



A B & A
Matthews

**Inniskeel & Stone Cottage,
Millcroft Road,
Minnigaff,
DG8 6PJ**

*Please note these properties are available for sale as a whole or in two separate lots:
Lot 1 - Inniskeel - Offers in the region of £245,000
Lot 2 - Stone Cottage - Offers in the region of £105,000*



Inniskeel and Stone Cottage enjoy a picturesque setting within the highly regarded Cree Valley area of Dumfries and Galloway, on the edge of the popular towns of Newton Stewart and Minnigaff. Situated on opposite sides of the River Cree and linked by the historic Bridge of Cree, the two communities together form an attractive and vibrant hub renowned for its scenic surroundings and welcoming atmosphere.

Often referred to as the “Gateway to the Galloway Hills”, Newton Stewart is a thriving market town established in the 17th century and offers an excellent range of local amenities including independent shops, supermarkets, cafés, restaurants, healthcare facilities and schooling. Nearby Minnigaff provides a quieter village setting rich in local history and character.

The area is particularly popular with outdoor enthusiasts, offering exceptional opportunities for walking, cycling, fishing and wildlife pursuits. Galloway Forest Park and the renowned Kirroughtree Visitor Centre, part of the celebrated 7stanes mountain biking network, are both within easy reach.

Combining beautiful countryside, strong community spirit and excellent recreational opportunities, the Cree Valley remains one of Dumfries and Galloway’s most desirable locations.



Inniskeel - Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

INNISKEEL

This impressive detached family home offers exceptionally bright and generously proportioned accommodation throughout, combining charming traditional features with stylish modern finishes. Set within attractive landscaped gardens enjoying views over the River Cree, the property benefits from ample off-road parking and provides versatile living space ideally suited to modern family life and entertaining. Further features include double glazing, gas central heating and a high-quality specification throughout, enhanced by stylish Crittall-style doors.

ACCOMMODATION

Entrance Porch – 1.27m x 1.10m

A welcoming entrance porch featuring a UPVC glazed entrance door, attractive painted pine panelling to dado rail height and tiled flooring. A glazed internal door leads through to the main hallway.

Hallway

Bright and spacious reception hallway incorporating a useful built-in shelved cupboard with sliding doors together with a separate cupboard housing the electric meter. Finished with Amtico flooring and complemented by two radiators.



Lounge – 6.20m x 5.50m

An outstanding and generously proportioned principal reception room enjoying an abundance of natural light from two west-facing windows, an additional south-facing window and French doors opening directly onto the garden. A feature fireplace with slate hearth and Morso stove forms an attractive focal point, while Canadian maple flooring and two radiators enhance the warmth and character of the space. Glazed doors with side panels provide access from the hallway.

Family Room – 4.84m x 4.08m

A charming and versatile additional public room featuring two north-facing windows with storage cupboards below and a further east-facing window. The room is centred around an ornate fireplace with tiled slips and open fire, complemented by Canadian maple flooring and radiator. Glazed doors connect seamlessly with the hallway.



Kitchen – 5.50m x 3.25m

A spacious and beautifully appointed dining kitchen fitted with an excellent range of wall and base units, marble worktops, tiled splashbacks and a double bowl ceramic Butler sink. Appliances include a Rangemaster cooker incorporating double oven, grill, five burner gas hob and chimney-style extractor hood together with an integrated microwave. There is additional space and plumbing for a dishwasher, while a useful breakfast bar provides informal dining space. Finished with travertine tiled flooring, radiator and UPVC glazed door offering direct access to the garden.

Utility Room – 3.17m x 2.00m

A practical and well-equipped utility room fitted with floor units, generous worktop space, tiled splashbacks and inset stainless steel sink. Space and plumbing are provided for both washing machine and tumble dryer. Additional features include a wall-mounted combi boiler, pulley ailer, vertical radiator and UPVC glazed door leading directly to the garden.



