



A B & A  
Matthews

*The Manse,  
1 Main Street,  
Barrhill,  
KA26 0PP*

*Offers in the region of £380,000*



A truly distinctive and characterful family home, this impressive five-bedroom detached property offers generous and highly versatile accommodation arranged over two floors, set within approximately 1.5 acres of established grounds. Ample private parking and a range of useful outbuildings add to its appeal. The ground floor provides a welcoming entrance porch, spacious lounge with feature fireplace and wood-burning stove, a wonderfully unique Harry Potter-inspired sitting room with built-in bar, a large contemporary kitchen with central island and breakfast bar, separate dining room, utility room, WC and rear porch. Upstairs, there are five well-proportioned bedrooms, including a principal bedroom with en-suite facilities, a family bathroom, separate WC and a versatile home office. The attic is also fully floored, providing further valuable storage space.

Outside, the property enjoys generous garden grounds extending to all sides, with a gravelled driveway providing ample off-road parking, areas of lawn and a selection of outbuildings including a substantial workshop, storage room, summer house and wood store. The property also benefits from solar panels, with electricity generated being exported to the grid, together with an air source heat pump. Adding further appeal, the property benefits from fishing rights on the River Duisk, offering a rare opportunity to enjoy the surrounding picturesque countryside from your own doorstep. The gardens and surrounding grounds attract a variety of wildlife, while the rural setting offers wonderfully dark skies, with the Northern Lights occasionally visible on clear nights. Combining spacious accommodation, character features and excellent lifestyle potential, this exceptional home is ideally suited to a wide range of purchasers seeking something a little different.

The surrounding area is particularly attractive to those who enjoy outdoor pursuits, with excellent opportunities for walking, cycling, fishing and exploring the surrounding woodland and countryside. The River Duisk is a notable feature of the wider area, while the nearby Galloway Forest Park provides an extensive landscape for outdoor recreation and renowned dark-sky experiences. Barrhill benefits from bus and rail connections, providing useful public transport links to surrounding towns and communities. The railway station offers services on the scenic Glasgow–Stranraer route, with connections to Ayr, Glasgow and Stranraer. Local facilities include a primary school, village shop and community amenities, with a wider range of shops, schools and services available in nearby Girvan and Stranraer. For modern living, the village also benefits from full-fibre broadband availability and 5G mobile coverage in the area, making Barrhill an increasingly attractive location for home working, streaming and staying connected, while retaining the peace, wildlife and exceptional night skies of a rural setting.

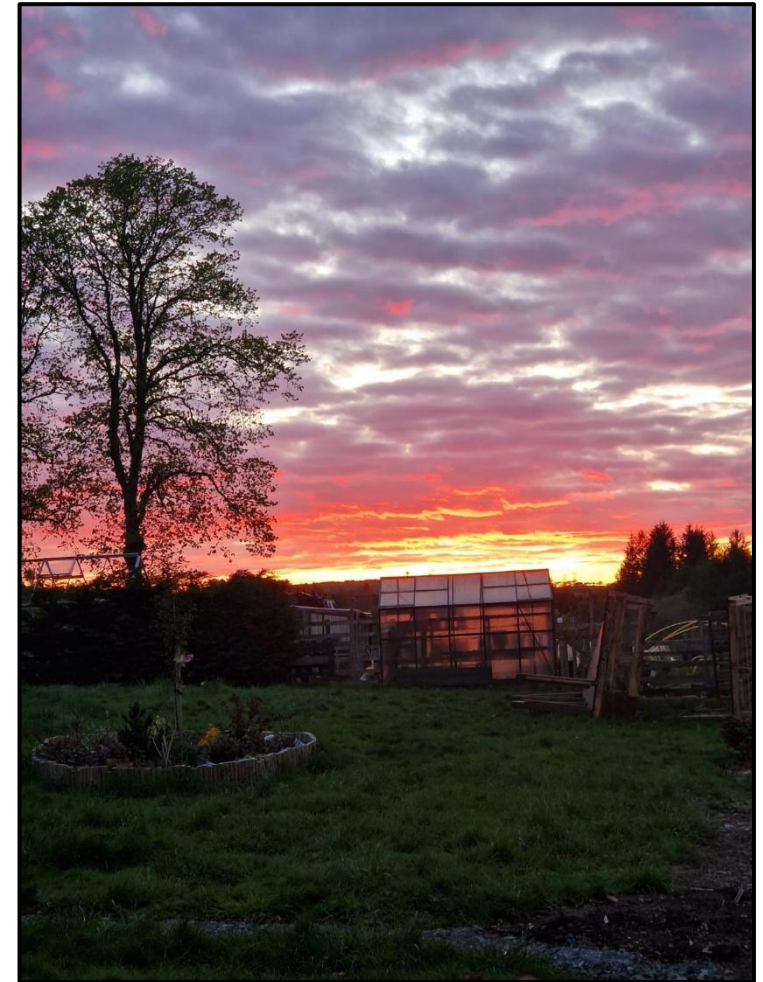
**Council Tax Band: F**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: C**

