

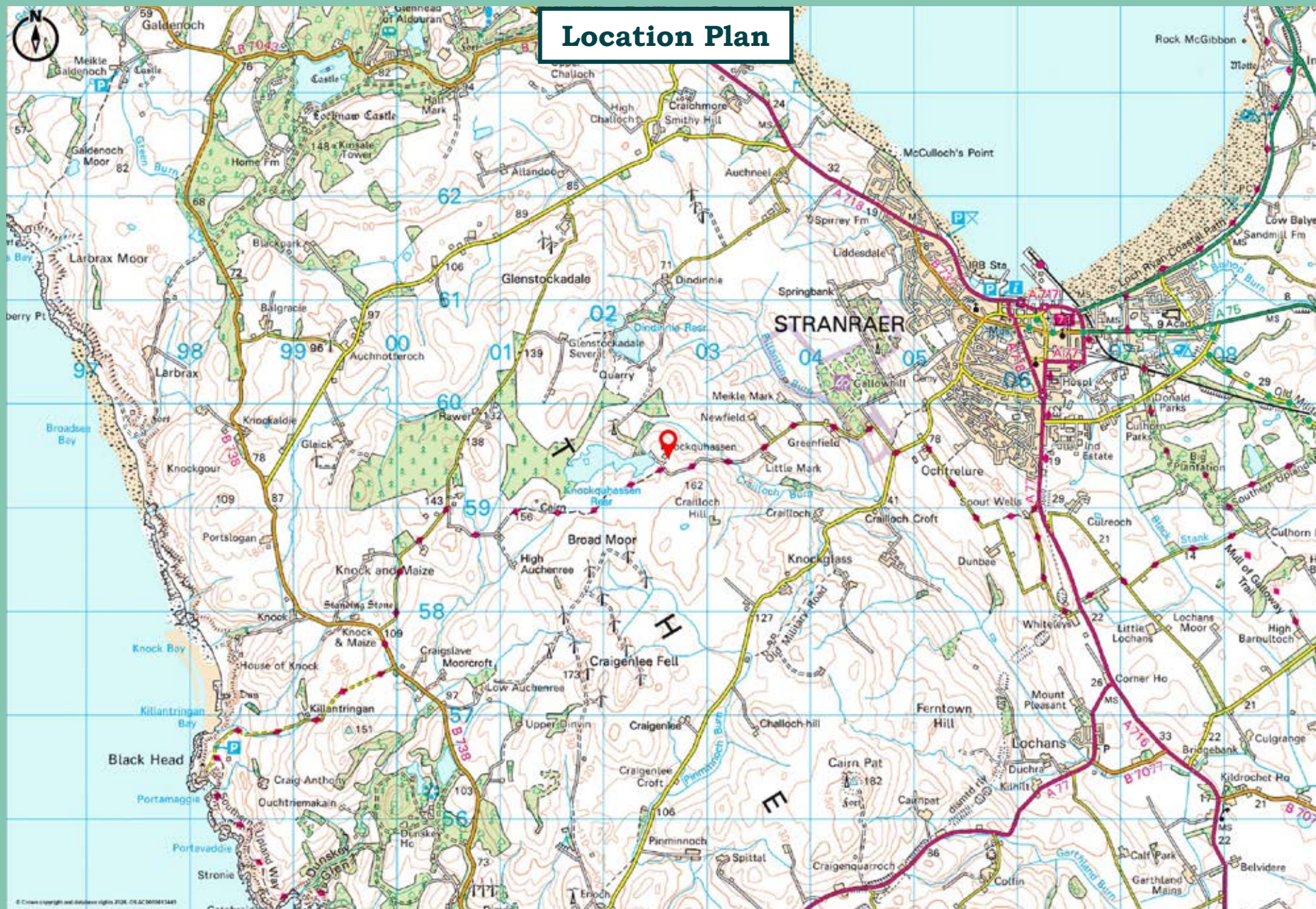


HIDEAWAY COTTAGE

Meikle Mark, Stranraer, DG9 8HX



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

HIDEAWAY COTTAGE

Meikle Mark, Stranraer, DG9 8HX

Stranraer 3 miles, Newton Stewart 28 miles, Ayr 53 miles, Castle Douglas 58 miles

A BEAUTIFULLY PRESENTED SMALLHOLDING IN WALK-IN CONDITON NESTLED WITHIN THE STUNNING RURAL COUNTRYSIDE WITH PICTURESQUE VIEWS OVER TOWARDS AILSA CRAIG

