



**Ashbank House, Main Street, Lochans**

Stranraer

**PRICE: Offers Over £90,000 are invited**

## Ashbank House, Main Street

Lochans, Stranraer

All major amenities are to be found in the town of Stranraer approximately 2 miles distant and include supermarkets, hospital, indoor leisure pool complex and secondary school. There are many outdoor pursuits available locally including walking, fishing, sailing and splendid golf courses. The charming coastal village of Portpatrick, which is some 5 miles distant, also provides local amenities including general store/P.O, hotels, restaurants, primary school and a range of craft shops.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

- An opportunity to acquire a fully renovated barn conversion
- In very good condition throughout
- Splendid dining kitchen
- Well-appointed shower rooms on both levels
- Oil fired central heating and uPVC double glazing
- Set within low-maintenance garden ground and benefiting from off road parking



# Ashbank House, Main Street

Lochans, Stranraer

Presenting an opportunity to acquire a fully renovated, two-bedroom, semi-detached barn conversion, this remarkable residence has been renovated to a high standard and is offered in very good condition throughout. The property seamlessly blends rustic charm with modern sophistication, boasting a splendid dining kitchen that serves as the heart of the home – ideal for both family meals and entertaining guests. Each of the bedrooms is generously proportioned, offering ample space for relaxation, while well-appointed shower rooms on both levels provide contemporary convenience and style. The home is further enhanced by oil-fired central heating and uPVC double glazing, ensuring year-round comfort and energy efficiency.

Externally, the property enjoys its own private area of garden ground, thoughtfully designed to be low-maintenance. The garden is predominantly laid to gravel for ease of maintenance. The inclusion of off-road parking is a significant advantage, with a private driveway providing secure and convenient access directly to the property.



### Conservatory

"Ashbank House", is accessed through this double glazed uPVC conservatory. The conservatory has an outlook over the garden ground.

### Lounge

A double aspect, open plan lounge to the front. CH radiator and a TV point.

### Kitchen

The kitchen has been fitted with a range of floor and wall mounted units in a beech design with granite style worktops incorporating a stainless steel sink with mixer. Gas cooker point, cooker extractor hood and plumbing for an automatic washing machine.

### Dining Area

The dining area is laid out in an open plan basis with the kitchen and lounge. CH radiator.

### Shower Room

Comprising WHB, WC and vinyl panelled shower. Spotlight rail, extractor fan and CH radiator.

### Landing

The landing provides access to the first-floor bedrooms and a shower room.

### Shower Room

Comprising WHB, WC and vinyl panelled shower cubicle. Spotlight rail, extractor fan and CH radiator.

### Bedroom 1

A bedroom with Velux window to the front and a CH radiator.

### Bedroom 2

A further bedroom with Velux window to the front. CH radiator.



## GARDEN

The property has its own area of easily maintained garden ground, predominantly laid out to gravel with a timber deck and planting borders.

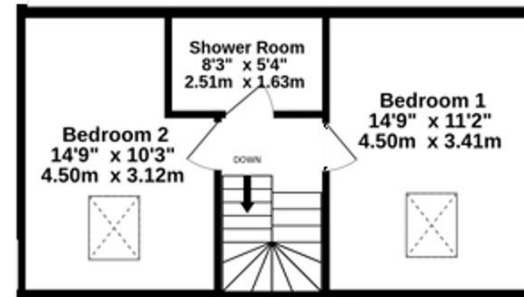
## OFF STREET

1 Parking Space

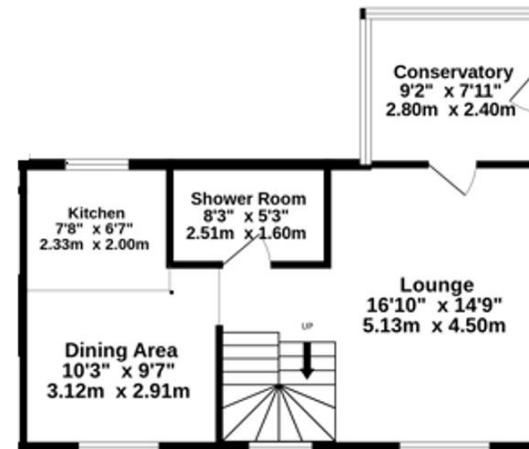
A small driveway for dedicated off-road parking.



1st Floor  
992 sq.ft. (92.2 sq.m.) approx.



Ground Floor  
1126 sq.ft. (104.6 sq.m.) approx.



TOTAL FLOOR AREA : 2119 sq.ft. (196.8 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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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. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.