



WOODHAVEN

CHURCH ROAD, KIRKCOLM, STRANRAER.

Galbraith



Kitchen

WOODHAVEN, CHURCH ROAD, KIRKCOLM, STRANRAER.

A spacious detached property, with first floor sitting room and Juliet balcony opening to views over the village of Kirkcolm towards Loch Ryan.

Stranraer 6.3 miles ■ Ayr 57 miles ■ Dumfries 78 miles

Acreeage 0.19 acres

Guide Price £220,000

- 2 reception rooms. 3 bedrooms
- Ground floor underfloor heating
- Solar Panels
- Electric car charging point
- Garage/ Workshop
- Timber Shed
- Garden
- Parking

Galbraith

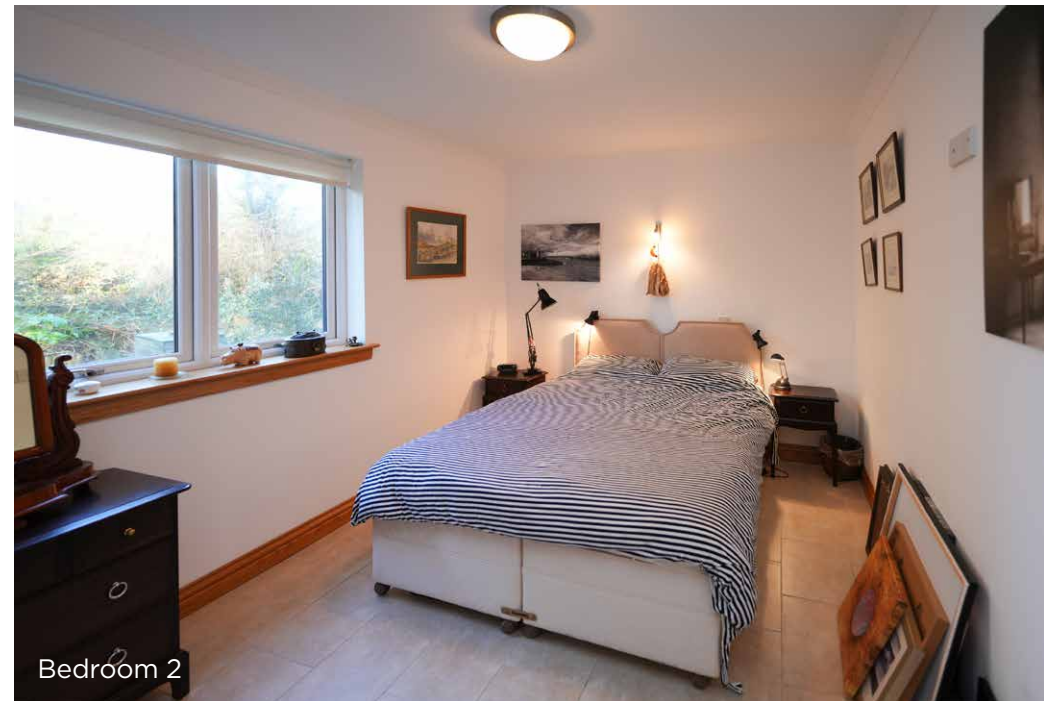
Castle Douglas
01556 505346
castledouglas@galbraithgroup.com

 OnTheMarket





Hallway



Bedroom 2

SITUATION

Woodhaven is situated in the quiet village of Kirkcolm in the North Rhins Peninsula, approximately one mile from the shores of Loch Ryan. The village has a primary school, within walking distance of the property, a church, bowling club, hotel/restaurant and a number of designated walking routes including Corsewall Estate's woodland walks and coastal paths. Although there is no shop at present, a Community Hub has been formed by the Community Trust where it is possible have a cup of tea or coffee with locals. Events are arranged at The Hub for all members of the community including kids crafts, quiz nights, jewellery making and a brass band night, to name but a few, and staff are on the premises five days week.

