



Church Mouse Cottage, Stoneykirk

Stranraer, DG9 9DH

PRICE: Offers Over £160,000 are invited

Church Mouse Cottage

Stoneykirk, Stranraer

Local amenities include a garage and a cake shop with further amenities to be found in the nearby village of Sandhead, which include a primary school, general store, general practice healthcare, church and hotel/restaurant. All major amenities are located in and around the town centre in Stranraer and include supermarkets, healthcare, an indoor leisure pool complex and a secondary school. There is also a town centre and a school transport service available from nearby. There is access to a range of outdoor pursuits in the area, such as sailing, walking and splendid golf courses. Superb sandy beaches are also located within a few miles.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- A charming cottage located with the heart of Stoneykirk village
- In excellent condition throughout
- Well-proportioned family accommodation over two levels
- Splendid 'dining' kitchen / family room
- Well appointed bathrooms
- Attractive internal woodwork
- The use of oak flooring
- Oil central heating, wood-burning stove and uPVC double glazing
- Low maintenance garden ground

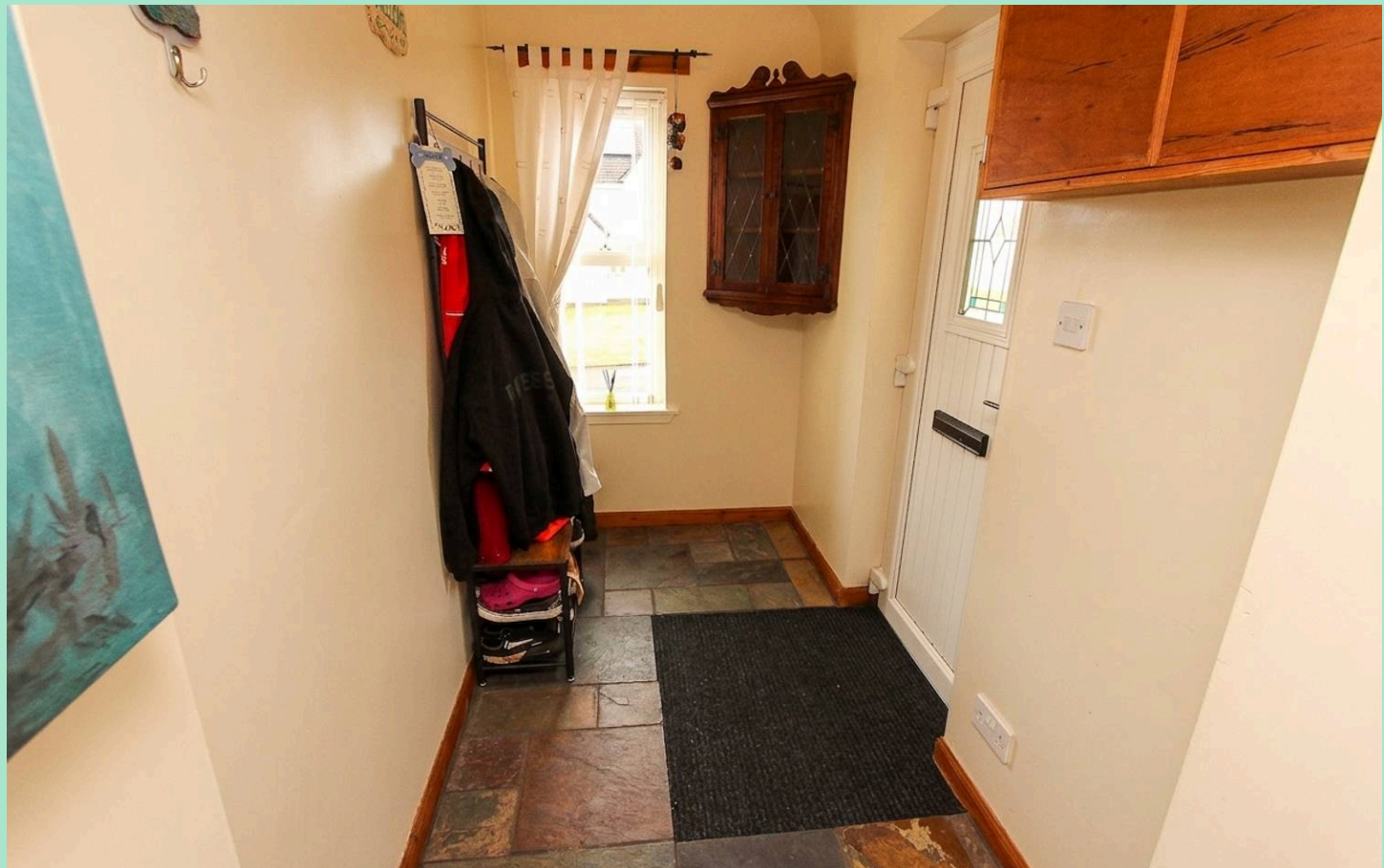


Church Mouse Cottage

Nestled in the heart of Stoneykirk village, this charming three-bedroom cottage presents an exceptional opportunity for those seeking refined country living in a tranquil setting. Immaculately maintained and thoughtfully upgraded, the property offers well-proportioned family accommodation arranged over two inviting levels. Step inside to discover a splendid dining kitchen and family room, perfectly designed for both every-day living and entertaining. The interiors are enhanced by attractive internal woodwork and the use of oak flooring, creating a warm and welcoming ambience throughout. Each of the bathrooms is well appointed, providing a touch of luxury and practicality for the modern family. With oil central heating, a wood-burning stove and uPVC double glazing, comfort is assured all year round. This delightful home is ready to move into, offering a harmonious blend of traditional charm and contemporary convenience.

