

AB & A  
Matthews



**Manse Cottage,  
Glasserton,  
Whithorn,  
DG8 8LU**

**Guide Price £280,000**



Located within the breathtaking Machars Peninsula, close to the historic communities of Whithorn and Glasserton, this property enjoys an enviable setting in one of Scotland's most captivating and culturally rich regions. Often described as the "cradle of Scottish Christianity," the area is steeped in history, from the ancient ruins of Whithorn Priory and the early Christian heritage of Saint Ninian, to the atmospheric coastal walks leading to St. Ninian's Cave. Surrounded by rolling countryside, dramatic coastline and abundant wildlife within the Galloway and Southern Ayrshire Biosphere, the location offers a rare combination of tranquillity, scenic beauty and heritage. Nearby attractions include the charming harbour village of Isle of Whithorn, renowned for its sailing, walking routes and coastal views across Luce Bay toward the Isle of Man, making this an exceptional place to enjoy both peaceful rural living and the very best of southwest Scotland's history and natural beauty.

**Council Tax Band: E**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**

**EPC Environmental Impact Rating: D**



Situated in peaceful and picturesque countryside, Manse Cottage is a charming two-bedroom rural home set within approximately 1¼ acres of mature gardens and grounds. Offering flexible accommodation with scope to create a third bedroom, this characterful property presents an exciting opportunity to create a bespoke country home in a beautiful southwest Scotland setting. The property benefits from double glazing and oil-fired central heating and provides spacious, adaptable living accommodation. While some modernisation would be beneficial, the cottage offers tremendous potential for buyers seeking a rural lifestyle with space, privacy and versatility. The grounds are a particular highlight, comprising a paddock approved for livestock together with two smaller, securely fenced paddocks. The generous gardens provide excellent space for outdoor entertaining, relaxation and enjoyment of the surrounding countryside. A highly productive orchard includes apple and plum trees, alongside a variety of soft fruit bushes. Nature lovers and outdoor enthusiasts will appreciate the excellent local surroundings. A newly established network of walking trails begins just yards from the property, leading through tranquil countryside to a tidal shingle beach approximately 40 minutes away on foot. Directly opposite the cottage lies an attractive area of beech woodland renowned for its spring display of bluebells. Located just 2 miles from the historic village of Whithorn, the property enjoys convenient access to a range of everyday amenities including a Post Office, pharmacy, veterinary practice, healthcare services, community centre and local shops. A regular bus service stops at the gate, providing easy connections to nearby towns, including Newton Stewart, approximately 19 miles away, where a wider selection of shops, supermarkets, schools, healthcare facilities and leisure amenities can be found. Combining rural tranquillity, productive land and excellent accessibility, Manse Cottage offers a rare opportunity to enjoy country living in one of southwest Scotland's most attractive locations.

## **ACCOMMODATION**

### **Entrance Porch - 1.53m x 1.32m**

UPVC glazed entrance door. Built-in storage cupboard. Built-in cupboard housing electric smart meter the space is large enough to house a chest freezer. Shelved storage.

### **Hall/Office area - 5.72m x 1.53m**

Currently used as an office space with two built-in storage cupboards. Tiled flooring. Skylight. Radiator.

