



KNOWES COTTAGE

Drummore, Stranraer DG9 9HL



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan



Ordnance Survey © Crown Copyright 2022. All Rights Reserved. Licence number 100022432

KNOWES COTTAGE

Drummore, Stranraer DG9 9HL

Stranraer 20 miles, Newton Stewart 36 miles, Dumfries 83 miles, Carlisle 117 miles, Belfast NI 88 miles (By Ferry at Cairnryan Port, Stranraer)

A BEAUTIFULLY ELEVATED DERELICT COTTAGE WITH A LAPSED BUILDING WARRANT FOR EXPANSION ENJOYING STUNNING COASTAL VIEWS TOWARDS THE MULL OF GALLOWAY

- A CHARMING STONE-BUILT “BUT N BEN” WITH HUGE DEVELOPMENT POTENTIAL
- LAPSED BUILDING WARRANT FOR REDEVELOPMENT (PLANNING REFERENCE - 16/P/1/0059)
- FABULOUS COASTAL LOCATION ENJOYING BREATHTAKING VIEWS TO THE MULL OF GALLOWAY AND DARK SKIES
- NO IMMEDIATE NEIGHBOURS
- PICTURESQUE LOCATION CLOSE TO LOCAL AMENITIES
- IN ALL, ABOUT 0.434 ACRES

VENDORS SOLICITORS

Fraser Coogans Solicitors
Dalblair House
46 Dalblair Road
Ayr
KA7 1UQ
01292 280499