The outside space complements the cottage beautifully, with a small front garden laid to gravel and framed by a low-level decorative stone wall, offering a welcoming approach to the property. To the rear, an enclosed garden has been fully paved for ease of maintenance, creating a private and peaceful retreat ideal for outdoor dining or relaxing in the fresh air. From this serene outdoor space, residents can enjoy pleasant views over the surrounding farmland, further enhancing the sense of rural tranquillity.

- A charming cottage located with the heart of Stoneykirk village
- In excellent condition throughout
- Well-proportioned family accommodation over



Porch

Steps from the street lead to a modern uPVC storm door. Slate tile flooring, built-in cupboard housing the electric meter/ consumer unit, and astragaled door to the lounge.

Lounge

A comfortable lounge to the front with wood-burning stove, 2 x CH radiators and TV point.

'Dining' Kitchen/Family Room

The kitchen has been fitted with an extensive range of floor and wall mounted units with ample worktops incorporating a white enamel one and a half bowl sink with swan neck mixer. There is a stainless steel and glass extractor hood, tiled splash backs and plumbing for a dishwasher. Open-plan staircase to the first floor, oak flooring, recessed lighting, and French doors to the rear garden. The Worcester oil-fired boiler is to be found in the kitchen. CH radiator.

Utility Room

Comprising a maple-design floor unit, plumbing for an automatic washing machine, a tiled splashback, and tiled flooring.

Bathroom

The bathroom has been fitted with a three-piece white suite comprising WC, WHB, and Bath. There is a fully tiled shower cubicle housing a mains shower, CH radiator, partial wall tiling, extractor fan, recessed lighting, and tiled flooring.

Landing

The landing provides access to the bedrooms, a further family bathroom and a WC.

WC

Comprising a WHB and a WC.



Bathroom

A further splendid bathroom comprising WHB, WC and bath. Tiled flooring, heated towel rail and an extractor.

Bedroom 1

A master bedroom to the rear with a CH radiator and a TV point. From the bedroom, there are delightful views over farmland.

Bedroom 2

A bedroom to the front with CH radiator and two deep built-in wardrobes.

