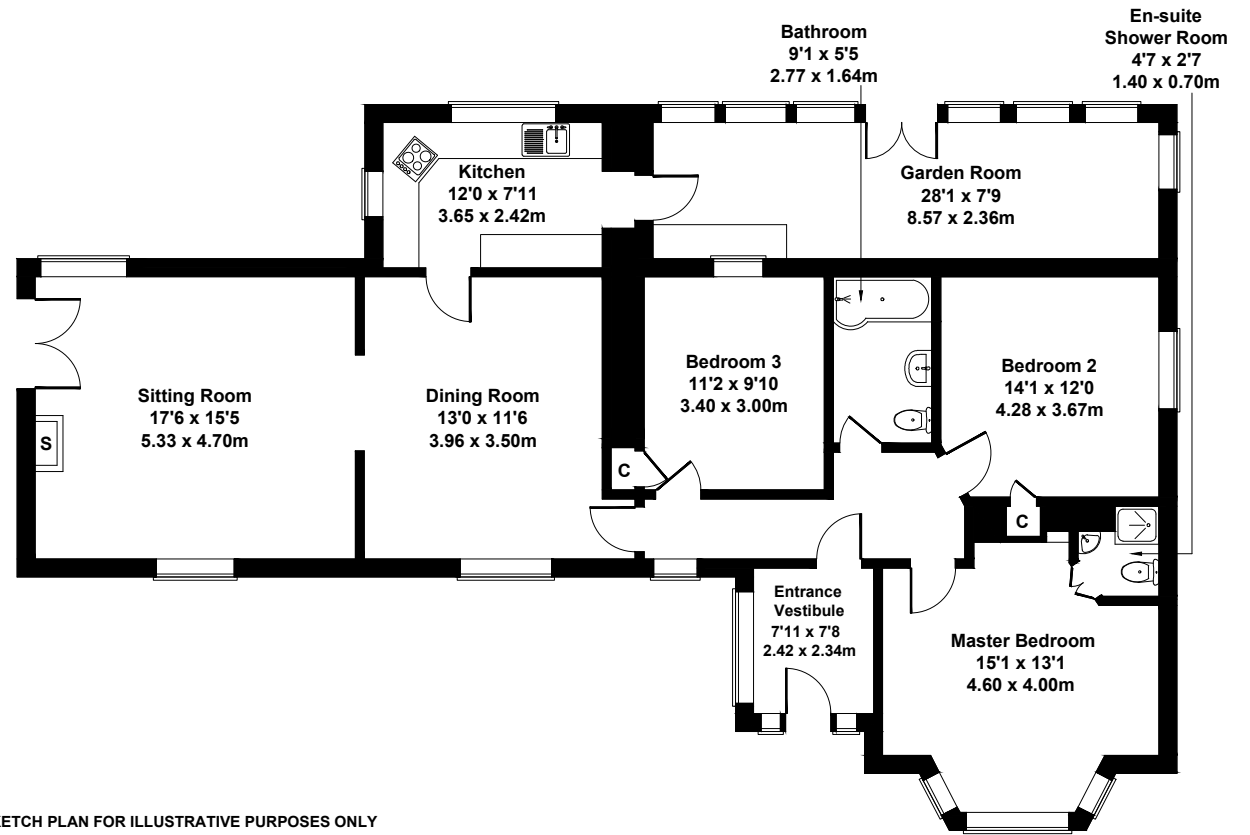
Glenvallagh Cottage, Lochnaw, Leswalt, DG9 0RP

Approximate Gross Internal Area
2766 sq ft - 257 sq m



General Purpose Shed
38'9" x 31'4"
11.80 x 9.56m

OUTBUILDING



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



Bedroom 1

Glenvallah Cottage has a private water supply fitted with UV filters which is tested regularly and serviced annually. The well is situated in the woodland adjacent to Glenvallah Cottage. The vendors arrange for the registered septic tank to be emptied on a three year basis.

The 3.74 acres of amenity woodland is across the road from the house and garden, please refer to the site plan. The woodland contains a variety of tree species including beech, birch, sycamore, horse chestnut and fir trees.

Glenvallah Cottage is a delightful rural property offering a lifestyle package of continued appeal.

GENERAL PURPOSE SHED/WORKSHOP (11.8m x 9.56m)

Of breeze block construction with rock wool insulation between the walls and plastic coated sheets. Sliding doors, concrete floor and strip lighting.

A kitchen area with sink and drainer, hot and cold water supply, space for white goods. A log burning stove has also been installed adding warmth when required.

The roof height is 4.26m at the front sloping to 3.66m at the back.

ACCOMMODATION

Ground Floor: Ground Floor: Entrance Vestibule, Dining Room, Sitting Room, Kitchen, Garden Room, Master Bedroom with en-suite Shower Room, Bedroom 2, Bathroom, Bedroom 3.



