



CASTLEWIGG COTTAGE

Whithorn, Newton Stewart, DG8 8DL



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



CASTLEWIGG COTTAGE

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Isle of Whithorn 4 miles, Newton Stewart 15.5 miles, Stranraer 31 miles, Ayr 58 miles, Dumfries 62 Miles, Glasgow 96 Miles

A CHARMING TRADITIONAL STONE BUILT TWO STOREY COTTAGE OCCUPYING A VERY GENEROUS PLOT WITH OPEN COUNTRYSIDE VIEWS AND WITHIN CLOSE PROXIMITY TO THE PRETTY VILLAGE OF WHITHORN

- TRADITIONAL TWO STOREY DETACHED COTTAGE
- GARDEN GROUNDS WITH VIEWS OVER THE SURROUNDING COUNTRYSIDE AND HILLS BEYOND
- WITHIN A SHORT DISTANCE TO LOCAL BAYS, BEACHES AND THE RUGGED COASTLINE
- COUNTRYSIDE PURSUITS AVAILABLE STRAIGHT FROM THE DOORSTEP
- WITHIN DRIVING DISTANCE OF MAJOR ROAD NETWORKS
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING

VENDORS SOLICITORS

Isobel Stewart
McAndrew & Richardson
44 Hanover Street
Stranraer
DG9 7RP
Tel: 01776 704 324



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

Castlewigg Cottage is set in an idyllic rural position in the heart of the Machars peninsula. This charming traditional stone and slate two storey cottage occupies an elevated site within generous garden grounds with wonderful open views across the surrounding countryside and hills beyond. The accommodation comprises of a large family lounge, farmhouse style kitchen, two double bedrooms and a family bathroom. Further details of the accommodation along with a floor plan can be found within these sales particulars. Castlewigg Cottage has a gated driveway where parking is available. Given the location of the cottage a bounty of native wildlife can be seen on a daily basis and countryside pursuits are available straight from the doorstep. The nearest local services can be found in Whithorn such as a primary school doctors' surgery, café's, shops, etc.

A feature of Castlewigg Cottage is the large stone-built byre (recently rewired), which is currently utilised as a workshop / storage space but could have huge potential for change of use to residential to create a granny annex, holiday let, etc. Any party wishing to pursue this would need to make their own enquiries with the regional council. The garden grounds are mainly laid to neat lawns with some mature trees and shrubs and to the rear is a raised decking area strategically placed to make the most of the wonderful open views.

Whithorn has a strong association with St Ninian, who brought Christianity to Scotland, while the nearby Isle of Whithorn is a pretty coastal village. Whithorn is steeped in history. St Ninian, Scotland's first saint, brought Christianity to Scotland in 397 and died in Whithorn in 431. Every year sees a pilgrimage to nearby St Ninian's Cave and you can learn the story of the town at Whithorn Priory & Museum. Whithorn's town centre retains its street plan from the Middle Ages with a wide market square and long garden plots. Whithorn is also a recognised UNESCO Biosphere community. Biosphere Communities are places where local residents and businesses have committed to being Proud Supporters of the Biosphere and to.

A few miles away, the Isle of Whithorn enjoys a picturesque seaside setting and down by the harbour is St Ninian's chapel. As well as visiting the area's historical sites you can enjoy cycling through the Machars area on marked cycle routes, as well as walking, fishing, golf and bird watching. There are opportunities for eating out and shopping at both locations. There are numerous beaches and sandy coves within a very short distance from the property, with the area boasting local golf courses.

Communications to the area are much improved with the A75 trunk road providing quick access from the South via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan which is a 40-minute drive away, the International Airport of Glasgow being within a 2-hour drive from the property. There is a mainline railway station at Stranraer offering services to Ayr, Troon, Kilmarnock, Prestwick Airport & Glasgow.



METHOD OF SALE

The property is offered for sale by Private Treaty.

DIRECTIONS

As indicated on the location plan which forms part of these particulars.

What3Words: observers.fencing.havens

GUIDE PRICE

Offers for Castlewigg Cottage are sought in excess of: £195,000

VIEWING

By appointment with the sole selling agents:

Threave Rural

No' 3 Ring

New Market Street

Castle Douglas

DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk



PARTICULARS OF SALE

This spacious two-bedroom detached cottage is of traditional stone-built construction situated along a private shared driveway and provides comfortable accommodation, as follows:

GROUND FLOOR

- **Front Entrance Hallway**
With a built-in storage cupboard doorway off into the lounge area.
- **Lounge**
A large spacious living area with a log burning stove situated within a beautiful sandstone fireplace with quadruple aspect windows, stairs leading up to the first floor.
- **Kitchen**
A generous sized kitchen fitted with floor & wall units, five ring range with a gas hob, electric oven and an extractor hood, Belfast type sink and plumbing is in place for white goods. Double aspect windows enhance the natural light within and a door gives access to the garden.





FIRST FLOOR

- **Double Bedroom 1**
Double room with a built-in cupboard and a window to the side.
- **Double Bedroom 2**
With dual aspect windows on opposite walls and views over the courtyard.

- **Bathroom**
A spacious bathroom with a bath, shower, WHB and WC.





SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Oil	D	D

OUTSIDE

The property is approached by its own gated driveway where there is ample parking. Garden grounds are mainly laid to lawns with some mature trees and shrubs. At the top of the garden there is raised decking creating an elevated platform to enjoy the wonderful open views across the surrounding countryside and hills beyond.

As mentioned earlier, there is a detached stone-built byre which has recently been rewired. The byre is currently utilised as a workshop and storage area but could have potential for change of use to residential. Again, any interested party wishing to pursue this would need to make their own enquiries with the regional council.



HOME REPORT

The Home Report can download the direct from our website:
www.threaverural.co.uk

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, **Isobel Stewart at McAndrew & Richardson** for a definitive list of burdens subject to which the property is sold.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.



WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

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. 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. We are not able to enter a business relationship with a purchaser until they have been identified.

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



SALE PLAN FOR IDENTIFICATION PURPOSES ONLY