**EPC Environmental Impact Rating: B**

- **KEY FEATURES:**
- **Impressive five-bedroom detached family home**
- **Air source heat pump and solar panel system generating electricity for export to the grid**
- **Spacious and highly versatile accommodation over two floors**
- **Generous gardens extending to all sides of the property**
- **Substantial workshop with power, lighting and built-in workbench**
- **Fishing rights on the River Duisk**
- **Ideal for family living, entertaining and home working**



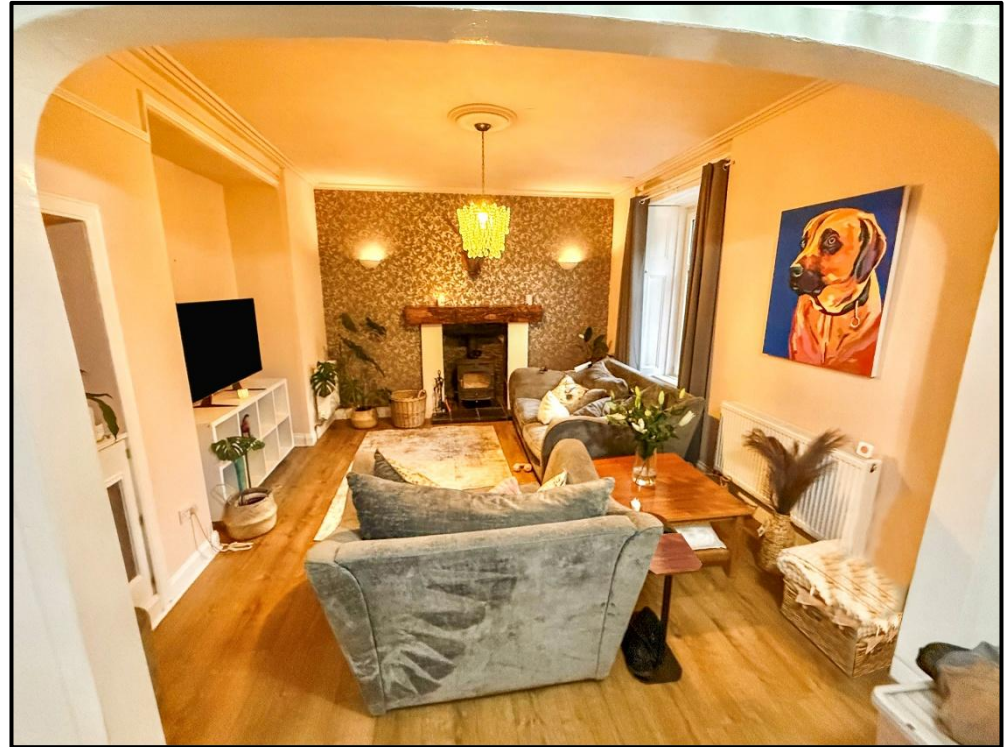
## **Ground Floor Accommodation**

### **Entrance Porch – 1.80m x 1.70m**

A welcoming entrance porch with a north-east facing window and UPVC entrance door. Useful built-in shoe storage and coat hanging area, with radiator.