Bedroom 2



Bedroom 3

Proposed Wind Farm

The Revised Larbrax Wind Farm is a revision of the consented Larbrax Wind Farm, an onshore wind farm on the North Rhins Peninsula in Wigtownshire, with up to 4 turbines. The edge of the site is approximately 1.7 miles from Glenvallah Cottage and the timeline is as follows: Late summer 2024 - Anticipated date of planning submission to Dumfries and Galloway Council. 2025 Anticipated date of planning decision. 2027 Construction to commence, if approved.

More information can be found on the following link: <https://larbraxwindfarm.co.uk/>

GARDEN (AND GROUNDS)

The garden wraps around this idyllic country escape and has been divided up in to sections including the main area of lawn and carefully planted borders attracting a variety of wildlife. There is also a walled garden, an orchard and an area for bringing on new plants. 2 greenhouses with a water supply to one and electricity supply to both. In addition there is a wood store and 2 timber sheds, (2.43m x 1.83m) providing storage for garden tools and equipment and a third timber shed is used as a workshop and houses a log splitter and circular saw, for chopping the firewood for the multi-fuel stove. Two of the three sheds have power. A burn flows through the garden to the north side and a small bridge is in place allowing access to the ground beyond. Glenvallah Cottage is surrounded by an array of vibrant colours and a variety of species from small border plants to substantial mature shrubs including a range of rhododendron, a number of hydrangea. The grounds have been well maintained over a number of years and the hard work is reflected in the beauty of the grounds surrounding Glenvallah Cottage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private Supply	Mains	Septic Tank	Freehold	Air Source	Band E	C79	BT Hub	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES

The private water supply is shared with Lochnaw Cottage, details to be confirmed.

DIRECTIONS

Enter the village of Leswalt and after the church turn left on to the B7043, signposted for Portpatrick and continue for approximately 2.6 miles. Turn left on to the B738 for approximately 0.3 miles and Glenvallah Cottage is situated on your right.

