



Tobarcnoc
North Port O Spittal | Portpatrick | DG9 9AE

FINE & COUNTRY

TOBARCNOC







KEY FEATURES

- Impressive, detached architect designed home
- Approximately 2.6 acres in all
- Newly built stables to accommodate 3 horses
- Uninterrupted countryside views
- High quality and bespoke fixtures and fittings
- Scope to create additional accommodation on the first floor
- Landscaped gardens front and rear
- Self-contained garden store with shower room
- Workshop, shed, generous gated driveway
- Within easy reach of Portpatrick, and very close to the coast

Tobarcnoc is a beautifully situated detached property set in well-tended garden grounds, with impressive views over the surrounding countryside.

Built within the last few years, this substantial and modern home is close to the coast and within easy reach of Portpatrick. It is in excellent condition throughout with high quality fixtures and fittings, to include attractive modern flooring, integrated appliances to the kitchen, contemporary bathrooms and an impressive garden room. The property is currently configured as a spacious three double bedroom house but has the footprint of a much larger property; it would be easy to create further accommodation on the first floor and planning permission is already in place for this. The layout of the house also lends itself to easily becoming a B&B; the area is very popular with visitors.

Set back from the well-maintained tarmac road, the property is accessed via wooden gates and a gravelled driveway, offering parking and turning for many vehicles.

The front door opens into a large and welcoming reception hall, with ceramic tiled floor, carpeted stairs to the first floor, and a cloakroom/WC off.

The sitting room is an excellent size and enjoys views of the open countryside. It leads straight through to the fabulous garden room, making both spaces ideal for entertaining. The garden room is glazed on three elevations with far reaching views of the rolling countryside and enjoys fabulous sunsets and dark skies. Direct access to the garden can be gained via a set of French doors.

The kitchen/dining room is open to the hall and garden room, allowing the space to flow incredibly well. The sizeable kitchen is filled with natural light and fitted with an excellent range of bespoke fitted units with complementary worksurfaces. There is a central island, integrated dishwasher, gas hob, electric oven, and ample room for dining, with a glazed door leading to the garden connecting the indoors and outdoors.

The principal bedroom boasts ample fitted wardrobes and a view to the stables and field beyond. There is a superb ensuite bathroom featuring a freestanding bath, twin sinks in a vanity unit and a WC. The second double bedroom is equally spacious and has a shelved walk-in wardrobe and a modern ensuite shower room.

The third double bedroom is presently being used as a boot room and boasts a dual aspect, with lovely views. It is semi-open plan to the utility room, which is fitted with modern storage units and is plumbed for white goods. It would be easy to create a new access to the utility room from the kitchen rather than the bedroom/boot room, if so desired.

From the hall, carpeted stairs rise to the first floor. This level has planning permission for a generous landing and a further 3 double bedrooms (all ensuite), one of which would have a large balcony with fantastic views.