BEDROOM ACCOMMODATION

Principal Bedroom – 4.40m x 4.20m

A spacious and beautifully presented principal bedroom enjoying a north-west facing aspect. The room benefits from extensive built-in shelved and hanging wardrobes with sliding doors, engineered wood flooring and two radiators. Hatch access is provided to the attic space.

En-Suite Shower Room – 2.60m x 2.40m

A stylish contemporary en-suite finished with wet wall panelling and fitted with a white suite comprising WC, counter-top wash hand basin with storage drawers below and walk-in shower with mains shower. Vertical heated towel radiator.



Bedroom Two – 4.20m x 3.07m

A generous double bedroom with north-east facing window, built-in shelved and hanging wardrobes with mirrored sliding doors, engineered wood flooring and radiator.

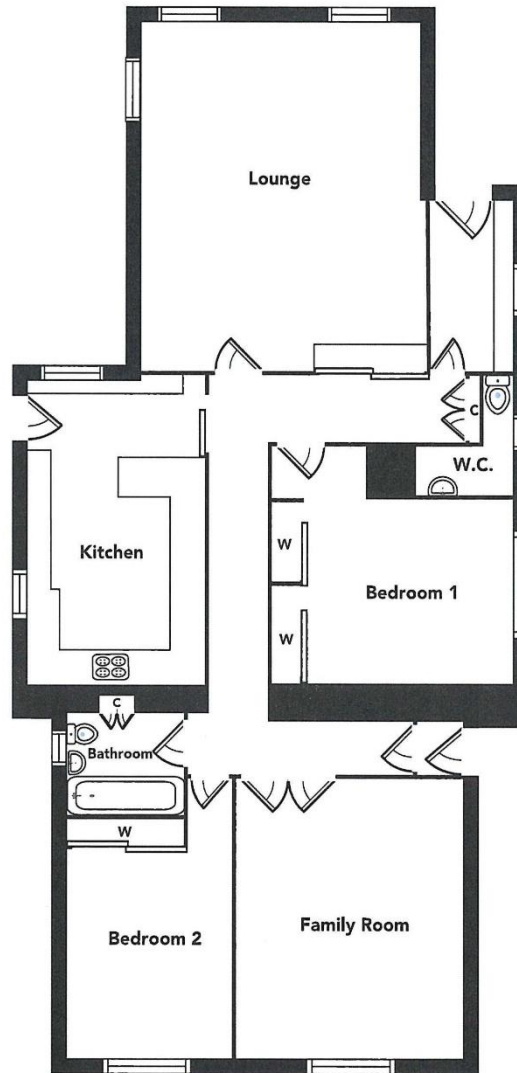
Family Bathroom – 1.96m x 1.78m


Fully tiled family bathroom fitted with a white suite incorporating WC, wash hand basin and bath with electric shower over. Built-in shelved cupboard and vertical towel radiator.

SERVICES

Mains supplies of water, gas and electricity. The property is connected to the mains drainage system.





Floorplans are indicative only - not to scale
Produced by Plushplans 

Stone Cottage – Rateable Value - £2,200

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: C

STONE COTTAGE

Also available is a charming detached one-bedroom cottage set within the grounds of Inniskeel. The cottage benefits from double glazing, electric heating and an attractive open-plan lounge/kitchen arrangement together with private garden grounds and off-road parking. Previously operated as a successful AirBnB, the cottage offers excellent potential for holiday letting, guest accommodation or multi-generational living.



ACCOMMODATION

Hall – 1.35m x 1.00m

A welcoming entrance vestibule accessed via a hardwood glazed entrance door.

Open Plan Lounge / Kitchen – 5.77m x 4.60m

A bright and inviting open-plan living space enjoying excellent natural light from north, east and two south-facing windows. The lounge area features an attractive fireplace with inset electric fire, Karndean flooring and electric night storage heater, creating a comfortable and relaxing setting. The kitchen is fitted with a good range of wall and floor mounted units together with ample worktop space, tiled splashbacks and inset stainless steel drainer sink. Integrated appliances include an electric hob with built-under electric oven and extractor hood above. Space and plumbing are provided for a washing machine.



