



'High Barbeth', Leswalt

Stranraer, DG9 0QS

PRICE: Offers Over £350,000 are invited

'High Barbeth'

Leswalt, Stranraer

Local amenities are available within the village Leswalt and include general store, church and a primary school, while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in the town of Stranraer some 4 miles distant. Other amenities within easy reach include access to Wig Bay sailing club and Creachmore golf club, only a few minutes drive away. Viewing of this most attractive country residence is to be strongly recommended.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- An opportunity to acquire a splendid country property
- Set amidst generous garden grounds
- Spacious 'dining' kitchen
- Three en-suite bedrooms
- Tasteful decor throughout
- A range of outbuildings
- Static caravan with decking, power, water and drainage
- Ample off-road parking for a number of vehicles
- Many fine features to appreciate within



High Barbeth

Leswalt, Stranraer

Presenting an exceptional opportunity to acquire a splendid three-bedroom detached country property, this home is a true gem for those seeking country living in a tranquil setting. Upon entering, you are welcomed by a beautifully presented interior, where tasteful decor creates a warm and inviting atmosphere throughout. The heart of the home is the spacious dining kitchen, perfectly designed for both family gatherings and entertaining guests, with a full range of cabinets and ample workspace to delight any culinary enthusiast. Each of the three bedrooms benefits from its own en-suite, offering privacy and convenience for residents and visitors alike, while the thoughtful layout ensures a seamless flow between living spaces. The property is adorned with many fine features and well-proportioned accommodation.

Practicality is also well catered for, with a range of outbuildings providing flexible options for storage, hobbies, or home working, and a static caravan complete with decking, power, water and drainage, ideal for extended family, guests, or versatile additional accommodation. Ample off-road parking for a number of vehicles further enhances the appeal, ensuring comfort and ease for homeowners and visitors. This outstanding residence is a rare find, combining classic charm with modern comforts, and is perfectly suited for those desiring a country lifestyle without compromise.



Front Porch

The front porch is accessed by way of a uPVC storm door. There is a window overlooking the garden and an interior door leading to the hallway.

Hallway

The hallway provides access to the ground floor accommodation and the staircase to the first floor

Lounge

A main lounge featuring an electric free-standing stove, sliding oak doors, CH radiator and a TV point.

'Dining' Kitchen

The kitchen has been fitted with a full range of floor and wall mounted units in oak with ample worktops incorporating an asterite sink. There is a ceramic hob, built-in oven, plumbing for an automatic washing machine and plumbing for a dishwasher. Attractive tile flooring and spotlight rails.

Conservatory

A spacious conservatory with pleasant views over garden ground.

Side Porch

A porch to the side leading to garden ground.

Rear Porch

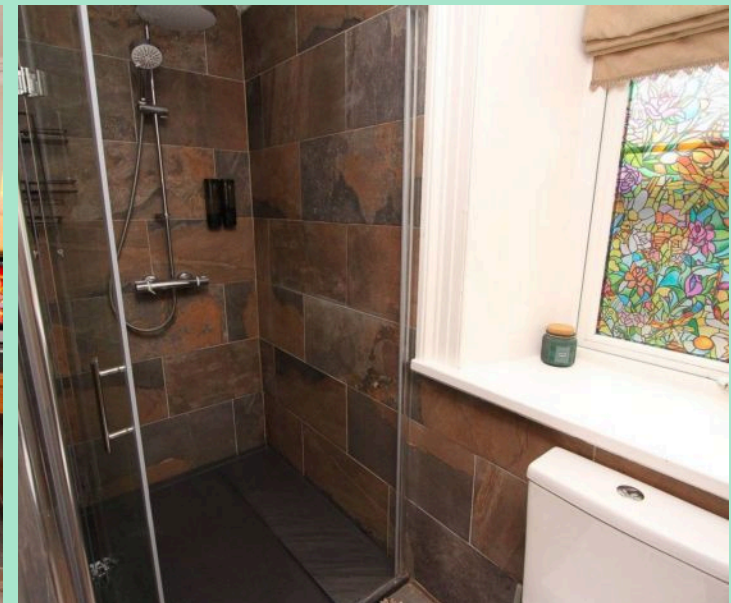
A porch to the rear leading to the driveway and the outbuildings. There is a vinyl panelled WC off the porch.

