



BOWLING GREEN COTTAGE

Isle of Whithorn, Newton Stewart, DG8 8LF



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



BOWLING GREEN COTTAGE

(HOUSE OF SERENDIP – SCOTLAND’S HOME OF THE YEAR SEMI-FINALIST)

Isle of Whithorn, Newton Stewart, DG8 8LF

Whithorn 3.5 miles, Newton Stewart 20 miles, Stranraer 33 miles, Ayr 64 miles, Dumfries 68 miles, Glasgow 101 miles, Carlisle 102 miles

THIS CHARMING BEAUTIFULLY RESTORED 18th CENTURY COTTAGE OCCUPIES A CENTRAL POSITION WITHIN THE PRETTY HARBOUR VILLAGE OF THE ISLE OF WHITHORN LOCATED ON THE STUNNING MACHARS PENINSULAR

- ATMOSPHERIC 300 YEAR OLD TRADITIONAL TERRACED STONE COTTAGE, INNOVATIVELY RESTORED AND REDECORATED CREATING AN ECLECTIC MAXIMALIST “LOOK”, LAYERED WITH RICH COLOURS AND FABRICS
- TWO / THREE BEDROOMS WITH BEAUTIFUL LANDSCAPED GARDEN AND INVITING SUMMER HOUSE WITH VIEWS TOWARDS THE GALLOWAY HILLS
- NEW FLOORING THROUGHOUT
- IDEAL AS A PERMANENT RESIDENCE, HOLIDAY-LET INVESTMENT OR, PRIVATE HOLIDAY RETREAT
- ONLY A SHORT WALK TO THE HARBOUR AND LOCAL SERVICES
- CLOSE TO BEACHES BAYS AND COVES THAT COMPRISE THE RUGGED SOUTHWEST COASTLINE
- WITHIN AN DRIVING DISTANCE OF MAJOR ROAD NETWORKS

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

Bowling Green Cottage is charming beautifully renovated property featured in the 2026 semi final of Scotland's Home of the Year.

It is clear from the initial impression that the property has been vastly improved throughout. There are new double-glazed windows and doors, and the kitchen, and upstairs bedrooms, benefit from triple glazing.

The property features two/three bedrooms, the third presently being utilised as a study, a lounge, shower room, with comfort height WC, a separate cloakroom and kitchen/diner. To the rear of the property is a useful boot room, potting shed or crafting area.

The rear garden has been extensively landscaped. Established shrubs and trees are interspersed with fruit bushes, flowers, herbs and grasses. Winding your way up the garden through the tapestry of scent and colour, a lovely summerhouse sits at the rear boundary offering views over the countryside towards the Galloway hills.

QUOTE FROM THE CURRENT OWNER

"It's a really healing home. It's got a lovely energy, which is a nice thing to think about when people buy properties. Think about the history and the people who have occupied the home before, because it absorbs everything,"

QUOTE FROM BANJO BEALE (Judge of Scotland's Home of the Year)

"A canvas of creativity, a sanctuary for the soul".

The Isle of Whithorn is quaint coastal village with a picturesque harbour and the remains of St Ninian's Chapel, standing as a reminder of the area's historical past. Beyond its history, the region offers a wealth of outdoor pursuits such as cycling, fishing, golf, hiking, open water swimming, paddleboarding and kayaking. There is both a sailing and a rowing club at the harbour.

The Steam Packet Inn offers food, drink and accommodation, and is home to the award winning Five Kingdoms Ales and Beers. The cottage is located directly opposite to bowling green. There is a regular bus service to surrounding areas.

A broader range of services can be found in Whithorn, (3.5 miles distant), a rural community offering a range of local services including a hotels, places to eat, a primary school, pharmacy, post office and shops. Whithorn is best known for its historical significance, being closely associated with St Ninian, Scotland's first saint, who brought Christianity to the country in 397 AD and



died here in 431. Each year, pilgrims still travel to St Ninian's Cave, while the story of the saint and the town is beautifully told at Whithorn Priory & Museum.

The town centre itself is steeped in history, still retaining its medieval street layout with a wide market square and long garden plots. Whithorn is also proud to be a recognised UNESCO Biosphere Community, a status that reflects its commitment to sustainability, heritage, and local culture.

The Machars peninsula also boasts numerous sandy beaches and secluded coves within easy reach, making it ideal for family outings or quiet coastal escapes. Both Whithorn and the Isle of Whithorn offer opportunities for eating out, shopping, and experiencing local hospitality, with several nearby golf courses and leisure activities to enjoy.