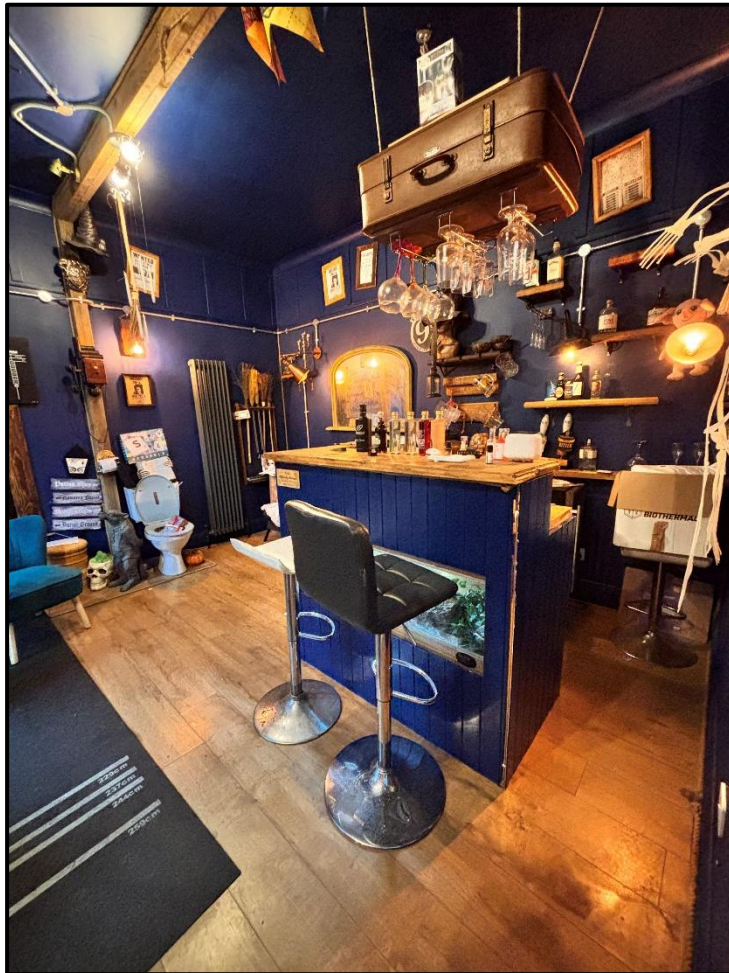
### **Lounge – 4.43m x 4.08m**

A spacious and characterful reception room with a south-east facing window overlooking the front garden. A charming feature fireplace houses an inset wood-burning stove with tiled surround and coordinating tiled hearth, complemented by a floating oak beam mantel. Stairs rise to the first-floor accommodation, while two useful alcoves provide additional character, one giving access to the sitting room. Two radiators.



### **Sitting Room – 4.13m x 4.00m**

A wonderfully unique and atmospheric room, accessed through a secret door, currently enjoyed by the vendors as a Harry Potter-inspired retreat. Beautifully themed to create a magical and characterful space, the room also features a built-in bar, making it an ideal setting for entertaining, relaxing or enjoying a quiet evening. The space offers excellent versatility and could readily be used as a bedroom, home office, games room or hobby room, subject to the purchaser's requirements.



**Kitchen – 6.77m x 4.60m**

A particularly generous modern kitchen featuring attractive east and north-west facing windows, providing an abundance of natural light. A comprehensive range of wall and floor units offers excellent storage, complemented by tiled splashbacks and an inset 1½-bowl black composite sink. Integrated Neff appliances include a dishwasher, two eye-level electric slide and hide ovens, microwave and coffee machine. A central island incorporates a countertop electric hob with Klarstein Barrett island hood above, together with a useful breakfast bar providing an ideal space for informal dining. Designated space is provided for a fridge freezer. A glazed door gives direct access to the rear garden, with two radiators completing the room.





**Dining Room – 3.31m x 2.84m**

Accessed directly from the kitchen, the dining room benefits from a south-west facing window providing plenty of natural light. Radiator.



**Utility Room – 2.50m x 2.20m**

A useful and practical utility room with built-in shelved cupboard and a range of wall units providing excellent storage. Space and plumbing are provided for a washing machine and tumble dryer, together with a white sink and radiator.