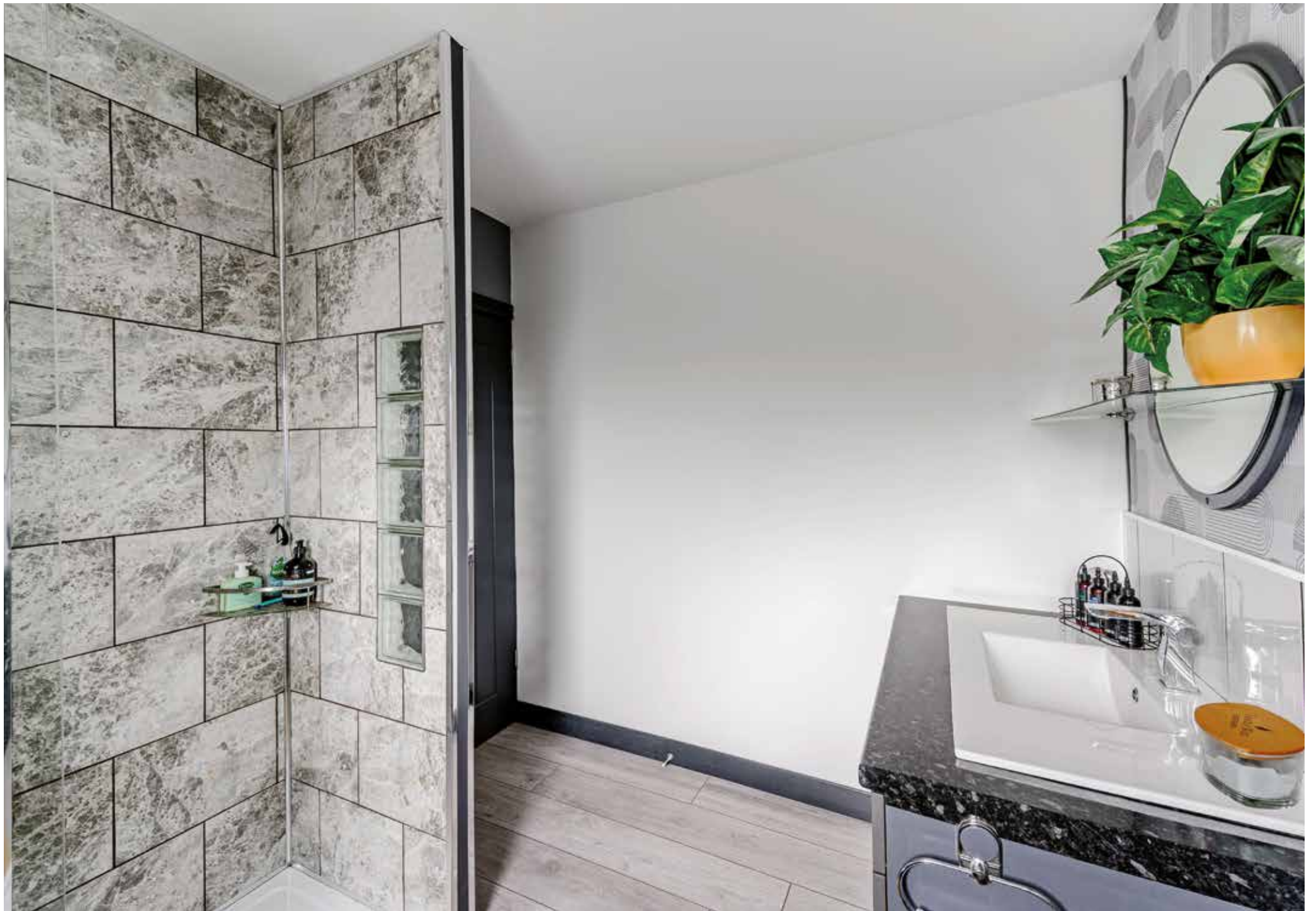






















OUTSIDE

There are landscaped gardens to the front and rear of the house, and they enjoy the sun for the majority of the day. There are areas of lawn, with mature shrubs and bushes, and you can enjoy views of the surrounding rolling countryside. There is a large workshop with power and electric and an adjoining storage room. In addition there is also a large cattery/kennel.

Garden Store

A self-contained, detached building with full insulation, with open plan room that features a wood burning stove and a range of storage units. There is a secondary room and a shower room. This building is presently used for storage but could be used for a multitude of purposes.

Field

The grazing field is split into two paddocks and extends to just under 2 acres, with roadside access, secure fencing and a water supply. There is a stable block offering three loose boxes and a hay store/tack room. Excellent riding is available from the doorstep.

Local Area

Portpatrick is a popular coastal village, with a number of shops, a primary school, church, putting green, beachfront hotels & restaurants. There are good walking opportunities, including walks to Sandeel Bay and Lairds Bay, and from Portpatrick you can take a short walk up to Dunskey Castle, a 16th century ruin, set around a small bay with cliffs forming the backdrop. For the more adventurous hill walkers you can walk the Southern Upland Way, with Portpatrick providing the start or end point in the West. Stranraer is the nearest major town, just over 6 miles away, where there is a secondary school, primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, and a train station. The port of Cairnryan, just over 6 miles from Stranraer, has two ferry operators running passenger and freight services to Northern Ireland. There are a number of golf courses in the area including Dunskey Golf Club, within walking distance at the top of Golf Course Road, Stranraer Golf Club, Wigtownshire County Golf Club and the famous Turnberry Golf Course is approximately 43 miles from Portpatrick. Both curling and horse riding are also very popular in the area, Stranraer & District Riding Club offers training and holds regular events, and curling is available in Stranraer. The surrounding beaches provide perfect sandy shores for horse riding and walking, and Tobarcnoc is perfectly located to just open the gate and ride in the quiet surrounding countryside.



Garden Store interior





INFORMATION



Directions

From the A75 head towards Portpatrick on the A77. Continue past the sign for Knockinaam Lodge Hotel and take the next left turn onto the B7042. The property can be seen straight ahead of you.

Please note that Sat Nav may not take you exactly to the property. To find this property location to within 3 metres, please download and use What3Words and enter the following three words: [inviting.causes.crumples](https://www.what3words.com/)

Note

Completion has not been signed off as the first floor has not yet been converted/completed. However there is an active building warrant in place and the sellers are happy to obtain indemnity insurance.

Services

Mains electricity, mains water supply, LPG gas central heating. Private drainage to waste treatment plant. The present owners use 4G, but Fibre broadband is readily available in the area. We advise anyone wishing to check the broadband speed to use the following website: <https://checker.ofcom.org.uk/>

Fixtures and fittings

Certain contents may be available by separate negotiation. The billiard table, blinds and curtains are included in the sale.

