



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents





# ALTICRY LODGE

PORT WILLIAM, NEWTON STEWART, DG8 9RT

A beautifully presented traditional stone built Victorian lodge situated in a rural location a short drive from the coastal village of Port William.



## Ground Floor:

Entrance Vestibule  
Reception Hallway  
Sitting Room  
Garden Room  
Rear Vestibule  
Bathroom  
Kitchen / Diner  
Snug / Bedroom

## First Floor:

Landing  
2 Double Bedrooms  
Office / Dressing Room  
Single Bedroom

## Outside:

Garden Grounds. Detached  
Timber Garage. Off Street  
Parking.

[www.williamsonandhenry.co.uk](http://www.williamsonandhenry.co.uk)



Alticry Lodge is a delightful stone built home located a short distance away from Port William and within easy reach of Wigtown, Newton Stewart and Stranraer.

This delightful country cottage is well laid out and benefits from well-proportioned accommodation throughout that would suit a number of different buyers.

Newton Stewart is a busy Galloway market town set on the banks of the River Cree in a genuinely rural area and regarded by many as the gateway to the Galloway hills. There is a museum, leisure centre, post office, banks, cinema and a wide range of shops, offices, businesses, hotels and restaurants.

The area has a wide range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers, golf, and with an extensive range of walks and cycle paths.

**ACCOMMODATION**

Entered through solid wooden storm doors from front into:-

**ENTRANCE VESTIBULE                    1.61m x 1.36m**

Light and airy entrance area with tiled floor. UPVC double glazed window to front with wooden shutters to side. Ceiling light. Wooden six pane glazed door into:-

**RECEPTION HALLWAY                    5.63m x 1.61m**

Welcoming reception hallway with doors leading off to all main ground floor accommodation. Carpeted staircase with wooden handrail and banister leading to first floor level. Radiator. Under stair storage cupboard. Ceiling light. Solid wooden flooring.

**SITTING ROOM                                5.04m x 3.66m**

Bright and airy front facing reception room benefiting from ample natural light from UPVC double glazed windows to front and side with curtain pole and curtains above. Under window storage cupboard. 2 radiators. Inset wood burning stove set on slate hearth with wooden mantel above. Ceiling light. Ceiling cornicing. Doorways off to rear hallway and kitchen. 3 wall lights and a ceiling light. Solid wooden floor. Wooden glazed double doors leading to:-

**GARDEN ROOM                                4.06m x 2.10m**

Located at the rear of property this delightful reception provides direct access to the garden. Radiator. uPVC double glazed windows on 2 walls with uPVC double glazed door leading out to garden. Radiator. 2 wall lights. Tiled flooring.

**REAR VESTIBULE                                2.08m x 1.95m**

Wooden clothes pulley. Coat hooks. Cupboard housing electric meter. Built in cupboard housing oil fired boiler. Loft access hatch. Ceiling light. Smoke alarm. Ceramic flooring. Doorway leading to bathroom and UPVC double glazed door leading out to garden.

**BATHROOM                                        2.60m x 1.74m**

Spacious contemporary shower room with White wash hand basin and W.C. Chrome heated towel rail. Large walk in shower cubicle with electric Mira shower above. Tiled from floor to ceiling. uPVC obscure glazed window to rear. Extractor fan. Recessed LED ceiling spotlights. Ceramic tiled floor

**KITCHEN    3.67m x 3.36m**

Well-proportioned Kitchen with ample room for dining table. Shaker style cream fitted kitchen units with butcher block work surfaces and tiled splash backs. Fixed wall shelving. Ceramic Belfast sink with mixer tap above. Belling electric range style cooker with extractor hood above. Space for washing machine. uPVC double glazed doors leading out to garden. Radiator. Extractor fan. 2 sets of ceiling spotlights.

**SNUG / BEDROOM                                3.80m x 3.32m**

Currently used as another reception room this bright front facing room could also be used as a Ground floor bedroom. uPVC double glazed window to front with wooden shutters to side. Recessed alcove. Radiator. Ceiling cornicing. Ceiling light. Fitted carpet.

Carpeted staircase with wooden handrail and bannister leading to first floor level.

