

Dinvin, Portpatrick

Stranraer

PRICE: Offers Over £480,000 are invited

Dinvin

Portpatrick, Stranraer

Local amenities within the village of Portpatrick include a primary school, a church, general stores, P.O, hotels and a first-class range of restaurants. The focal point of this delightful coastal village is of course, the charming harbour and promenade, which has always been a great favourite of locals and visitors alike. There is access to rugged coastline and to marvelous sandy beaches close by and the area abounds with a range of outdoor pursuits, including wonderful golf courses, sailing and walking on the Southern Upland Way, which in fact starts in the village itself. All major amenities are to be found in the town of Stranraer, 9 miles distant and include supermarkets, healthcare, an indoor leisure pool complex, and a secondary school.

Council Tax band: G

EPC Energy Efficiency Rating: G

- An opportunity to acquire a well-proportioned country house
- Located only a short drive from the seaside village of Portpatrick
- Set amidst mature garden grounds extending to 2.6 acres
- Delightful garden room to the front with pleasant outlook over the garden
- Many fine period features to appreciate
- In fair condition with scope for some renovation
- Ample room for off-road parking



Dinvin

Portpatrick, Stranraer

An exceptional opportunity awaits to acquire Dinvin, a distinguished and well-proportioned eight-bedroom country house, ideally situated just a short drive from the picturesque seaside village of Portpatrick. This elegant residence is set amidst 2.6 acres of mature garden grounds, offering a unique blend of period charm and generous living space. The property retains many fine period features, from intricate cornicing and original fireplaces to tall sash windows with window shutters that bathe the rooms in natural light. A delightful garden room to the front provides a tranquil setting for relaxation, with a pleasant outlook over the private gardens. The accommodation is arranged to provide flexibility for family living or entertaining on a grand scale, and while the house is in fair condition, it presents an excellent canvas for those wishing to undertake sympathetic renovation and restoration. Ample off-road parking further enhances the practicality of this impressive home, making it ideal for both every-day living and hosting guests.



The outside space at Dinvin is equally captivating, with the property nestled within its own extensive garden grounds extending to approximately 2.6 acres. The gardens are predominantly laid to sweeping lawns, interspersed with a variety of specimen trees and mature shrubs that create a sense of privacy and tranquillity throughout the grounds. To the front of the house, a particularly private patio area offers the perfect spot for outdoor dining or morning coffee, with steps leading down to a secluded lawn enveloped by established trees and foliage. A sweeping gravel driveway provides a grand approach to the house and ensures ample parking for multiple vehicles, making access both convenient and impressive. The grounds offer endless possibilities for gardening enthusiasts or those seeking a peaceful rural retreat, all within easy reach of the charming amenities and coastline of Portpatrick. Dinvin truly represents a rare chance to secure a substantial country residence in a setting of remarkable natural beauty.

Garden Room

A generous garden room to the front overlooking secluded garden ground. Vaulted ceiling and tiled flooring.

Reception Hallway

The wide and welcoming reception hallway features a period fire surround housing an open fire and attractive floor tiles.

Lounge

A spacious double-aspect lounge to the rear featuring a tile fire surround housing an open fire. Delightful ceiling cornice and centre rose.

Sitting Room

A sitting room to the front with a period fire surround and CH radiator.



Bedroom 3

A further room at the front, which could be used as a ground-floor bedroom if required. Wood-burning stove.

Lobby

A pine-lined lobby to the rear of the property with a large shower enclosure, a WC and a WHB. Attractive tile flooring.

Kitchen

The kitchen is fitted with a range of antique pine floor and wall-mounted units with onyx-style worktops. There is an oil-fired Rayburn cooker. Attractive tile flooring. A staircase from the kitchen leads to bedroom 2.

Bedroom 2

A bedroom featuring a cast iron fire surround, accessed by a staircase from the kitchen.

Storeroom

A large storeroom is located off the kitchen. There is a Belfast sink and plumbing for an automatic washing machine. Vaulted ceiling and attractive floor tiles.

Utility Room

Comprising a stainless-steel sink and plumbing for an automatic washing machine and plumbing for a dishwasher.

Cloakroom

A pine-lined room to the rear with a Belfast sink.

Landing

Accessed by way of a spindle and rail staircase. Built-in storage cupboard.

Drawing Room

A first-floor, double-aspect reception room with tiled fire surround and hearth. Attractive ceiling cornice and centre rose.

Bedroom 4

A bedroom to the front with a period fire surround.



Box Room

A box room to the front, which could also be used as a home office.

Bedroom 1

A bedroom to the front with a separate dressing room and an en-suite.

En - Suite

A pine-lined en-suite fitted with a WHB, WC and a corner bath.

Dressing Room

A spacious dressing room featuring a period fire surround with a cast iron insert and a tiled surround. built-in wardrobes and built-in shelving.

Bathroom

The bathroom is fitted with a three-piece suite coloured suite comprising a WHB, WC and a bath.

Landing

The landing provides access to the second-floor accommodation by way of a spindle and rail staircase.

Bedroom 6

A bedroom to the front with a period fire surround.

Bedroom 5

A further bedroom to the front with a period fire surround.

Bedroom 7

A bedroom with a separate dressing room. There are skylight windows to the front and rear.

Bedroom 8

A further bedroom with skylight windows to the front and rear.



GARDEN

Dinvin is set amidst its own generous area of garden ground extending to 2.6 acres or thereby. The garden grounds are predominantly laid to lawns and a variety of specimen trees and shrubs. To the front of the house, there is a particularly private patio with steps leading down to a lawn secluded by trees and shrubs.

DRIVEWAY

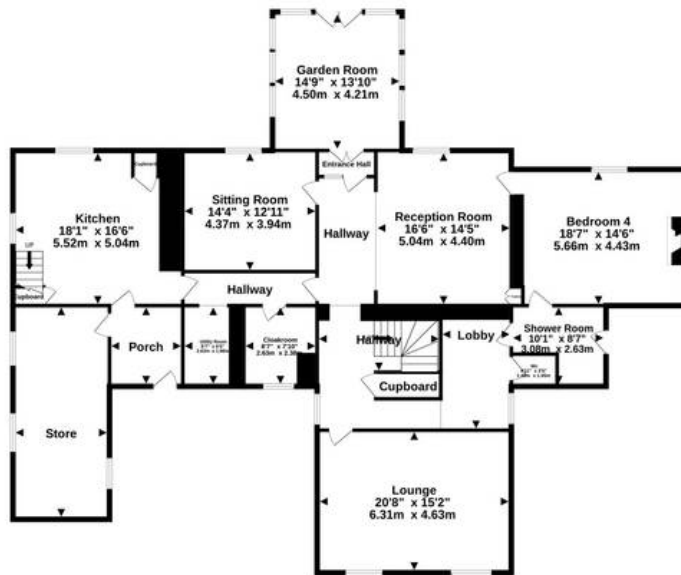
3 Parking Spaces

A sweeping gravel driveway leads to the front of the house and provides ample room for multi-vehicle parking.

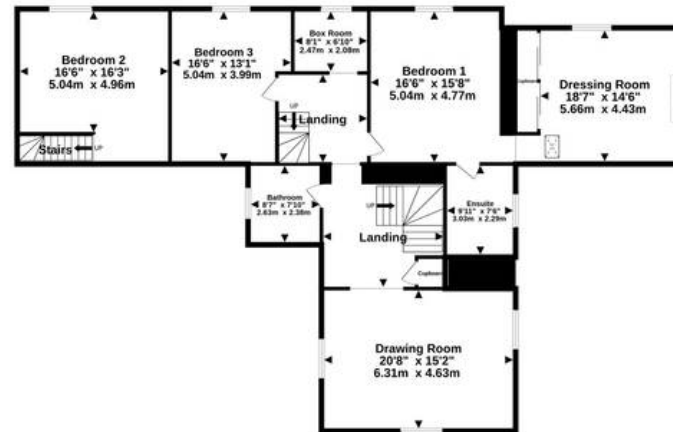




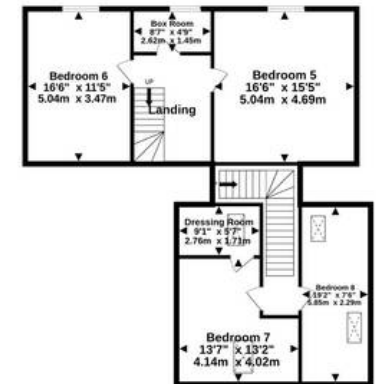
Ground Floor
NaN sq.ft. (NaN sq.m.) approx.



1st Floor
1732 sq.ft. (160.9 sq.m.) approx.



2nd Floor
1022 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA : 2754 sq.ft. (255.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





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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. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.