**WC – 3.00m x 1.70m**

An L-shaped cloakroom featuring attractive wall panelling to dado rail height and tiled floor. Fitted with a white WC and countertop wash hand basin, with radiator.

**Rear Porch – 1.65m x 1.40m**

UPVC door providing direct access to the rear garden.



### **First Floor Accommodation**

#### **Landing**

To the first floor, the spacious landing features an attractive split staircase, leading to two distinct areas of accommodation. To the right is the impressive principal bedroom, complete with en-suite facilities, alongside a further double bedroom. To the left are three additional bedrooms and a versatile home office, providing excellent flexibility for family living, guests or working from home. The first-floor landing also benefits from a useful built-in airing cupboard, fitted with shelving and a radiator, providing practical additional storage.

#### **WC – 1.20m x 1.00m**

Fitted with wet wall panelling and a white suite comprising WC and wash hand basin. Heated towel rail.

#### **Bathroom – 2.65m x 2.09m**

A well-appointed family bathroom featuring full wet wall panelling and a white suite comprising stylish roll-top bath, vanity unit with wash hand basin, WC and separate shower cubicle with mains-fed shower.



**Bedroom 1 – 4.19m x 3.88m**

A generous principal bedroom benefiting from south-east and north-east facing windows, providing excellent natural light. Built-in alcove offering useful hanging space, with radiator.

**En-Suite – 3.20m x 1.87m**

Fitted with attractive wall panelling to dado rail height and a white WC and wash hand basin. A stylish roll-top bath with mains-fed shower over completes the suite, together with radiator.



**Bedroom 2 – 4.06m x 3.42m**

A well-proportioned double bedroom with south-east facing window providing plenty of natural light. Built-in shelved alcove offers useful storage, with radiator.

**Bedroom 3 – 3.51m x 3.24m**

A well-proportioned bedroom with north-east facing window. Built-in wardrobe incorporating shelving and hanging space, with radiator.



Bedroom 2



Bedroom 3

**Bedroom 4 – 3.55m x 3.38m**

Another spacious bedroom benefiting from a north-east facing window and excellent natural light. Built-in wardrobe with shelving and hanging space, together with radiator.

**Bedroom 5 – 3.70m x 2.58m**

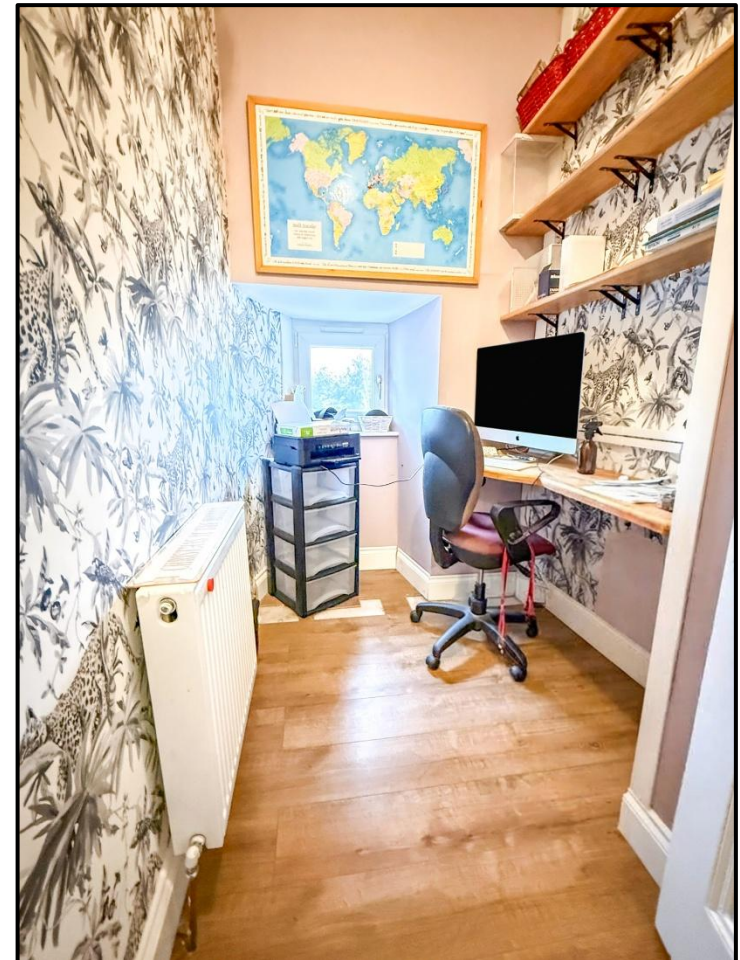
A further well-proportioned bedroom with south-west facing window and radiator.

