



## EAST MUNTLOCH CROFT

Drummore, Stranraer, DG9 9HN



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



Danger Area

Danger Area

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# EAST MUNTLOCH CROFT

Drummore, Stranraer, DG9 9HN

Stranraer 19 miles, Newton Stewart 36 miles, Ayr 69 miles, Dumfries 78 miles, Belfast NI 85 Miles (By Ferry at Cairnryan Port, Stranraer)

## AN EXCEPTIONAL COASTAL PROPERTY COMPRISING A BEAUTIFULLY POSITIONED FAMILY HOME SET IN GENEROUS GROUNDS WITH AN ADJOINING Paddock AND STUNNING VIEWS OVER LUCE BAY

- ELEGANTLY FINISHED FOUR BEDROOM HOME
- GENEROUS WRAP AROUND GARDEN GROUNDS WITH A GATED DRIVEWAY
- SUPERB COASTAL LOCATION WITH BREATHTAKING VIEWS
- GARAGE AND PARKING FOR SEVERAL CARS
- LOCATED ALONG A QUIET NO-THROUGH ROAD
- WINDMILL ON A FEED-IN TARIFF
- OBSERVATORY TELESCOPE & TIMBER OUTBUILDING AVAILABLE BY SEPARATE NEGOTIATION

### VENDORS SOLICITORS

Mr Stephen McLean  
Brazenall & Orr  
104 Irish Street  
Dumfries  
DG1 2PB  
Tel: 01387 255695



### SOLE SELLING AGENTS

Threave Rural  
No' 3 Ring  
New Market Street  
Castle Douglas  
DG7 1HY  
Tel: 01556 453 453  
Email: [enquiries@threaverural.co.uk](mailto:enquiries@threaverural.co.uk)  
Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)



## INTRODUCTION

East Muntloch Croft occupies an elevated position with breathtaking views across Luce Bay towards the Machars and the Isle of Man. Situated along a quiet no-through road, the property enjoys a beautiful coastal setting on the Rhins of Galloway peninsula.

The house is approached by a gated driveway which leads to the front of the property. East Muntloch Croft offers beautifully presented family accommodation arranged over a single level and was previously ran as a Bed and Breakfast. The accommodation comprises two reception rooms, a kitchen, utility room and four bedrooms, two of which benefit from en-suite facilities. The property benefits from fibre optic connection. A more detailed description of the accommodation, together with a floorplan, is available within these particulars of sale.

East Muntloch Croft also benefits from excellent outdoor space, including an adjoining paddock which has previously been used for hay production. The house, land and buildings amount to approximately 2.333 acres in total, and would be well suited to equestrian use, hobby farming or those seeking a more self-sufficient lifestyle. The property offers beautiful walks and outdoor pursuits directly from the doorstep. Within the field, the property benefits from a windmill which is on a feed-in tariff and is active until June 2031. The windmill generates over £4,000 per annum.



With extensive views over Luce Bay and benefitting from very little light pollution, East Muntloch Croft enjoys a truly remarkable setting. The current owner has greatly enjoyed stargazing through a telescope, while the Aurora Borealis has, on occasion, provided spectacular displays of shimmering colour dancing across the night sky, further enhancing the appeal of this exceptional coastal home. Observatory telescope & timber outbuilding available by separate negotiation.

Given its enviable location, East Muntloch Croft offers an abundance of outdoor pursuits right from the doorstep. The surrounding area is renowned for its spectacular coastline, with opportunities for coastal walking, sailing, cycling, game, coarse and sea fishing, as well as shooting. Numerous sandy beaches and secluded coves can be found nearby, making this a wonderful location for those who enjoy the outdoors. The nearby Mull of Galloway, Scotland's most southerly point, offers a wealth of attractions including the iconic lighthouse, a fascinating exhibition on lighthouse history, vintage engines and foghorn, an RSPB Scotland nature reserve and Scotland's most southerly café, Gallie Craig, which enjoys superb sea views. Nearby Sandhead is home to a beautiful stretch of unspoilt sandy beach, together with a village shop and the award-winning Tigh Na Mara restaurant. Logan Botanic Garden, Scotland's most exotic garden, is also within easy reach,



while the picturesque harbour village of Portpatrick is one of the region's most popular destinations. This charming coastal village offers a selection of restaurants, cafés, bars and independent shops, together with access to a number of scenic coastal walks, including the start of the Southern Upland Way.

Local services are available within Drummore and include a village shop and post office, medical practice and pharmacy, primary school, church, bowling club, community hub and a café and three pubs. There is also the Gallie Craig Coffee House perched on the Mull of Galloway cliff top with breathtaking views overlooking Luce Bay, Ireland & the Isle of Man. The regional centre of Stranraer lies approximately 17 miles to the north and provides a comprehensive range of amenities including supermarkets, secondary schooling, leisure facilities, a retail park, ice rink, sports centre and modern medical centre.

Communications to the area are much improved with the A75 trunk road providing quick access from the south via the M6. The ferry links to Northern Ireland run from Cairnryan (25 miles) and the international airports of Prestwick (76 miles) and Glasgow (107 miles) are within driving distance from the property.



#### **DIRECTIONS**

As indicated on the Location Plan, which forms part of these particulars.  
*What3Words: ///squish.firm.flush*

#### **METHOD OF SALE**

The property is offered for sale by private treaty as a whole.