Bedroom 1

A ground floor bedroom featuring sliding oak doors, an attractive tiled floor, a CH radiator, a TV point and a spotlight rail.

En-Suite

The tiled shower room is fitted with a WHB, WC and a large shower cubicle with a Mira mains shower. Heated towel rail.



Landing

The landing provides access to the first floor bedroom accommodation.

Bedroom 2

A bedroom to the front overlooking the garden. CH radiator.

En-Suite

The "Victorian" style en-suite is fitted with a WHB, WC and a roll-top bath. Painted pine wall panelling, Velux to the rear and a CH radiator.

Bedroom 3

A further bedroom to the front overlooking garden ground. CH radiator.

En-Suite

The contemporary en-suite is fitted with a WHB, WC and large vinyl panelled shower cubicle housing a Mira mains shower. Heated towel rail and Velux to the rear.

Garden

"High Barbeth" is set amidst its own generous area of garden grounds comprising rolling lawns, flower borders, shrub borders and mature trees.

Static Caravan

A static caravan with wooden decking overlooking the garden grounds. Power, water supply and drainage.

Games Room

A large stone outbuilding ideally suited as a games room, home gym, or garden room. There is a carport to the side.

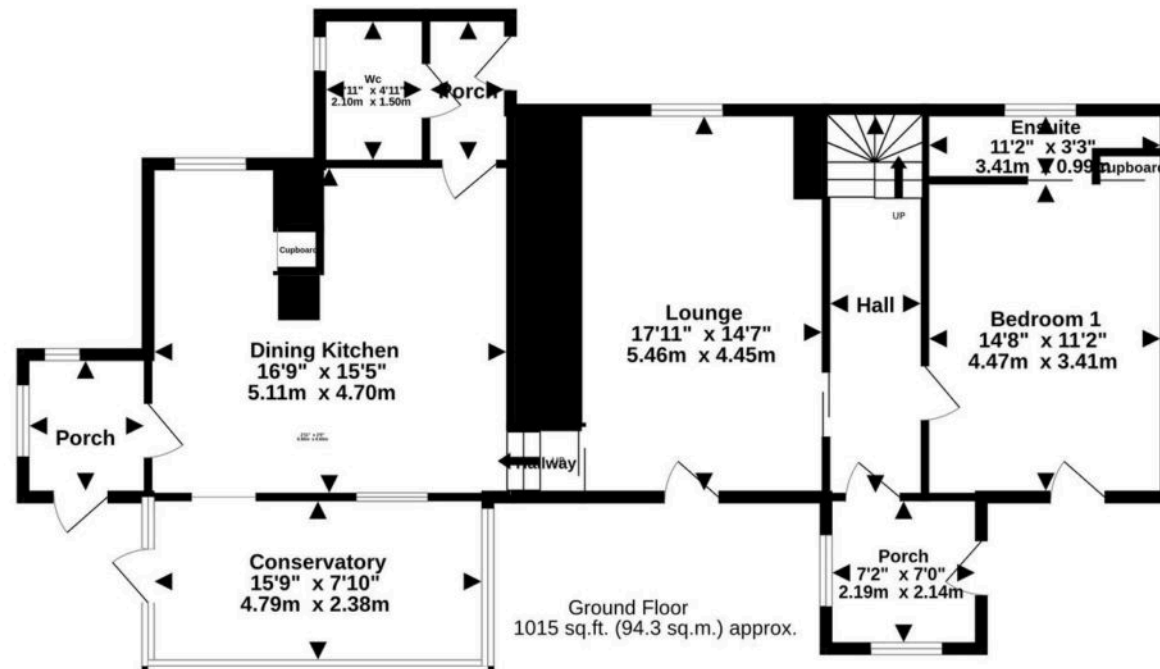
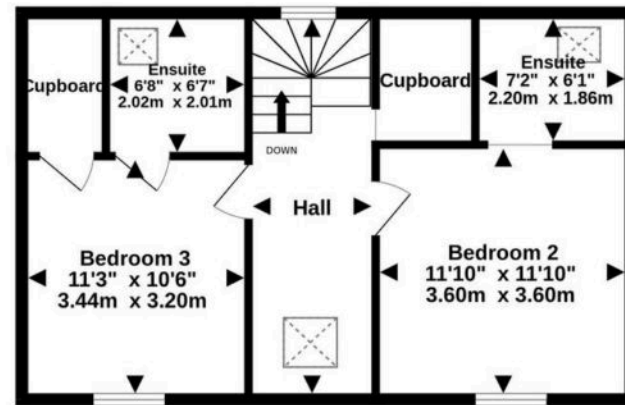
CAR PORT