SOLE SELLING AGENTS

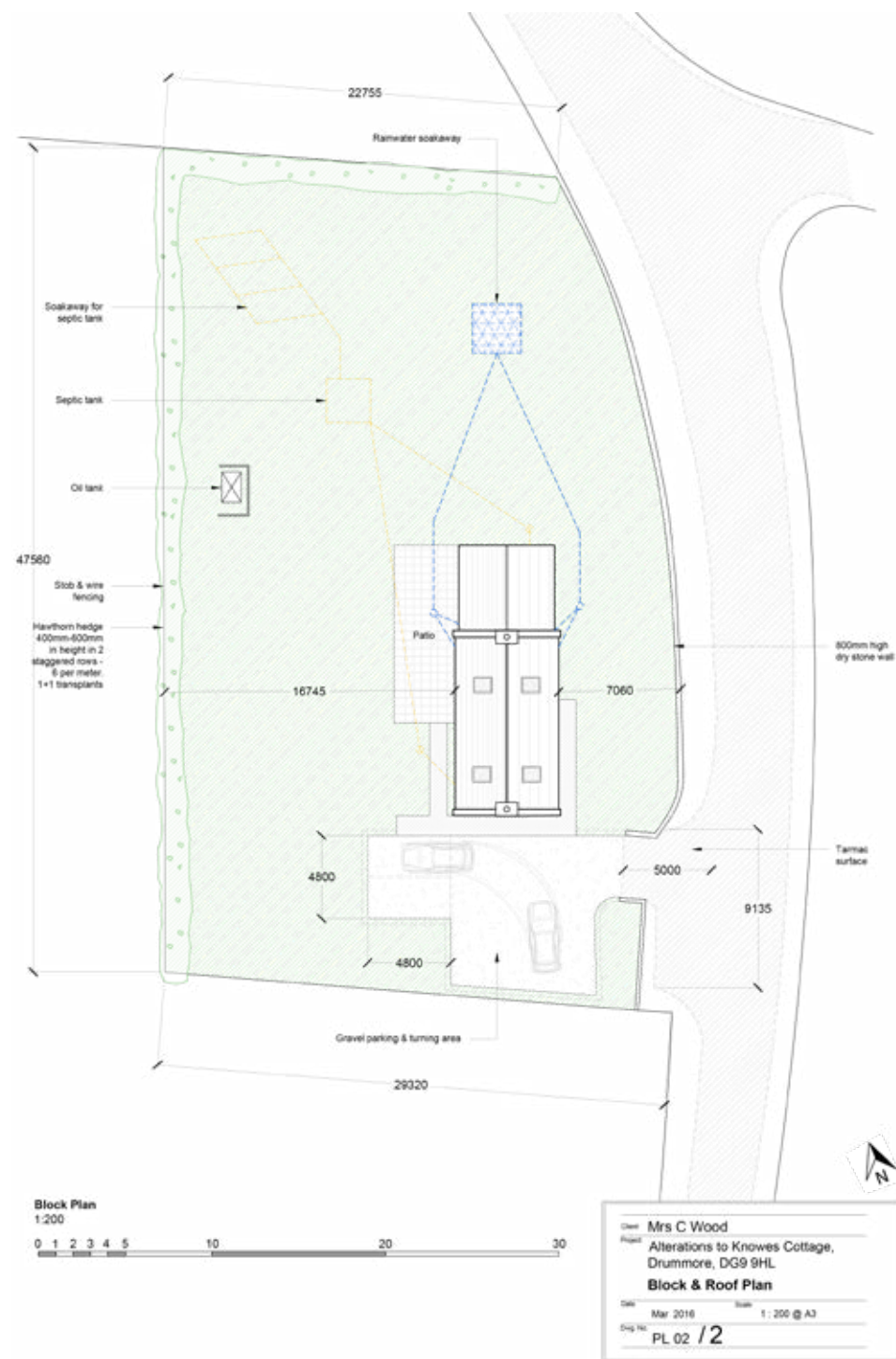
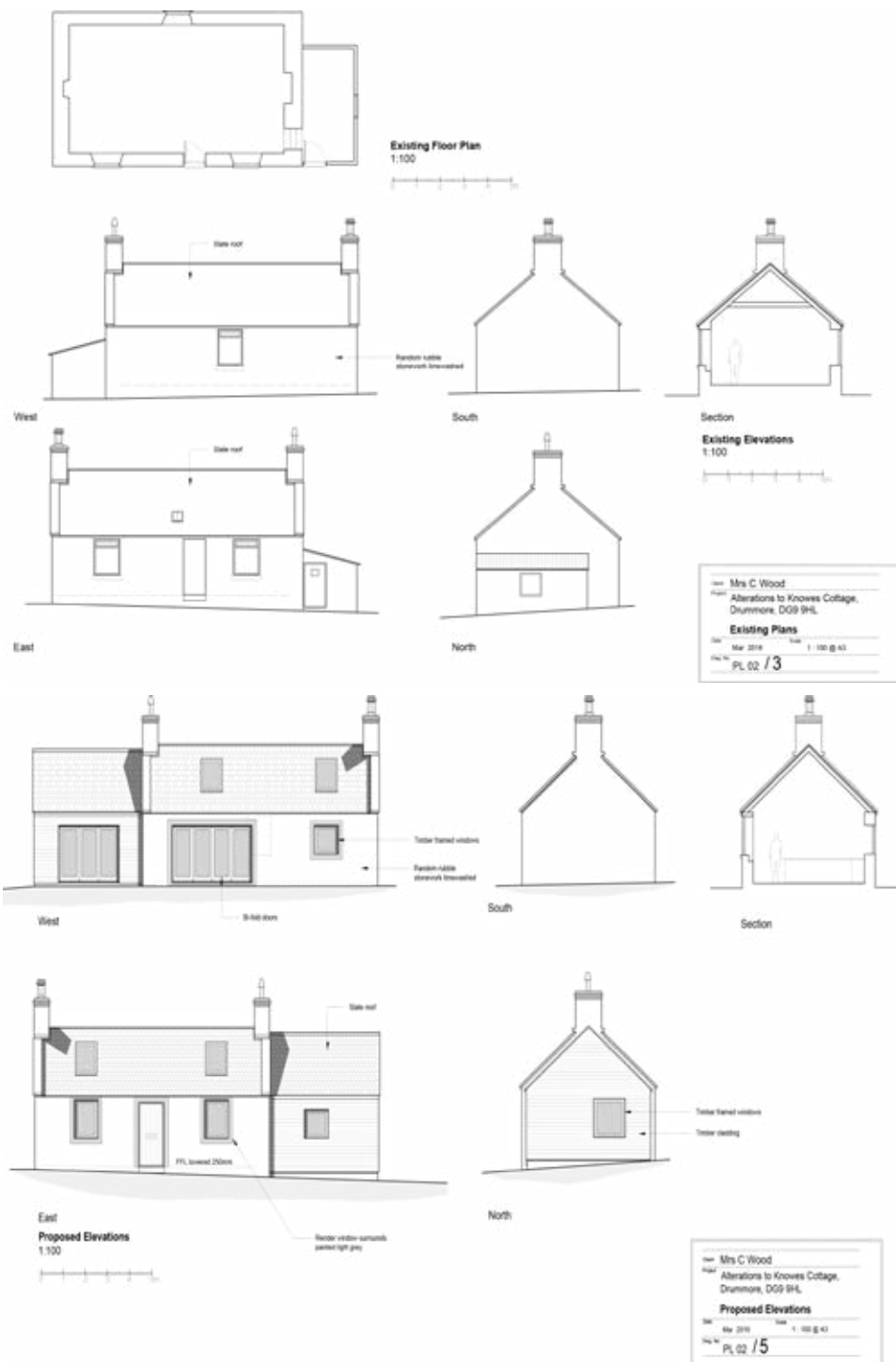
Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk





INTRODUCTION

Nestled in a spectacular rural setting on the Rhins of Galloway peninsula, Knowes Cottage offers a truly unique lifestyle opportunity in one of Scotland's most peaceful and unspoiled regions. This charming cottage enjoys panoramic views across open countryside towards the Mull of Galloway, Scotland's most southerly point, with its famed lighthouse visible from the property.

Knowes Cottage is a traditional stone-built home that has been recently re-pointed and re-roofed. The entire rear wall has been rebuilt, and the roof structure has been reconfigured to accommodate an open roof void, such as a mezzanine. All work has been carried out in accordance with structural engineer's calculations to meet building regulations. The property has electricity, water and a fibre broadband connection. It now offers an exciting blank canvas for development and restoration. A building warrant (now lapsed) was granted for alterations and an extension to the existing dwelling, installation of a septic tank and soakaway, and the formation of an access track. Further details are available on the Dumfries and Galloway Planning Portal (reference: 16/P/1/0059).

The cottage sits within generous garden grounds that wrap around the property, currently laid to lawn and offering uninterrupted countryside views, with a southerly view over the sea to Ireland from the rear garden. These outdoor areas provide ample scope for landscaping. There is also potential to create further parking, or to construct a garage or garden building, subject to the appropriate planning consents. A caravan is currently situated on site and is included in the sale.

One of the cottage's most striking natural features is the dark night sky. With very little light pollution, the location is ideal for stargazing, and in recent months the Aurora Borealis, nature's own light show, has been visible in swirling, colourful curtains in the night sky.

Located just 3 miles from the traditional fishing village of Drummole, Knowes Cottage is well placed to enjoy the growing tourist interest in this quiet corner of Scotland. Drummole offers everyday essentials including a shop, post office (open seven days), a primary school, doctor's surgery, three public houses, a church, and a community centre.

For a wider range of services, the regional hub of Stranraer lies approximately 20 miles north. Here you will find supermarkets, a retail park, a modern medical centre, ice rink, sports centre, secondary schooling, and further leisure facilities.

The surrounding area offers a wide array of outdoor pursuits and visitor attractions. At the Mull of Galloway, visitors can climb the lighthouse, explore the history exhibition, view restored vintage engines and the foghorn, walk through the RSPB nature reserve, and enjoy refreshments at Gallie Craig, Scotland's most southerly coffee house.

A short drive away is Sandhead, home to a pristine white sandy beach, and the award-winning Tigh Na Mara restaurant. Another highlight is Logan Botanic Garden, often described as Scotland's most exotic garden, which benefits from the area's mild climate. There are many other beautiful coastal villages around this coast including the popular tourist destination of Portpatrick which offers a picturesque harbour, independent shops, arts and crafts outlets, and a selection of excellent bars and restaurants, continuing to draw visitors year-round. There are many coastal walks to and from Portpatrick including the start of the coast-to-coast walk 'The Southern Upland Way'.

Communications to the area are much improved with the A75 trunk road providing easy access from the south via the M6 & M74. Ferry services to Northern Ireland operate from Cairnryan (27 miles approx.), while both Glasgow Prestwick Airport (78 miles approx.) and Glasgow International Airport (109 miles approx.) are within easy driving distance of the property.

DIRECTIONS

As indicated on the Location Plan, which forms part of these particulars.

What3Words: trombone.crystal.dentures

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Knowes Cottage are sought **in excess of £125,000.**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



HOME REPORT

Home report exempt.



MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Fraser Coogans** for a definitive list of burdens subject to which the property is sold.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared May 2025