POST CODE

DG9 ORP

WHAT3WORDS

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

/// submerge.agreeable.tripped

SOLICITORS

McAndrew & Richardson
44 Hanover Street
Stranraer
DG9 7RP

LOCAL AUTHORITY

Dumfries and 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

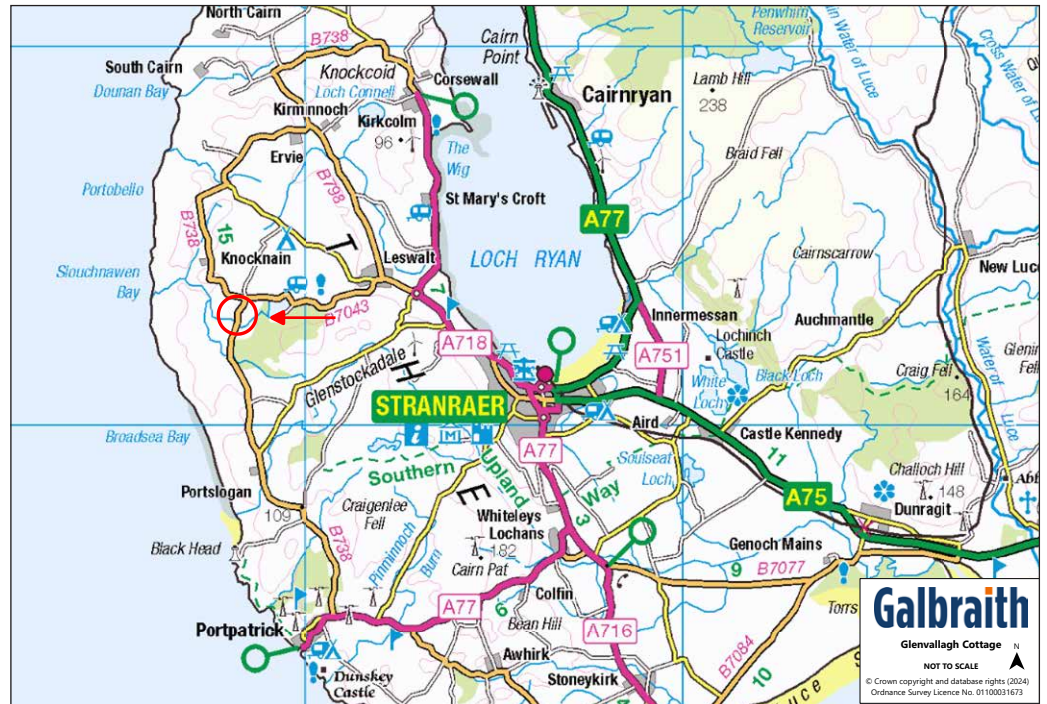
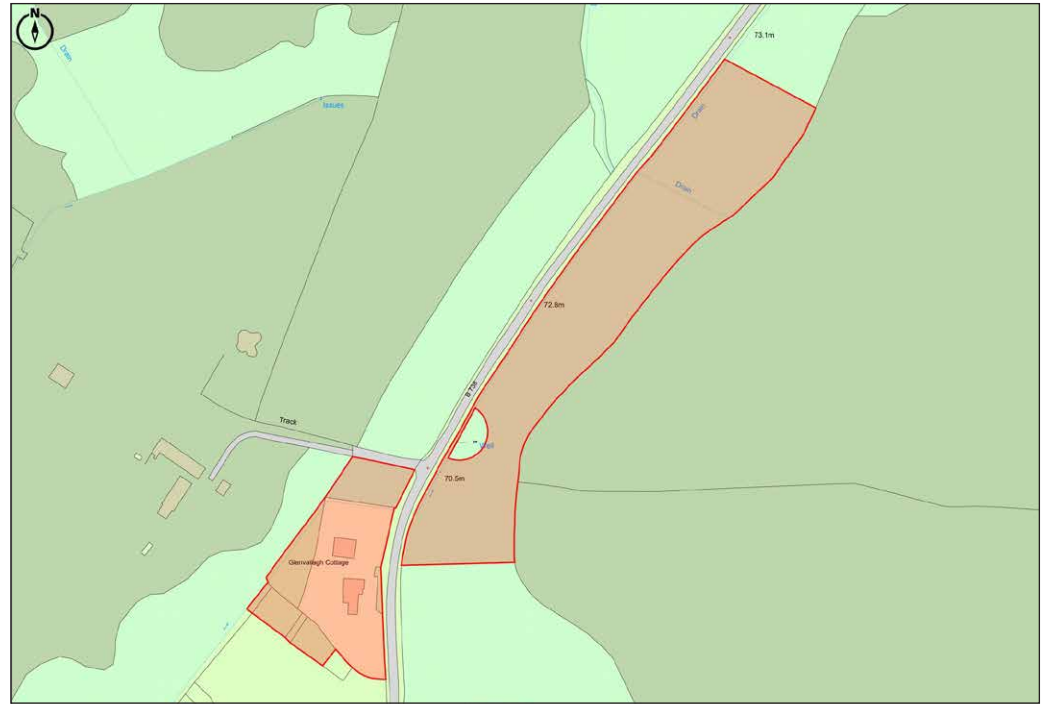
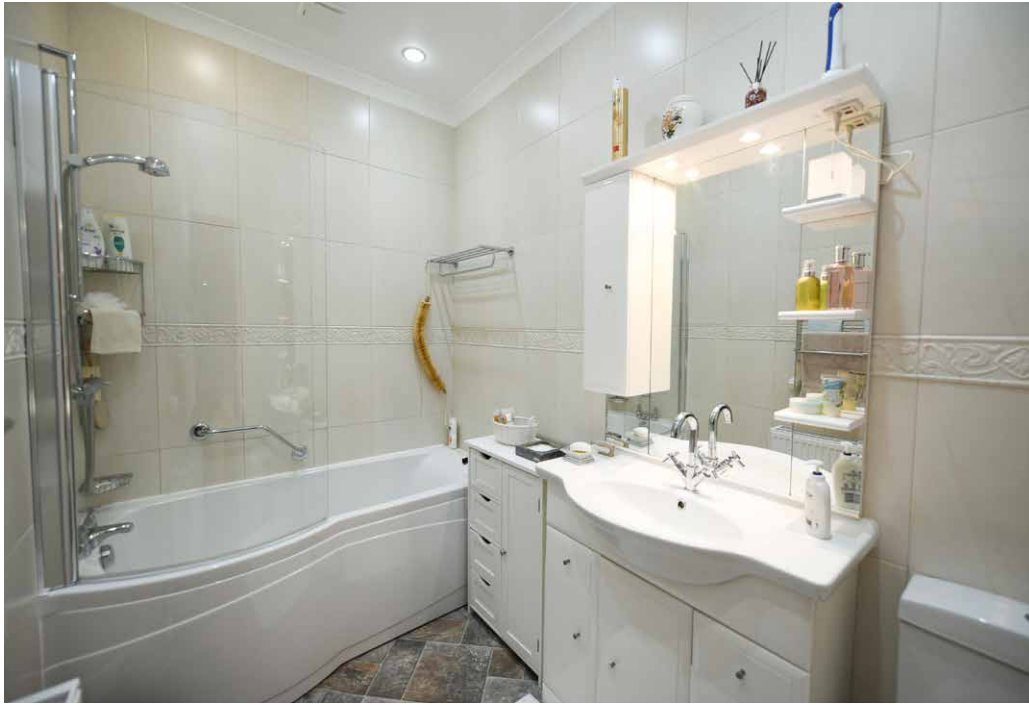
Failure to provide required identification may result in an offer not being considered.

AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alice Wilson in our Galbraith Ayr Office on 01292 268181 Email: Alice.wilson@galbraithgroup.com

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 September 2024.



Galbraith
 Glenvalleigh Cottage
 NOT TO SCALE
 © Crown copyright and database rights (2024)
 Ordnance Survey Licence No. 01100031673





Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE