



ALTICRY HOUSE

Port William, Newton Stewart, DG8 9RT



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



ALTICRY HOUSE

Port William, Newton Stewart, DG8 9RT

Newton Stewart 22 miles, Stranraer 18 miles, Ayr 66 miles, Dumfries 69 miles, Glasgow 101 miles

A CHARMING STONE BUILT FAMILY HOME WITH A WALLED GARDEN SET ON AN ELEVATED SITE WITH PICTURESQUE VIEWS OVER LUCE BAY

- SPACIOUS FOUR BEDROOM FAMILY HOME
- SPECTACULAR SEA VIEWS OVER LUCE BAY
- EXTENSIVE GARDEN GROUNDS WITH WALLED GARDEN
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- WITHIN A SHORT DISTANCE TO LOCAL BAYS, BEACHES AND THE RUGGED COASTLINE
- WITHIN DRIVING DISTANCE OF MAJOR ROAD NETWORKS

IN ALL ABOUT 3.334 ACRES (1.349 HA)

VENDORS SOLICITORS

Helena Fox
A B & A Matthews
Bank of Scotland Buildings
Newton Stewart
DG8 6EG
Tel: 01671 404140



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

Alticry House is accessed via a private hard core track and occupies an elevated position offering breathtaking views over Luce Bay and the surrounding countryside. Built of traditional stone under a slate roof, this attractive family home sits within generous grounds that include a walled garden, lawns, mature trees and outbuildings. Formerly part of a larger holding, the property now comprises the main house, small outbuildings and spacious gardens, ideal for those seeking a self-sufficient lifestyle or small-scale equestrian use.

The welcoming open-plan kitchen flows through to the living area, creating a bright and sociable living space. Also on the ground floor is a double bedroom with a Jack and Jill bathroom, a utility room and an office with a door leading to the attached garage. Upstairs, there are three generously proportioned bedrooms which benefit from an abundance of natural light, complemented by a family bathroom and cast-iron radiators throughout. A detailed floor plan is available within these particulars.



Approached via a gravel drive with ample parking, the property's gardens are a true highlight. The walled garden, sweeping lawns and surrounding countryside are home to abundance of wildlife, while the elevated setting provides stunning sea views from multiple vantage points throughout the grounds and from the house, creating a picturesque backdrop for daily life or entertaining.

The nearest village is Port William which has charming coastal community known for its scenic beauty and relaxed pace. Situated along the shores of Luce Bay, it offers local amenities including a general store, post office, primary school, garage, café, bowling green, multi-use games area and doctor's surgery.

A further range of services can be found at the regional centre of Stranraer, located about 18 miles from Alticry. The town provides a full range of essential services along with extensive leisure facilities, supermarkets, a retail park, ice rink, sports centre and a modern medical centre. Secondary education is available at Stranraer Academy.

The wider Machars peninsula is renowned for its sandy beaches, coastal walks, cycle routes, birdlife and outdoor pursuits such as fishing and golf, all of which are easily accessible from the property. With its combination of natural beauty, history and community spirit, the area offers an exceptional coastal lifestyle.

Communications to the area are much improved with the A75 trunk road providing quick access from the South via the M6 & M74. Ferry links to Northern Ireland operate from Cairnryan, approximately 22 miles away, while Glasgow International Airport is around 101 miles from the property. The mainline railway station at Stranraer offers regular services to Ayr, Troon, Kilmarnock, Prestwick Airport and 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: ///buck.patching.dumpy

GUIDE PRICE

Offers for Alticry are sought **in excess of: £430,000**

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 detached home is of traditional stone-built construction, approached via a gravel driveway and set within large garden grounds. The accommodation is generously proportioned and well laid out, briefly comprising:

GROUND FLOOR

- **Open Central Hallway**

The front door opens into a bright, welcoming hallway providing access to the kitchen and living areas, with a staircase leading to the first floor. A front-facing window adds natural light.



- **Kitchen**

A well-equipped kitchen featuring a range of fitted wall and floor units, central island, sink, electric hob and oven, and a propane gas Aga. Large windows to both the front and rear provide excellent natural light and enjoyable outlooks.

- **Utility**

Fitted with additional wall and floor units, plumbed for white goods, with a front-facing window and door to the rear garden.

- **Office**

A practical workspace with a window to the front and direct access to the garage.

- **Garage**

Single attached garage currently utilised for storage, offering potential for a workshop space.

- **Living Room**

A spacious and characterful room arranged over two levels, creating a cosy yet open feel. The lower sitting area features a Dowling Wood Burning stove, providing a warm focal point. Four steps lead up to the raised area, currently used for dining, which benefits from French doors with glazed side panels opening out to the garden and framing superb views across Luce Bay. There are four large windows spread across the side walls, providing the room with excellent natural light throughout.



- **Bedroom 1**

A generously sized ground-floor bedroom with a side-facing window, built-in full-length wardrobes and access to a Jack & Jill shower room.

- Shower Room**
 A wet room fitted with WC and wash hand basin, shared between Bedroom 1 and the hallway.

FIRST FLOOR

- Upper Hallway**
 A bright landing area with Velux-style window and built-in storage cupboard.



- Bedroom 2**
 A spacious sizable room with two Velux-type windows and a storage area with access to the loft.
- Bedroom 3**
 Another generously sized double bedroom with two Velux-style windows to the side, offering ample natural light.
- Bathroom**
 Fitted with a bath, WC and wash hand basin, with Velux-style window to the side.



- Bedroom 4**
 With a Velux-type to the front.

SERVICES

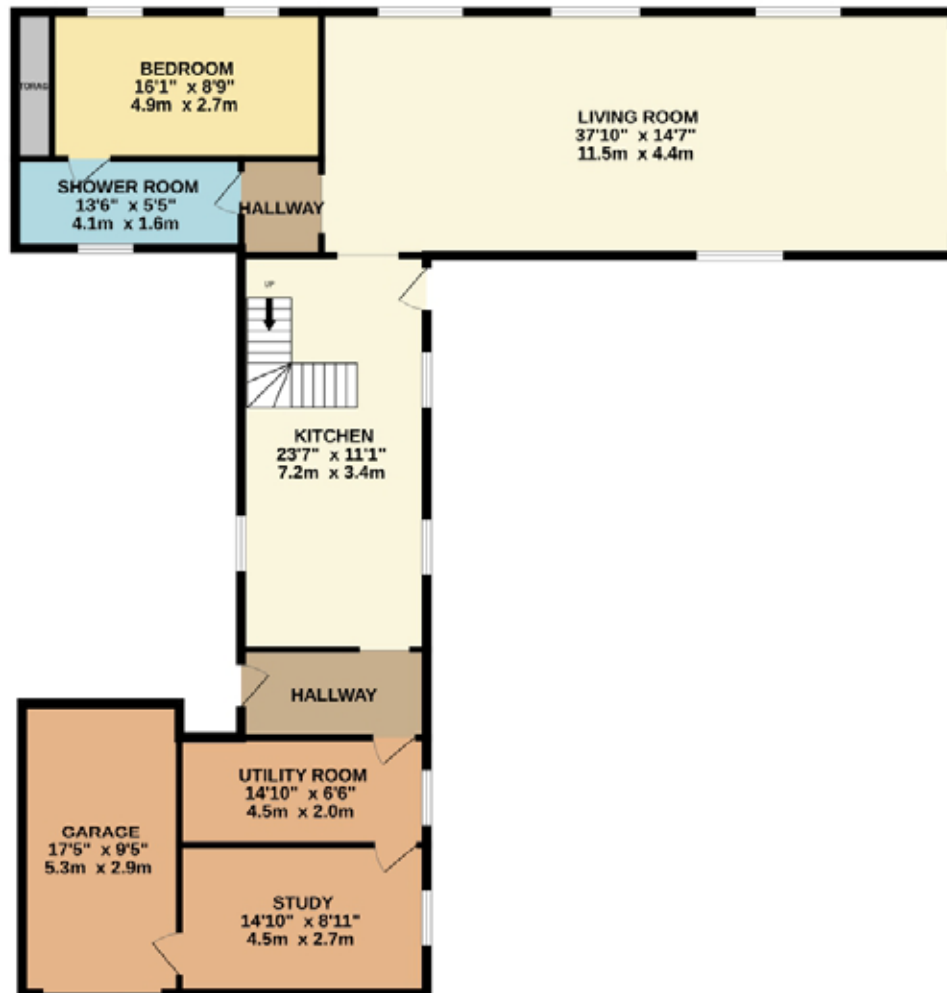
Water	Drainage	Electricity	Heating	Council Tax	EPC
Private	Private	Mains	Gas	E	E (47)

OUTSIDE

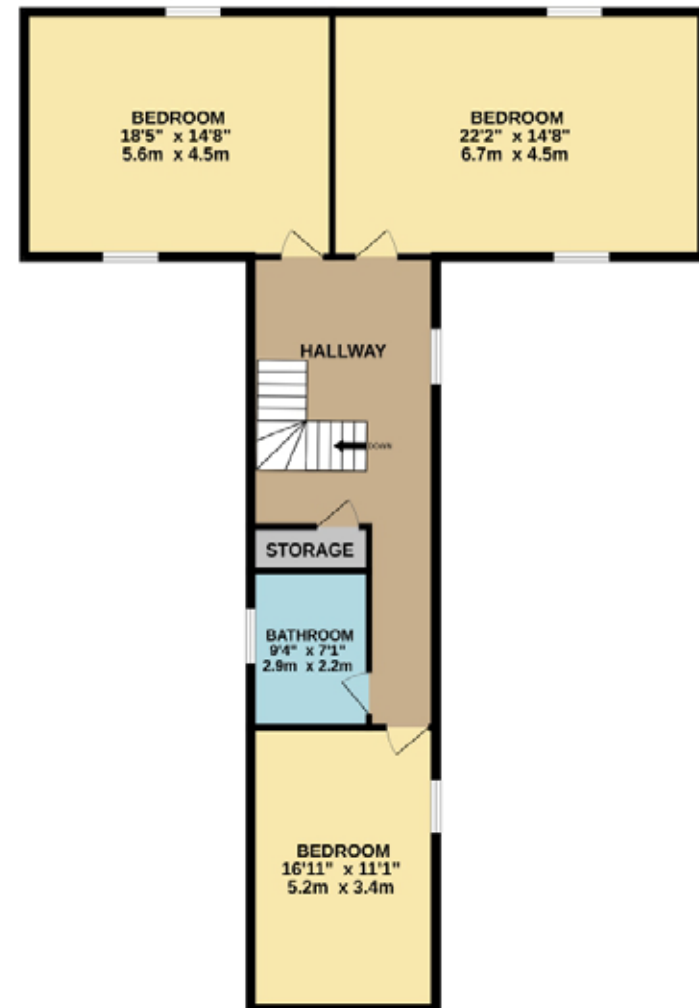
As mentioned earlier, the house has a charming and characterful exterior with thick stone walls that add to its period appeal. The hard core driveway provides ample parking space, while the courtyard-style layout offers a private and sheltered setting.

The gardens are predominantly laid to lawn, interspersed with mature trees and shrubs. The property occupies a generous plot of approximately 3.3 acres, which includes wooded areas and a walled garden to the side. This space could easily be adapted for small-scale equestrian use.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Additional features include an outbuilding at the front of the house, currently used for storage, and a further storage shed located by the walled garden.



HOME REPORT

The Home Report can be downloaded directly 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, **A B & A Matthews**, 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 November 2025



Sale Plan

IN ALL ABOUT : 1.349 ha (3.334 acres)

FOR IDENTIFICATION ONLY