Bedroom 3

A bedroom with Velux window to the side and CH radiator.

Garden

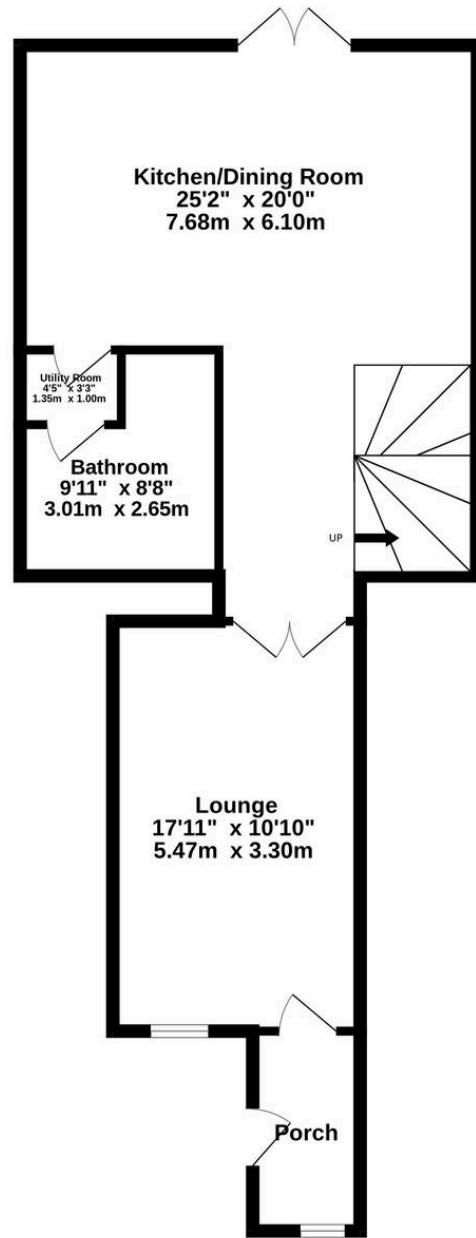
There is a small area of garden to the front of the property which is laid out to gravel and is set within a low-level decorative stone wall. The enclosed rear garden has been fully paved for ease of maintenance and from the garden there are pleasant views over farmland.

ON STREET

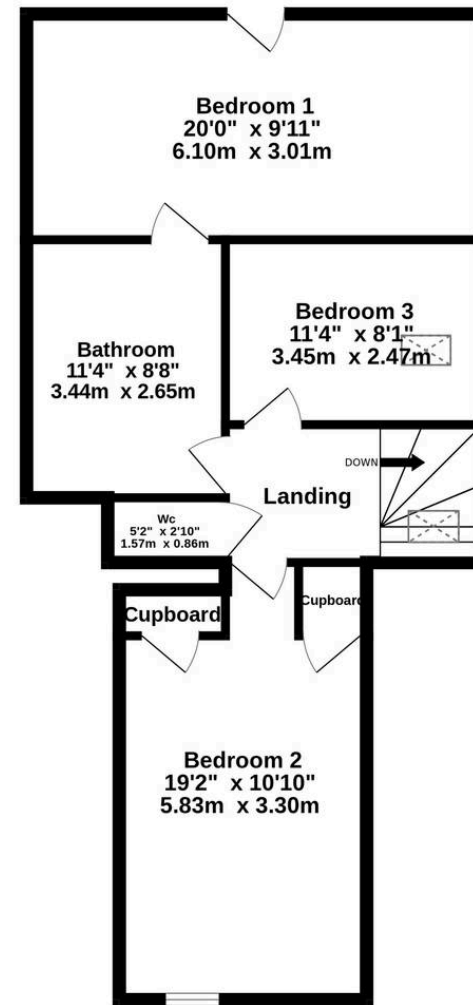




Ground Floor
712 sq.ft. (66.1 sq.m.) approx.



1st Floor
671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 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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