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 approx. 35 miles away, and the International Airport of Glasgow is approx. 97 miles 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: ///married.apron.dumplings

GUIDE PRICE

Offers for Bowling Green Cottage are sought **in excess of: £190,000**

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

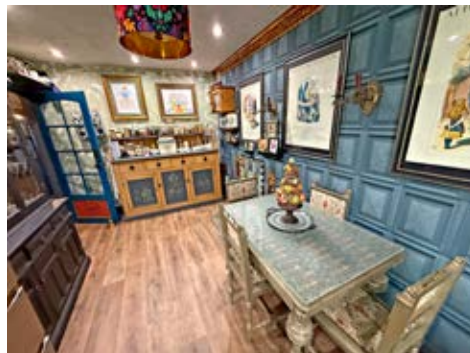
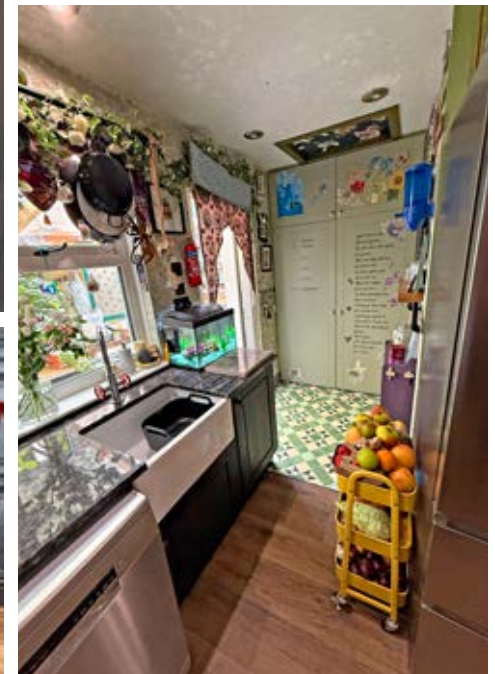


PARTICULARS OF SALE

Bowling Green Cottage is set within a terrace of traditional Galloway Cottages dated between 1752-1772 (map reference). The accommodation is arranged over two floors, comprising of:

GROUND FLOOR

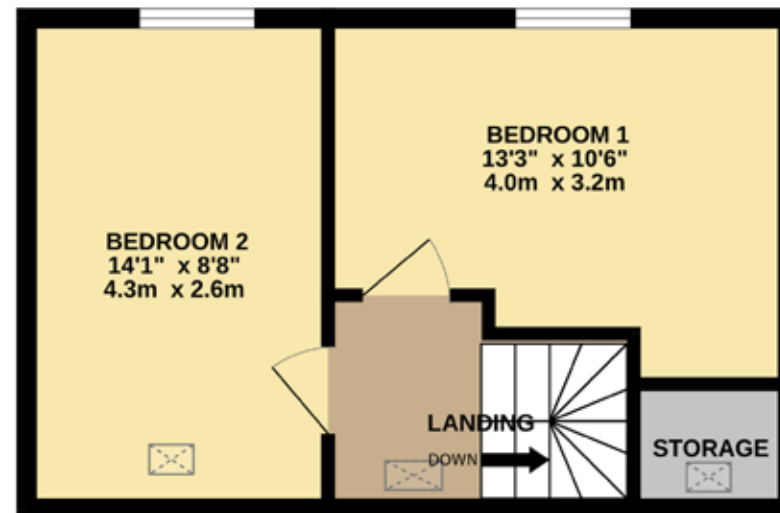
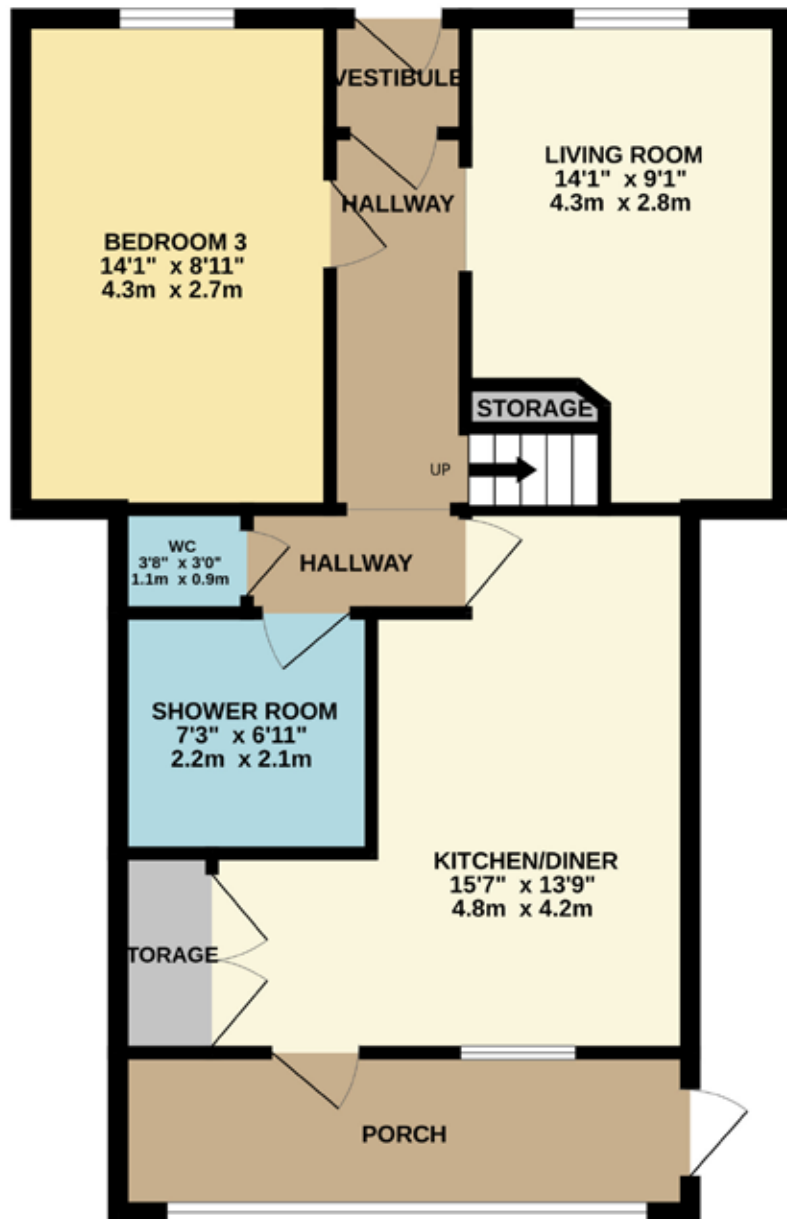
- **Front Vestibule**
Light to the outside street, with fitted coir matting, a uPVC double glazed entrance door, wall light and an inner glazed door leading to the hallway.
- **Hallway**
Beautifully and thoughtfully decorated hallway featuring vinyl flooring, understairs storage, a wardrobe, wall light and a tented ceiling.
- **Living Room (4.3m 2.8m)**
The living room features the original stone-built fireplace with a multi-fuel burner set within. An exposed original stone wall with window alcove adds character, while the ceiling has been quilted in fireproof material between the original beams, creating an opulent yet cosy feel. The exterior walls have been lined with graphite wallpaper, reducing heat loss by up to 20%. A front-facing uPVC double glazed window with astragals and a monkey tail window latch overlooks the bowling green.