OFF STREET

DRIVEWAY

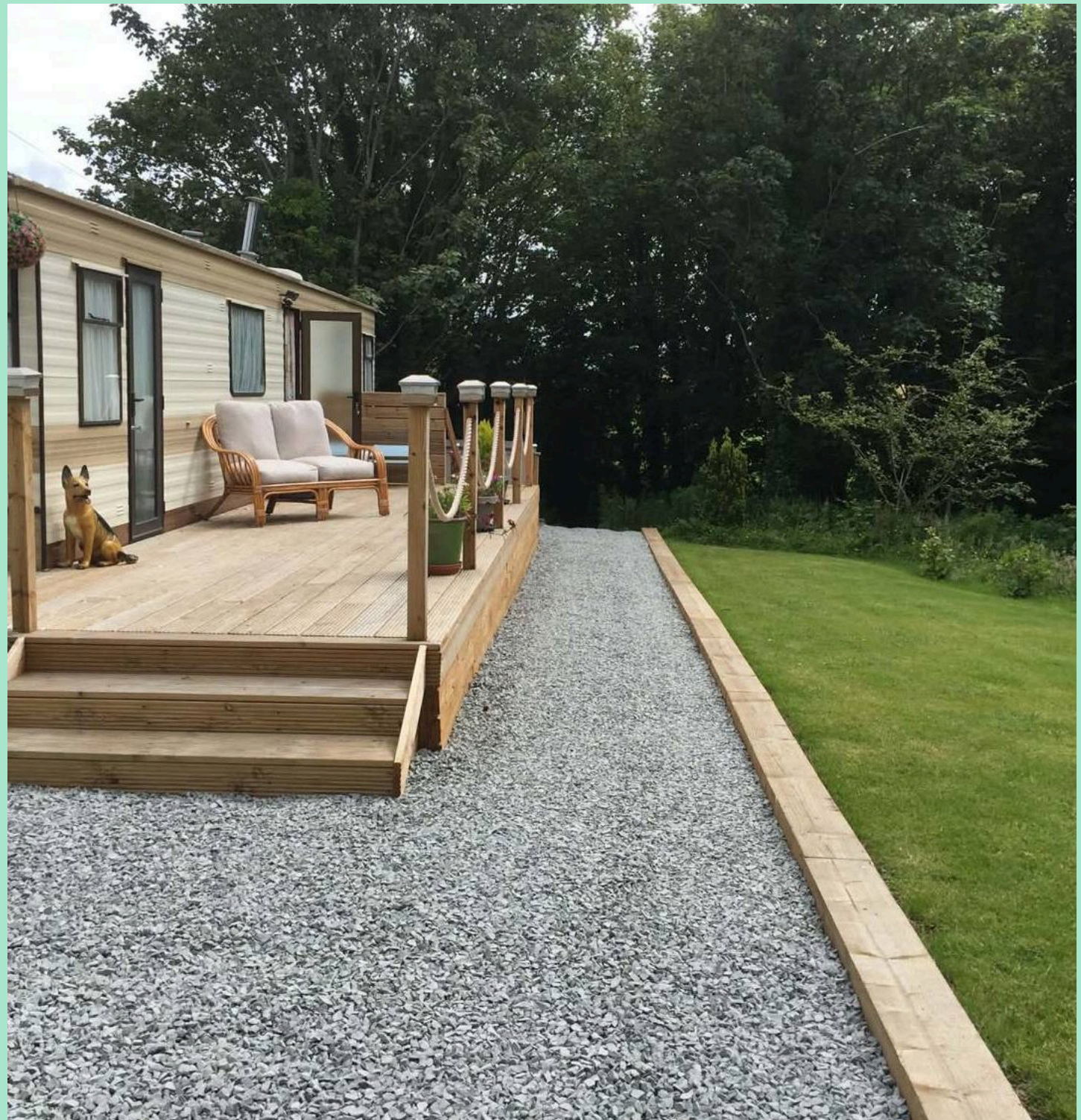


1st Floor
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1520 sq.ft. (141.2 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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