

7 Smithy Lane

NEW LUCE, NEWTON STEWART, DUMFRIES AND GALLOWAY, DG8 0AN



Idyllic one-bed semi-detached cottage bungalow, walk-in condition, stunning surrounding countryside, spacious garden, Eco renovation including solar panels with battery, insulation and a heat pump



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7 Smithy Lane is one of the most individual, eye-catching properties in the pretty, unspoilt village of 'New Luce'. The property is a striking one-bedroom, semi-detached cottage bungalow. This captivating property offers multiple options: as a home set out on one level, a holiday retreat to get away from the 'hustle and bustle', or a first-class holiday rental home for investment income.

Displaying a fresh quintessential cottage frontage, the house offers some beautiful design features from a bygone era, blended beautifully with modern convenience. The flexible and versatile accommodation, formed over a single-storey layout, offers an open-plan lounge/kitchen/diner, maximising free-flowing living space.

THE LOUNGE /KITCHEN/DINER



The lounge is relaxed and welcoming, and the log burner promises cosy evenings spent enjoying the warmth of the fire and flickering candlelight.



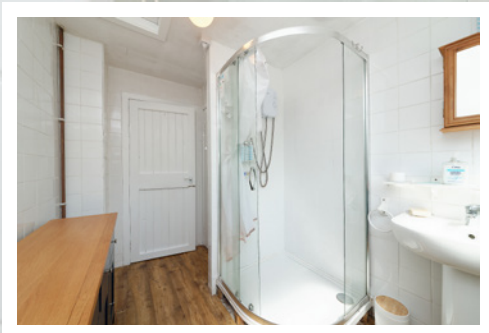
The 'heart' of the home is the open-plan kitchen/diner, which has been beautifully fitted to include an excellent range of floor and wall-mounted units in a pastel shade, providing a fashionable and efficient workspace. It further benefits from an integrated oven and hob, with ample space for a freestanding dishwasher, fridge and washing machine, making this the ideal kitchen for any chef. There is also ample room for a table and chairs for more relaxed dining and social occasions with friends and family.





The generous double bedroom is spacious and offers ample room for an oversized bed and still room for freestanding furniture. The tiled bathroom is bright and fresh with an electric shower inside a quadrant shower enclosure.

THE SHOWER ROOM



THE BEDROOM



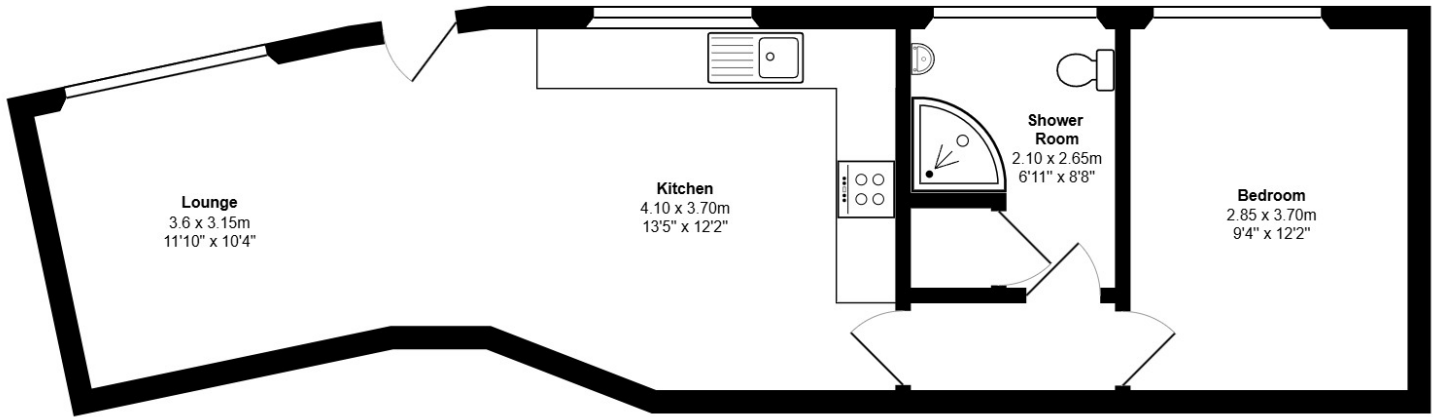
The property benefits from a large cottage-style front garden with off-street parking. The garden provides the ideal spot for lazy summer's days, making this a secluded haven. The specifications of this lovely home also include double glazing, all-electric heating, an air-source heat pump, Insulation and solar panels with a battery. Effectively, the home runs very efficiently and actually generates a surplus of energy. The New Luce Community Trust gives a great deal back to the residents of the village, with support for the local Pub and the Post Office and each home receiving up to £500 in energy discounts. The New Luce Trust Residents are also awarded £200 of taxi fares annually. This is a great opportunity for anyone thinking of getting away from it all and enjoying village life in a spectacular area of the country. Equally, it presents a great home or holiday let opportunity. Early viewing is recommended.