GROUND FLOOR

Floor Plan

1ST FLOOR



- **Study/ Potential Bedroom 3 (4.3m x 2.7m)**

Featuring exposed beams and an original cottage wall with window inset. The exterior and adjoining walls have been lined with graphite wallpaper. A front-facing uPVC double glazed window with astragals and a monkey tail handle overlooks the bowling green.

- **Separate Cloakroom (1.1m x 0.9m)**

Fitted with a low level WC, wall-mounted basin, extractor fan, and ceiling light with pull switch. Finished with coving, panelled wallpaper and laminate flooring.

- **Shower Room (2.2m x 2.1m)**

Recently installed generous walk-in shower with a newly fitted Triton electric shower. Comfort-height WC, wash hand basin with vanity unit beneath and mixer tap, airing cupboard, spotlights with pull switch, extractor fan, tiled walls with wood panelling, wallpaper and laminate flooring.

- **Kitchen/ Diner with Utility Cupboard (4.8m x 4.2m)**

Fitted with base units incorporating an inset Belfast sink with mixer tap and full-length granite worktops. The exterior wall has been lined with graphite wallpaper. Built-in utility cupboard housing shelving, washing machine and tumble dryer. Spotlights and a central surface-mounted pendant light. Triple glazed window overlooking the garden and a uPVC double glazed rear door with astragals. An antique French "Lily" stove by Deville Charleville Mézières (bio-ethanol oil), with a tiled surround, adds to the charm of the cottage.

- **Rear Vestibule / Bootroom**

A fully insulated timber lean-to with a glazed exterior door. The polycarbonate roof allows plenty of natural light into the space. There are three base cupboards with drawers, and the former larder cupboard has been upcycled to provide copious storage for tools and paints. The walls are fitted with shelving, and within the lean-to there is a cold bunker and wood store for the multi-fuel stove. A separate shelving unit is used for growing seedlings and provides additional storage.

FIRST FLOOR

- **Upper Hallway**

Carpeted spiral staircase leading to the upper landing. The walls are insulated with graphite wallpaper to help reduce heat loss. There is a Velux window, loft hatch and pendant light.

- **Bedroom 1 (4.0m x 3.2m)**

A well-proportioned double bedroom with a recessed wardrobe offering

shelving, hanging rail and ample storage space. There is a Velux window, a cascade of five pendant lights (included in the sale), and a front-facing triple glazed window with monkey tail latch enjoying views over the bowling green. The external wall has been lined with graphite wallpaper.

- **Bedroom 2 (4.3m x 2.6m)**

A second well-proportioned double bedroom with a rear Velux window, front-facing triple glazed window with monkey tail latch, and views over the bowling green. There is a central ceiling pendant.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Gas	B	D (54)

INTO THE GARDEN

To the left of the kitchen is a newly created decked area, presently used for storage. There is potential to install an air source heat pump here if desired. The remainder of the garden is landscaped and contains a plethora of shrubs, trees, herbs, climbing roses and fruit bushes. There are five separate Hügeltkultur raised beds, and a winding pathway leads down to the delightful summerhouse, which is fully insulated and enjoys views over the surrounding countryside.

The Rhino greenhouse is available by separate negotiation.



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, **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 July 2026