The nearest town Stranraer, benefits from a secondary school, primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, and the Ryan Leisure Centre and Theatre. Stranraer has a marina located at the southern end of Loch Ryan and hosts an annual Oyster Festival annually to promote the wonderful Loch Ryan oysters and other local food and drink. The Loch also hosts major sporting events including the Skiffie Worlds. Both curling and horse riding are very popular in the area, nearby Stranraer & District Riding Club offers training and holds regular events, and curling is available at the North West Castle, Stranraer. There are also numerous golf courses nearby including Stranraer Golf Club, approximately 4 miles from Kirkcolm, and Dunskey Golf Club in Portpatrick, less than twelve miles from Kirkcolm.

This area of south west Scotland is home to some beautiful scenery, with numerous coastal villages around Luce Bay, and the nearby Galloway Forest Park offers walks and mountain bike trails, and is part of the UK's first Dark Sky Park, giving it breath-taking views of the night sky. Further south Logan Botanic Gardens, Scotland's most exotic gardens and Gallie Craig, a Cliff Top Coffee Shop are just two exceptional places to visit whilst in the area or on a day out.

Communications in the area are good, trains to Ayr and Glasgow are available from the station in Stranraer. The Port of Cairnryan is just over 6 miles from Stranraer and two ferry operators run passenger and freight services to Northern Ireland both Larne & Belfast.

DESCRIPTION

Woodhaven, built in 2008 is a spacious open plan three-bedroom detached property, tucked away in a quiet rural village. The layout and design of this property has been carefully considered in getting the best out of the location and outlook. This home offers far reaching views from the first floor with French doors opening to a Juliet balcony at either side, presenting views over the village to Loch Ryan and to the garden and field behind.

An entrance vestibule opens into the hub of this property, the open plan living room/dining room, ideal entertaining space with family & friends, with French doors opening to the garden and a solid oak open tread staircase leading to the first floor.

The port of Cairnryan and the hills beyond can be seen from the kitchen window, a dual aspect room with integrated appliances including a Bloomberg double oven and grill, 5 ring gas hob, fridge and smart dishwasher. A separate room accessed from the hall could be utilised as a study, store or utility room, depending on the needs and requirements of the new owners.

There are two bedrooms and a family bathroom on the ground floor, both bedrooms have double fitted wardrobes, with easy access fabric roller doors. The bathroom, tiled throughout, has a bath with shower over.

The oak staircase opens to the centre of the first floor, an open plan area with a wood burning stove and sitting room area, a cosy space during the cooler nights and months, and in contrast at the front of the property there is a more informal space to relax with the French doors open, allowing you to sit and enjoy the far-reaching views. This open plan area with solid wood flooring offers great adaptability, the opportunity to transform the space into whatever the new owner requires.

The master bedroom also has a Juliet balcony, overlooking the back garden and field behind, double fitted wardrobes and an en-suite bathroom with a freestanding bath and a wet room style shower.

The ground floor level has floor tiles throughout with oil fired underfloor heating, to the first floor radiators have been installed. The central heating apparatus for the underfloor heating and a Worcester oil boiler are housed in the hallway cupboards.

Woodhaven benefits from low energy costs, with enhanced insulation and 12 roof mounted solar panels on the tiled roof generating electricity. In addition, between the hours of 11.30pm and 5.30am the cost per kwh is at a lower rate with the current provider (Octopus). White goods can be programmed to be on during this time and a vehicle could be charged at the charging point, maximising the benefits of this lower rate window.

There is parking in the drive for more than one vehicle and an electric car charging point.

Woodhaven offers a delightful property complimenting modern living with spacious open plan living and efficiency at the forefront.

ACCOMMODATION

Ground Floor: Entrance Vestibule, Living Room/Dining Room, Kitchen, Utility Room/Store, Bathroom, Bedroom 2, Bedroom 3

First Floor: Sitting Room, Master Bedroom with en-suite Bedroom.

GARAGE (5.92m X 5m)

Of timber construction, with roller door, concrete floor, power, shelving and hanging space and separate pedestrian entrance.