EXTERNALS



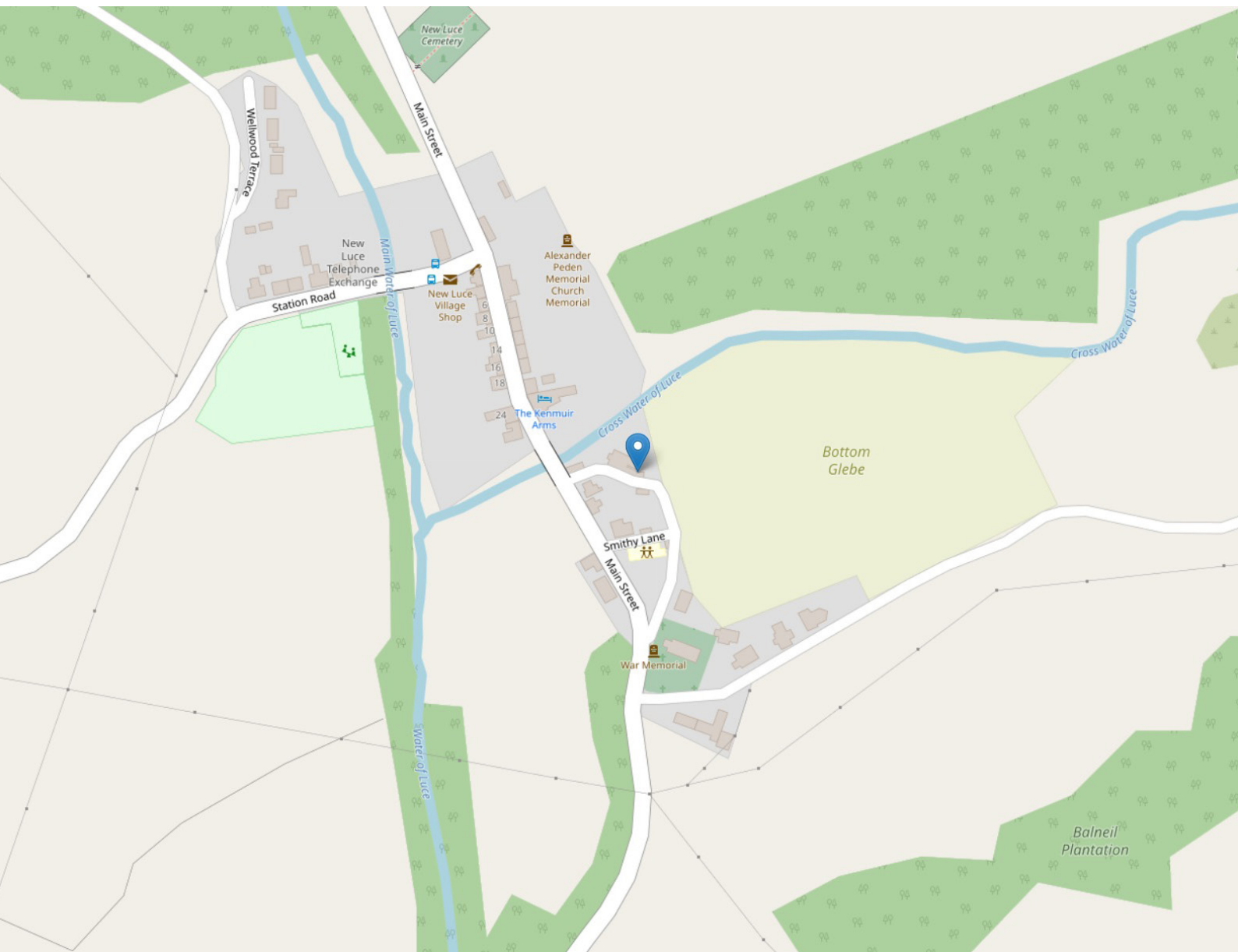


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 47m² | EPC Rating: B



THE LOCATION

The utterly charming property is situated in the beautiful village of New Luce, Dumfries and Galloway, in south-west Scotland. New Luce is a small village with a great neighbourly spirit; it retains a pub and a Post Office.

It is a relatively short drive from the house to reach the stunning sand and shell beaches of Luce Bay. Beautiful scenic walks can start from the doorstep and lead along the stream and through the glen behind the property, on to the historic remains of Glenluce Abbey, or further down the banks of the Water of Luce to the sands of Luce Bay.





This area of Dumfries and Galloway boasts breath-taking scenery, from rugged coastlines and secluded sandy beaches to star-gazing in what is recognised as one of the best Dark Sky Parks in the world. Offering an ideal base from which to explore the Machars Peninsula and the Galloway Hills, just to discover this peaceful region with its unspoilt countryside and virtually traffic-free roads is a pleasure in itself. There are many beautiful gardens to explore, including the world-renowned Logan Botanical Gardens, or a local favourite, the smaller but spectacular Glenwhan Gardens, only a few miles from the house as is the spectacular Kennedy Castle, loch and gardens. It boasts many pretty little ports like Sandhead, Portpatrick, Isle of Whithorn and the RSPB Scotland Mull of Galloway nature reserve, where thousands of seabirds nest in the cliff face during the spring and summer. The famous Southern Upland Way walk passes close by. It is a cyclist's paradise with the 7 Stanes within easy reach, or if fishing, shooting or golf interests you, there are many facilities nearby, including five 18-hole golf courses and four salmon rivers. The local golf course is one of the best and just a few miles from the house. The larger town of Stranraer is only ten minutes away and offers a selection of shops and restaurants, and a further ten-minute drive will take you up the coast to the Stena Line or the P & O Ferry, making a day trip to Ireland possible.



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