Local Authority

Dumfries & Galloway Council –presently Council Tax Band B

Home Report

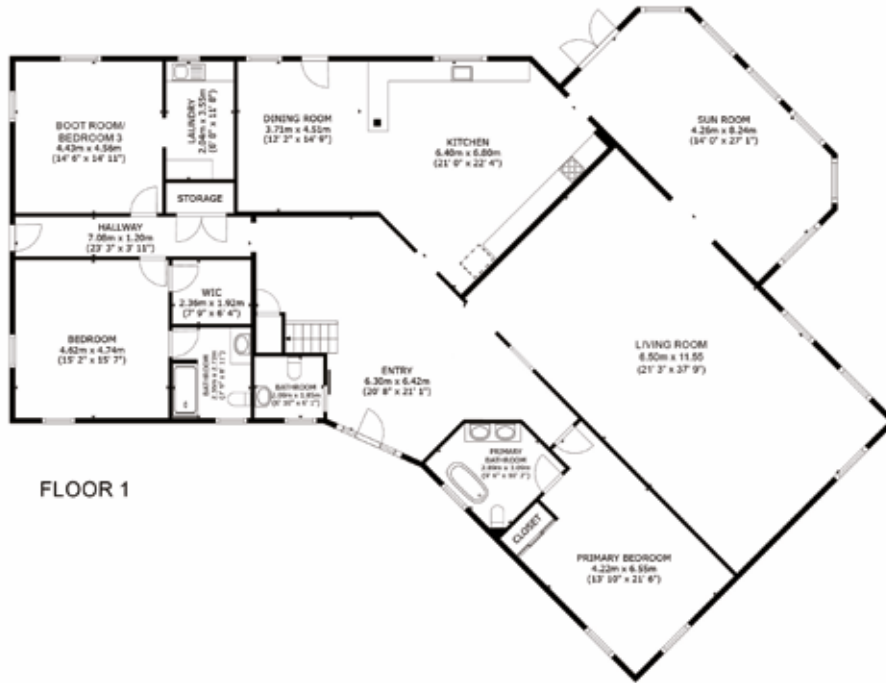
A copy of the Home Report is available on request from Fine & Country South Scotland.

Offers

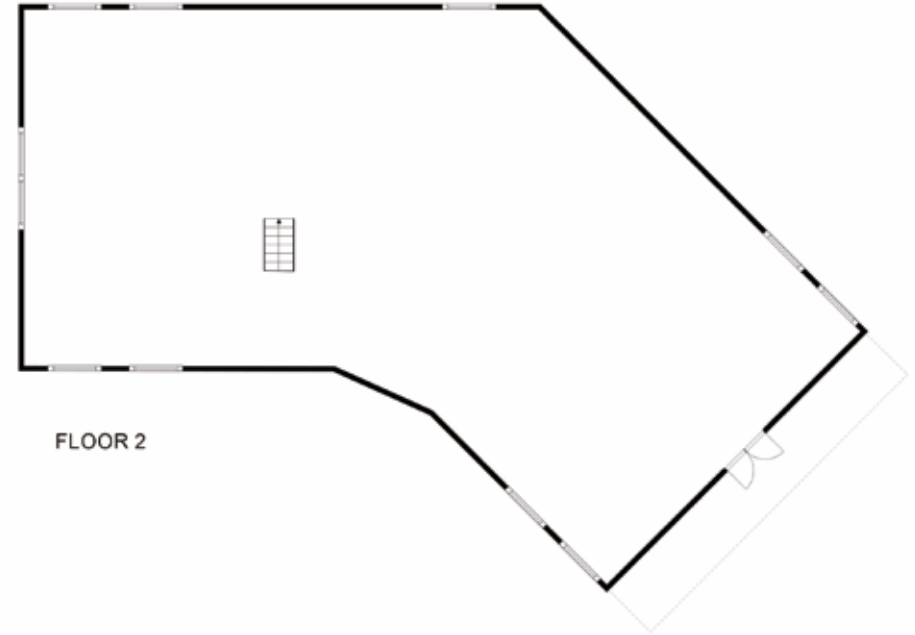
All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country South Scotland by email to southscotland@fineandcountry.com

Viewings

Strictly by appointment with the sole selling agents, Fine & Country South Scotland.

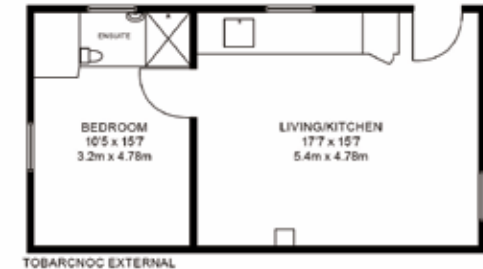


FLOOR 1



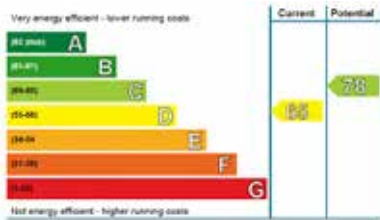
FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 : 318.1 m² (3424 sq.ft), FLOOR 2 : 273 m² (2938 sq.ft)
 TOTAL : 591 m² (6361 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



TOBARCNOC EXTERNAL

TOTAL AREA : 41m² (441 sq.ft)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 05.06.2024





FINE & COUNTRY

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Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a successful strategy, emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

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FOUNDATION

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Fine & Country South Scotland
50 Warwick Road, Carlisle, Cumbria, CA1 1DN
01896 829 569 | 01387 460 180 | southscotland@fineandcountry.com