TIMBER OUTBUILDING (5.92 X 2.92)

Could be utilised as an outdoor office, with wooden flooring, 2 windows and power.

GARDEN (AND GROUNDS)

Woodhaven is set back from the road, in a predominately sheltered and private space, attracting numerous garden birds including woodpeckers. The drive opens to an area with parking for more than one vehicle and an electric car charging point. The garden is low maintenance with gravel and paving, a greenhouse, and wheelchair ramp provides access to the side door. The banking behind and to the side of Woodhaven is planted with mature shrubs and small established trees and large evergreen perennials including New Zealand flax.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Oil Fired	Band E	B 81	EE Hub	Yes

ACCESS/THIRD PARTY RIGHTS OF ACCESS

There is shared responsibility for the upkeep of the drive between the owners of Woodhaven and the two neighbouring properties.

DIRECTIONS

Enter the village of Kirkcolm then turn left on to Church Road. The entrance to Woodhaven is on the right, after 'Roslin', a short drive opens to two properties and Woodhaven is on the left.

POST CODE

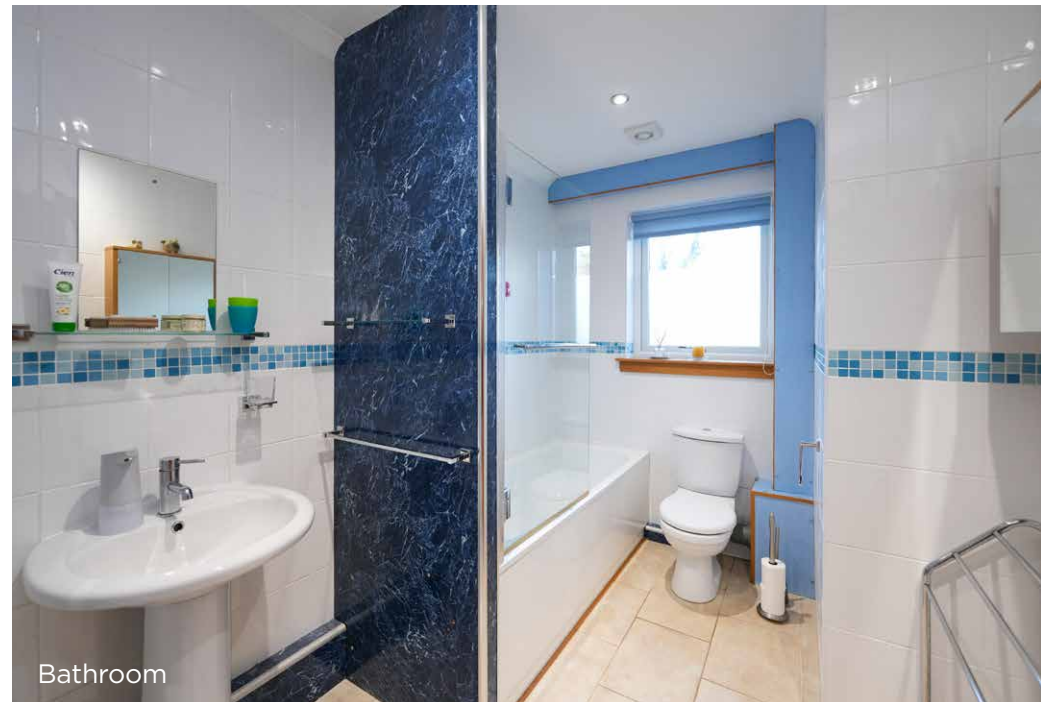
DG9 ONW

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: albums.revisits.jammy



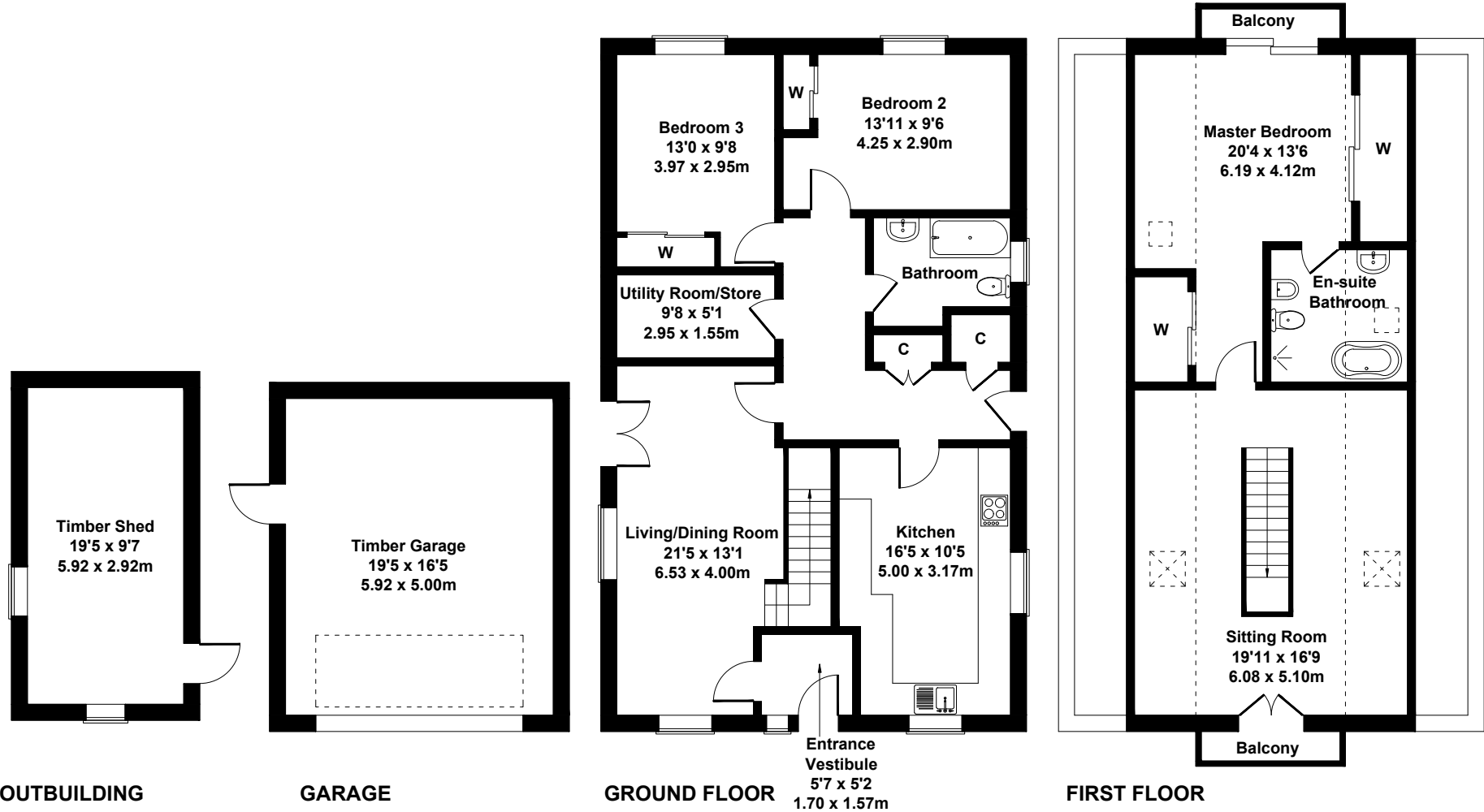
Bedroom 3



Bathroom

Woodhaven, Church Road, Kirkcolm, DG9 0NW

Approximate Gross Internal Area
2164 sq ft - 201 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in January 2025.



Sitting Room



Sitting Room



Master Bedroom



Ensuite Bathroom

SOLICITORS

Blackwood and Smith
39 High Street
Peebles
EH45 8AN

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

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 service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.





Galbraith



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