- WELL-PRESENTED THREE BEDROOM BUNGALOW
- TIMBER STABLE BLOCK WITH TACK ROOM AND HAY BARN
- WELL FENCED GRAZING LAND
- PERFECT FOR EQUESTRIAN OR SMALLSCALE AGRICULTURAL PURPOSES
- HUGE POTENTIAL FOR A VARIETY OF LIFESTYLE USES
- COUNTRYSIDE PURSUITS AVAILABLE STRAIGHT FROM THE DOORSTEP

IN ALL ABOUT 2.76 ACRES (1.12 HA)

VENDORS SOLICITORS

McCormick & Nicholson
66 Victoria Street
Newton Stewart
Tel: 01671 402813



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk

INTRODUCTION

Nestled along a quiet no-through road beside Knockquhassen Reservoir, Hideaway Cottage enjoys far-reaching countryside views towards Ailsa Craig, offering a rare opportunity to enjoy a rural lifestyle in a truly picturesque location.

The property comprises a beautifully maintained bungalow, four stables, a tack room, hay barn, garage and just under three acres of land, offering an excellent opportunity to acquire a rural smallholding with equestrian and small-scale agricultural potential.

The bungalow provides comfortable accommodation, including three bedrooms, one of which benefits from an en-suite shower room, together with a bright and light-filled living room, kitchen and family bathroom. Outside, the home is surrounded by landscaped garden grounds, predominantly laid to lawn, with a stone-gravel parking area providing space for several vehicles, as well as a garage.

Well suited to equestrian use, the property benefits from four timber stables, tack room, hay barn and well-fenced grazing paddocks. The land offers flexibility for a variety of rural pursuits and could readily be adapted to suit a range of smallholding uses.

The location is particularly appealing for those who enjoy the outdoors, with the Southern Upland Way running nearby and offering scenic countryside routes between Stranraer and Portpatrick. The property also sits alongside Knockquhassen Reservoir, a sprawling 37-acre body of water comprising a mixture of shallow and deeper areas. The reservoir is stocked with hard-fighting rainbow and brown trout, adding to the appeal of this peaceful rural setting.

A wide range of services can be found at the regional hub of Stranraer which lies approximately 3 miles from Hideaway Cottage, offering a variety of supermarkets, a retail park, modern medical centre, ice rink, sports centre, primary and secondary schooling, shops, restaurants and a range of leisure facilities. Stranraer is home to a number of popular annual events, including the Stranraer Oyster Festival, which celebrates Loch Ryan's status as Scotland's last remaining wild, native oyster fishery. The three-day festival attracts thousands of visitors with live music, local produce, cookery demonstrations, markets, family entertainment and the Scottish Oyster Shucking Championship. About six miles from the property is the Tarff Town & Country shop which is an Agricultural Merchant supplying the rural community with a wide range of quality products, from animal feed to clothing.

This area of Southwest Scotland is noted for its spectacular coastline and offers a wide range of opportunities for outdoor enthusiasts, including wonderful walks, coarse and sea fishing, shooting, sailing, cycling and extensive equestrian pursuits.

Communications to the area are much improved with the A75 link providing access from the South via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan which is 9 miles away, and there are international airports in Glasgow (89 miles) and Edinburgh (127 miles). Main train links are available from Stranraer (3 miles), travelling north to Ayrshire and Glasgow, and Dumfries (68 miles), offering an services north and south.

DIRECTIONS

As indicated on the location plan which form part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for Hideaway Cottage are sought **in excess of: £340,000**



VIEWING

By appointment with the sole selling agents:

Threave Rural

No' 3 Ring

New Market Street

Castle Douglas, DG7 1HY

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

Hideaway Cottage is a traditional stone cottage under a slate roof, arranged over a single level with three bedrooms, briefly comprising:

- **Entrance Porch**

A light-filled room with a large window to the front, a useful storage cupboard and plenty of space for boots and jackets.

- **Living Room**

A stunning room from which to enjoy the picturesque views, with triple-aspect windows, double doors opening outside and a full-length window to the side.



- **Kitchen**

Fitted with a range of wall and base units, sink, cooker, induction hob and extractor, with plumbing for white goods and dual-aspect windows.

- **Double Bedroom 1**

With a window to the front.

- **Bathroom**

Fitted with a corner bath, separate large walk-in shower, WC and wash hand basin with vanity unit, together with a window to the front.

- **Single Bedroom 2/ Office**

With a window to the front, built-in wardrobes and a convenient pull-out office desk.

- **Master Bedroom & En-Suite**

A spacious room with a window to the front and an inset window to the side. The en-suite is a wet room, fitted with a shower, WC and wash hand basin, with a window to the side.



GROUND FLOOR



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Private	Private	Mains	Oil	D	C (80)

**The property benefits from roof-mounted solar panels, comprising a 6 kW solar PV system with a 9.8 kWh battery, which was installed in February 2020.