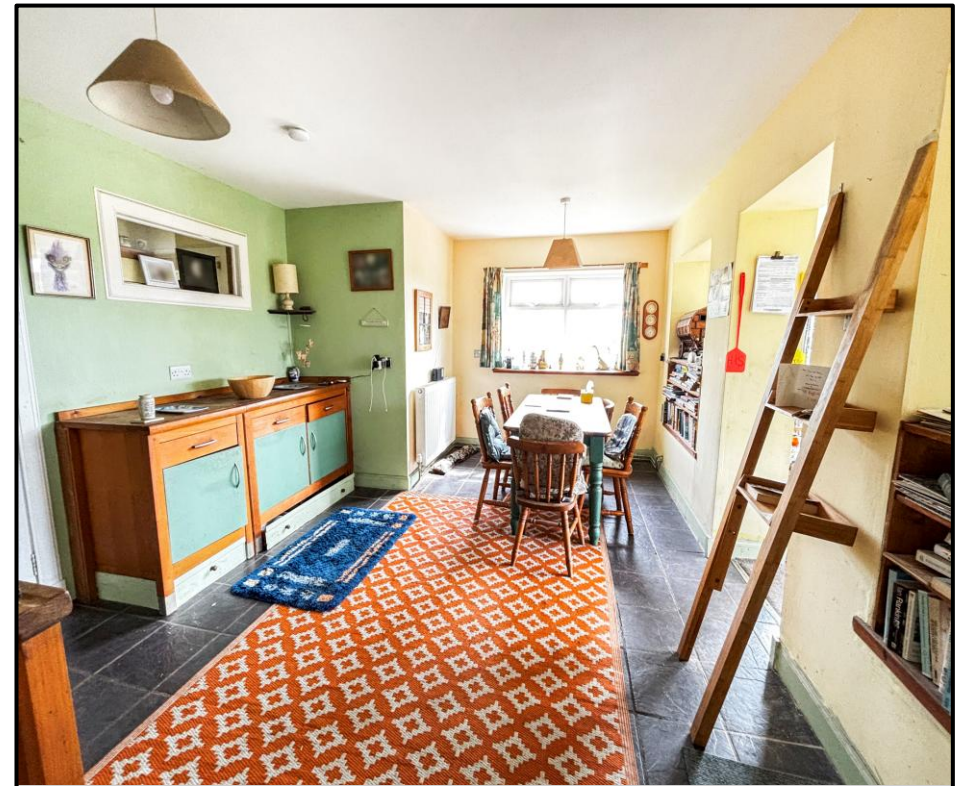


**Dining Area - 4.84m x 3.63m**

East facing window. Open plan with the sunroom. Slate tiled flooring. Radiator.

**Sunroom - 4.15m x 3.30m**

Lovely bright and airy room glazed on three sides with sliding glazed doors giving access to the garden. Hatch to insulated attic space. Wooden floor. Radiator.



**Kitchen - 3.25m x 3.00m**

South facing window. Fitted with a good range of wall and floor units, ample worktops, tiled splashbacks and inset 1½ bowl stainless steel drainer sink. Three built-in floor to ceiling storage cupboards plus 4<sup>th</sup> open space holding a vertical fridge/freezer. Space plumbing for washing machine. Space for slot-in cooker. Wooden floor. Door gives access to cloakroom and storage space with shelves housing microwave and power.



**Cloakroom - 1.60m x 0.85m**

Partially tiled and fitted with white WC and wash-hand basin.

**Rear Porch - 2.80m x 1.25m**

South and west facing windows. Hardwood glazed door giving access to garden, recently renewed PVC panelled exterior.

**Bathroom - 2.37m x 1.68m**

Partially tiled and fitted with a white suite comprising WC, wash-hand basin and bath with electric shower over. Built-in shelved cupboard. Extractor fan. Tiled floor. Radiator.

**Lounge - 4.20m x 3.54m**

West facing window with shelving below and glazed UPVC door giving access to garden. Floating oak beam with inset multi-fuel stove. Hardwood flooring. Radiator.

**Sitting Room - 4.15m x 4.06m**

Two east facing windows with shelved storage below. Feature inset stove with floating oak beam above. Radiator.



**Bedroom 1 - 3.80m x 3.00m**

West facing window. Two built-in shelved storage cupboards with storage cupboards above. Hardwood flooring. Radiator.

**Bedroom 2 - 4.33m x 3.03m**

North-east facing window. Hardwood flooring. Radiator.



## **GARDEN**

Manse Cottage stands within approximately 1¼ acres of mature garden grounds incorporating a paddock and off-road parking for several vehicles. The generous gardens provide an ideal setting for entertaining, socialising and enjoying the peaceful rural surroundings.

## **OUTBUILDINGS**

Wooden garage with planning permission to erect a new garage. 6m poly tunnel. Two wooden stores, one a wooden shed & a smaller lean-to firewood store. Also, opposite the front door there is a long established former low-level concrete bunker- a useful store, with power laid on.

## **SERVICES**

Mains supply of water and electricity. Drainage is to a Septic Tank. There is a water supply to the paddock which is separate from the house. Oil-fired central heating. Full fibre broadband has recently been installed.

## **MAINTENANCE**

Mains water is piped direct to the house, but there is also a secondary supply to the South-east corner of the paddock. The owner of Manse Cottage is liable for a 1/10 share of the cost of maintenance, renewal and repair of this section of pipe. There is also a 1/12 liability for maintenance, renewal and repair of the very small concrete 'apron' at the entrance only of the private road, which gives a secondary access to the Manse Cottage property via the orchard at the North-east corner.

## **BUILDING RESTRICTION**

There is a title restriction against building on the paddock, the paddock is only to be used for grazing purposes, and/or for garden amenity ground.

## **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.





Floorplans are indicative only - not to scale  
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38/40 Albert Street • Newton Stewart • DG8 6EF • Tel: (01671) 404100 • Fax: (01671) 401443 • URL: [www.abamattews.com](http://www.abamattews.com)

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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.

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