Bedroom – 3.55m x 2.46m

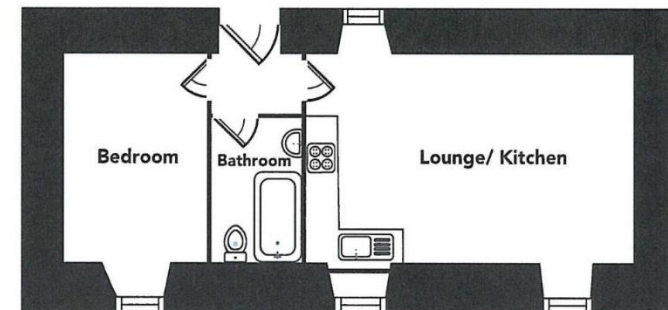
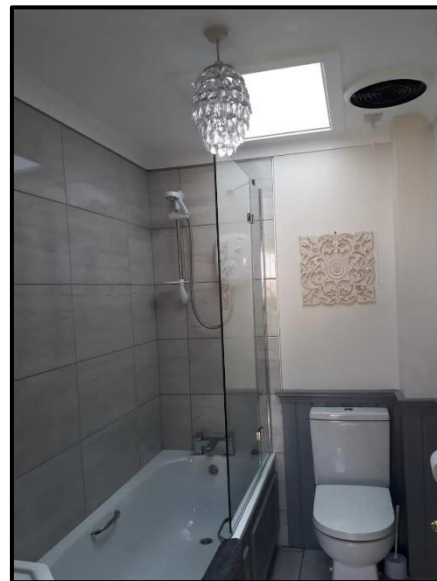
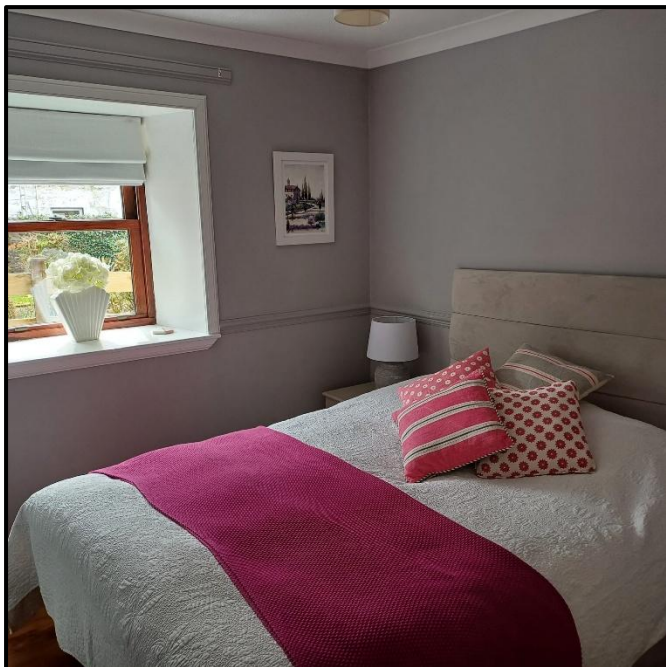
A well-proportioned double bedroom with south-facing window, built-in shelved and hanging wardrobe, Karndean flooring and electric night storage heater.

Bathroom – 2.42m x 1.55m

Partially tiled and fitted with a white suite comprising WC, wash hand basin and bath with electric shower over. Tiled flooring and heated towel radiator.

SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system.



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GARDENS AND GROUNDS

The properties are set within beautifully maintained garden grounds enjoying views over the River Cree and featuring a mono block driveway providing ample off-road parking. The gardens are principally laid to lawn with mature flowering borders, while steps lead to an attractive patio area ideal for outdoor entertaining and family gatherings.

Outbuildings

- Log Store
- Garden Shed

SALE DETAILS

The properties are available for sale as a whole or in two separate lots:

Lot 1 – Inniskeel

Offers in the region of £245,000

Lot 2 – Stone Cottage

Offers in the region of £105,000

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

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.