**Office – 2.25m x 1.52m**

A useful dedicated home office with north-west facing window overlooking the rear garden. Built-in wall-mounted shelving and desk area provide practical storage and workspace. Hatch provides access to the attic, with radiator.



Bedroom 4



Office



### **Gardens & Grounds**

The property enjoys generous garden grounds extending to all sides, with a gravelled driveway providing ample off-road parking for several vehicles. The remaining gardens are predominantly laid to lawn, creating a spacious and easily maintained outdoor area. The grounds attract a variety of wildlife, with squirrels, birds and other species regularly visiting the gardens, adding to the peaceful and natural setting. The property also offers a hardstanding area which previously accommodated a static caravan, with existing plumbing, water and electricity connections, providing excellent potential for a variety of uses. The grounds benefit from several useful outbuildings, including a greenhouse/chicken coop and rabbit enclosure. There is also an allotment with connected water and electricity, providing an ideal space for gardening and cultivation. A particularly attractive feature is the property's fishing rights on the River Duisk, offering an excellent recreational opportunity within a picturesque setting.



### **Outbuildings**

Outside shed to the rear of the property with electricity. 4 wood stores situated all around the property.

### **Workshop – 6.00m x 3.65m**

A generously proportioned workshop with built-in workbench and shelving. Power and lighting are connected, with the central heating boiler also housed within.

### **Storage Room – 5.00m x 3.65m**

A useful storage room featuring extensive built-in shelving, with power and lighting connected.

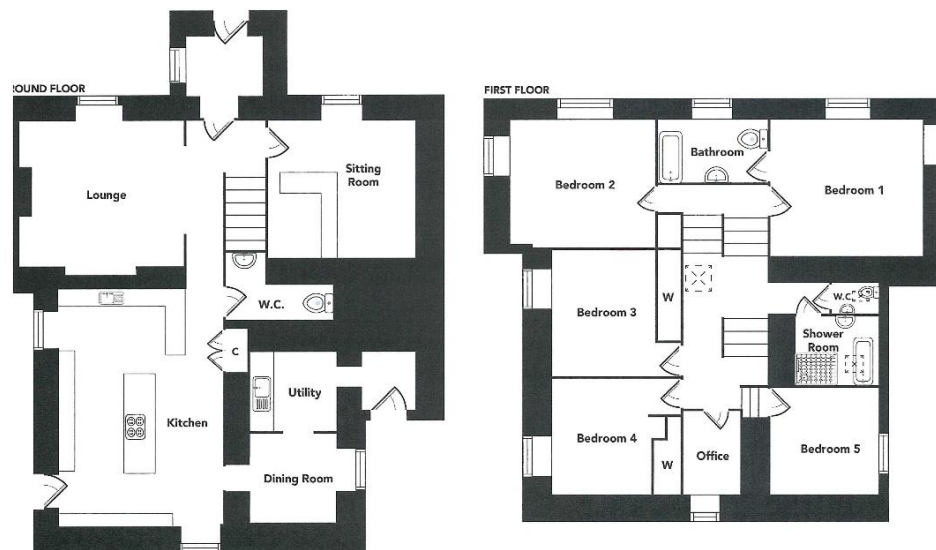
### **Summer House – 3.00m x 3.00m**

Connected to electricity



### **Services**

Mains supply of water and electricity. The property is connected to the mains drainage system. Air-source heat pump with solar panels system, providing an energy-efficient approach to heating and electricity generation. The solar panels also generate electricity for export to the grid. It is understood that some items of furnishings maybe taken over by separate negotiation.



Floorplans are indicative only - not to scale  
Produced by [Plushplans](#)

#### **NOTE**

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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### The Consumer Protection From Unfair Trading Regulations 2008

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While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.