#### **GUIDE PRICE**

Offers for East Muntloch Croft are sought **in excess of £440,000**

#### **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](mailto:enquiries@threaverural.co.uk)**  
**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE

East Muntloch Croft is a beautifully presented four-bedroom family home offering bright, spacious accommodation and stunning coastal views throughout, briefly comprising:

- **Front Entrance / Porch**  
Accessed via steps leading to a glazed entrance porch with a partially glazed door, providing ample space for coats and boots.
- **Entrance Hall**  
Welcoming entrance hall with a useful walk-in storage cupboard.
- **Lounge**  
A bright and spacious living room enjoying stunning sea views through triple-aspect windows, including a large bay window. The room features a multifuel stove set within an attractive stone fireplace.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- **Sunroom**

A generous sunroom with breathtaking coastal views, fitted with double-glazed uPVC windows and a partially glazed door providing direct access to the garden.



- **Kitchen**

A homely family kitchen fitted with a range of wall and base units. Dual-aspect windows provide plenty of natural light, while a Rangemaster cooker with extractor hood and plumbing for white goods add practicality.

- **Utility Room**

Useful utility room with plumbing for white goods, a window and a door providing external access.

- **Bedroom 1**

Well-proportioned double bedroom with a window overlooking the front of the property.

- **Bedroom 2**

Double bedroom with a rear-facing window.

- **Family Bathroom**

Fitted with a bath, separate shower enclosure, WC and wash hand basin, with a rear-facing window providing natural light and ventilation.



- **Bedroom 3 & En-Suite**

Spacious double bedroom featuring a front-facing bay window with stunning sea views. The en-suite comprises a shower, WC and wash hand basin, with a side-facing window.

- **Bedroom 4 & En-Suite**

Double bedroom with a rear-facing window. The en-suite comprises a shower, WC and wash hand basin, with a rear-facing window.



## OUTSIDE

East Muntloch Croft is situated in a picturesque setting, enjoying far-reaching coastal views and an attractive backdrop of open farmland. Approached through a gated entrance, the property benefits from ample parking for several vehicles and includes a detached garage.



Positioned within a generous plot extending to just over 2 acres, the garden is principally laid to lawn and complemented by a variety of mature trees and established shrubs. To the rear of the garden, a gate provides direct access to the adjoining field, which offers excellent flexibility for a variety of uses, including equestrian pursuits, hobby farming or those seeking a more self-sufficient lifestyle. The field also has roadside access.

Further enhancing the property's appeal is a timber outbuilding housing a telescope, together with a separate observatory, enabling the current owners to fully appreciate the area's exceptionally dark skies and renowned stargazing opportunities. These may be available by separate negotiation.



## SERVICES

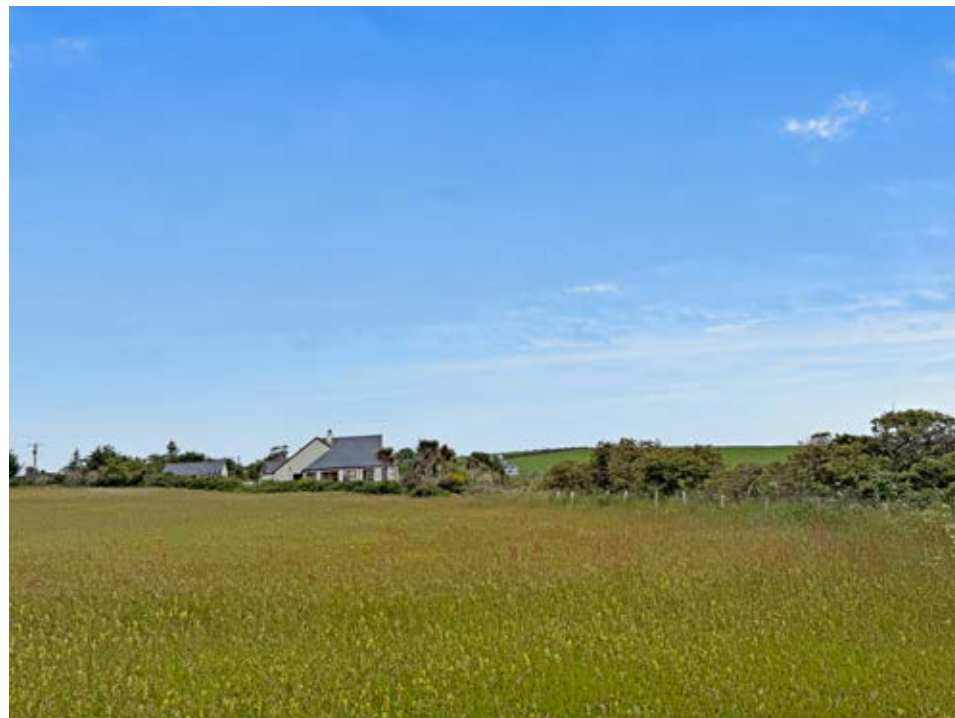
Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Private	Mains	Oil	F	C (73)

## HOME REPORT

The home report for East Muntloch Croft can be downloaded direct from our website: [www.threaverural.co.uk/property](http://www.threaverural.co.uk/property)

## 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, **Mr Stephen McLean, Brazenall & Orr**, for a definitive list of burdens subject to which the property is sold.



## 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 AntiMoney 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 June 2026



FOR IDENTIFICATION PURPOSES ONLY

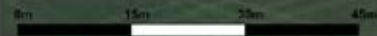
Old Mull Hall

East Muntloch Croft

Wind Turbine

96.9m

In all about 2.333 acres



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