OUTSIDE

Hideaway Cottage is located along a private road with gated access into the property, leading to the gravel parking area. The gardens are predominantly laid to lawn and feature a variety of mature flowers and shrubs, together with a garage.



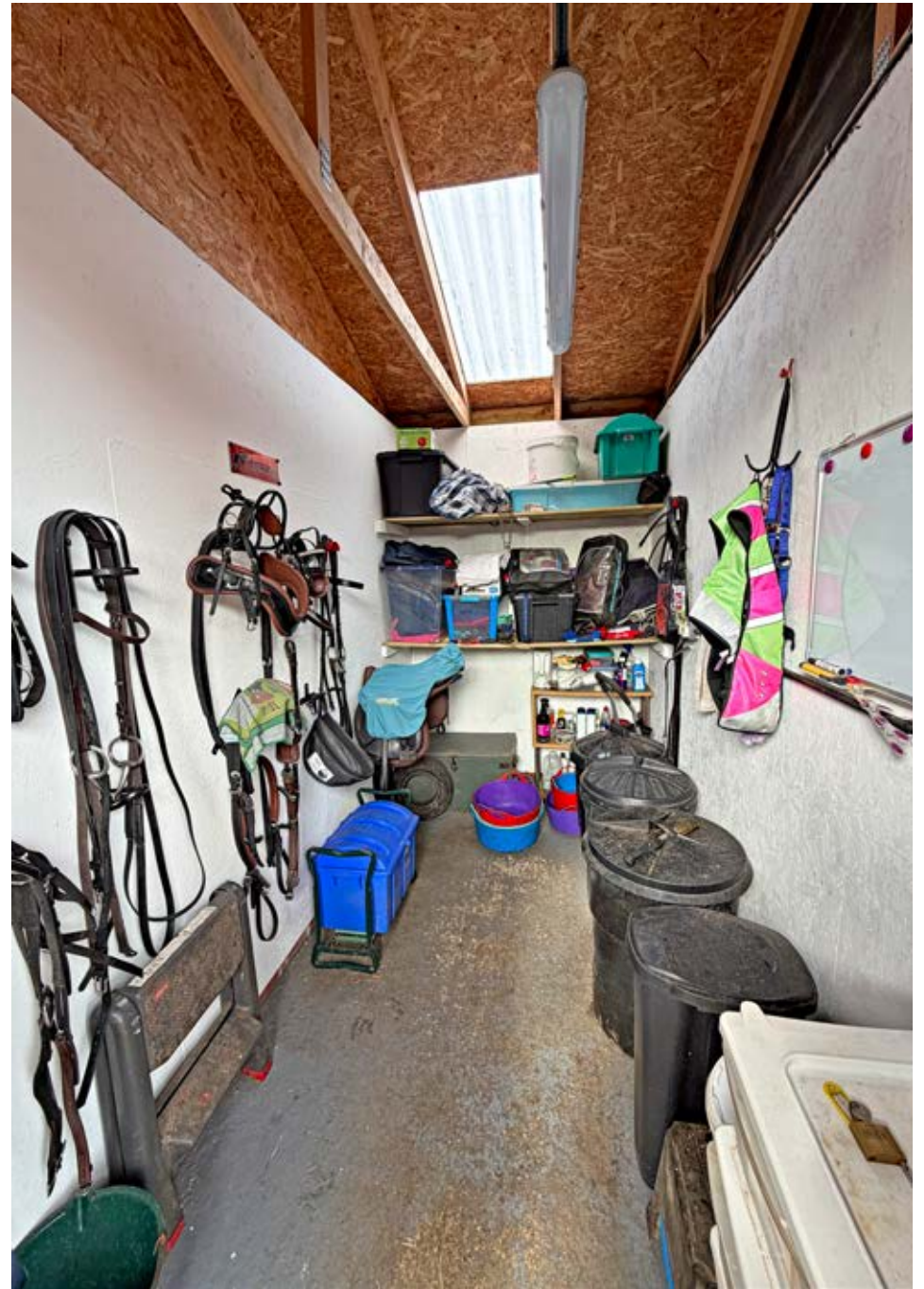
THE OUTBUILDINGS

As mentioned earlier, there are four stables, comprising two larger and two smaller stables. They are well-maintained, solid structures with electricity and water connected. There is also a tack room with shelving. Although built for equestrian use, these buildings offer potential for a variety of uses.



THE LAND

The land is arranged in well-fenced field enclosures and occupies an elevated position. The fields are currently used for grazing and benefit from wind shelters.



MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **McCormick & Nicholson**, for a definitive list of burdens subject to which the property is sold.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.



ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.





IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared September 2026