First Floor Accommodation

**LANDING**

Built in book shelf. Under eaves storage cupboard. Velux window above stairwell. Smoke alarm. Loft access hatch. Partially coombed ceiling. Fitted carpet.

**DOUBLE BEDROOM 1                                3.95m x 3.15m**

Good sized double bedroom with uPVC double glazed tilt and turn window to side. Radiator. Partially coombed ceiling. Ceiling light. Fitted carpet

**OFFICE / DRESSING ROOM                        3.00m x 2.00m**

This bright spacious area is accessed directly from the first floor landing and has doors leading off to two further bedrooms, and WC. It could be used as a dressing area or snug / sitting area. uPVC double glazed window to rear. Partially coombed ceiling. Fitted carpet. Ceiling light.

**SINGLE BEDROOM                                        3.00m x 2.02m**

Fitted carpet. uPVC double glazed window to side. Radiator. Partially coombed ceiling. Ceiling light.

**DOUBLE BEDROOM 2                                3.35m x 3.20m**

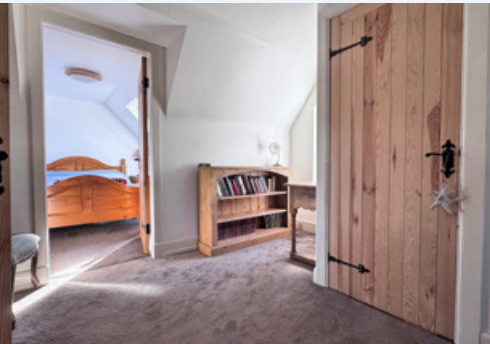
Fitted carpet. 2 large Velux windows to front and rear. Radiator. Partially coombed ceiling. Ceiling light.

**BURDENS**

The Council Tax Band relating to this property is E.

**ENERGY PERFORMANCE RATING**

The Energy Efficiency Rating for this property is a Band E





## SERVICES

The agents assume that the subjects are served by private water, mains electricity, oil fired central heating and septic tank drainage but no guarantee can be given at this stage.

## ENTRY

Subject to negotiation.

## HOME REPORT

A home report has been prepared for this property and can be obtained by contacting our office.

## GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO

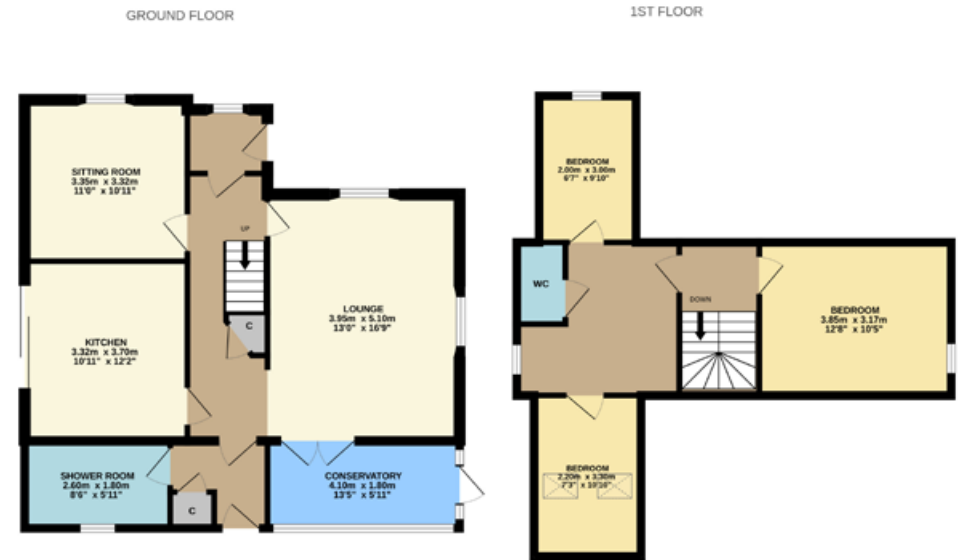
TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/GRIEP01-01



**PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049**  
**NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440**  
**GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP**  
Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore to be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

[www.williamsonandhenry.co.uk](http://www.williamsonandhenry.co.uk)

