

BASS LODGE
LOCHNAW, STRANRAER

Galbraith





BASS LODGE, LOCHNAW, STRANRAER

A spacious 3/4 bedroom detached rural property sitting in approximately 1.29 acres, with adjoining paddock and double garage.

Leswalt 2.1 miles ■ Stranraer 5.8 miles ■ Portpatrick 8.7
Ayr 55.6 miles ■ Dumfries 77.6 miles

Acreage 1.29 acres (0.522 hectares)

Offers Over £380,000

- 1/2 reception rooms
- 3/4 bedrooms (1 en-suite)
- Open plan first floor layout
- Garden
- Adjoining paddock
- Double garage
- Driveway parking for up to six vehicles

Galbraith

Castle Douglas
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castledouglas@galbraithgroup.com

 OnTheMarket



SITUATION

Bass Lodge is situated in a peaceful rural location, approximately two miles from the village of Leswalt and one mile from Lochnaw Castle, a sixteenth century tower house located by the loch, which is now a private residence. Leswalt, a quiet rural village which lies between Stranraer and Portpatrick, has a number of local amenities including a primary school, shop, Leswalt Parish Church and community run Aldouran Wetland Garden, a hidden gem, where you will find an abundance of wildlife and quiet walks just on the edge of the village. Stranraer, the nearest town, benefits from a secondary school, Stranraer Academy, primary schools, a hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants and the Ryan Leisure Centre and Theatre. 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 Hotel. There are also numerous golf courses nearby including Stranraer Golf Club at Creachmore and Dunskey at Portpatrick, and it is only 40 miles to the famous Turnberry Golf Club. The area is known for both its fresh and saltwater sport fishing opportunities, and the Mull of Galloway Sea Angling Festival holds a range of events each year for both shore and boat anglers. Stranraer has a marina located at the southern end of Loch Ryan and hosts an annual Oyster Festival to promote the wonderful Loch Ryan oysters and other local food and drink. The loch also hosts major sporting events including the Skiffie Worlds, which will again take place in Loch Ryan in 2025.

Portpatrick, a highly desirable seaside village less than nine miles from Bass Lodge, has shops, a primary school, church, putting green, beachfront hotels and restaurants, and in the summer, you will find people dining al fresco as they admire the stunning sea view. Portpatrick RNLI Lifeboat is launched from the harbour and can be seen going out to sea for both rescues and training days. Boats can also be chartered from the harbour for fishing trips, wildlife watching and scenic cruises. A farmers' market is also held at Portpatrick on the first weekend of the months April to October. There are good walking opportunities, including walks to Sandeel Bay and Lairds Bay, and from Portpatrick you can take a short walk up to Dunskey Castle, a sixteenth century ruin set around a small bay with cliffs forming the backdrop.

Communications in the area are good; there is a regular bus service, and trains to Ayr and Glasgow are available from the station in Stranraer. Trains also run from the regional centre of Dumfries, 75 miles to the east. Domestic and international flights are available at Prestwick Airport, 57 miles north, and Glasgow and Edinburgh Airports, 90 and 135 miles, respectively. The Port of Cairnryan is just over six miles from Stranraer and two ferry operators run passenger and freight services to Larne and Belfast in Northern Ireland. Motorway links and trains are available at Lockerbie, 88 miles east, and Kilmarnock, 69 miles north.

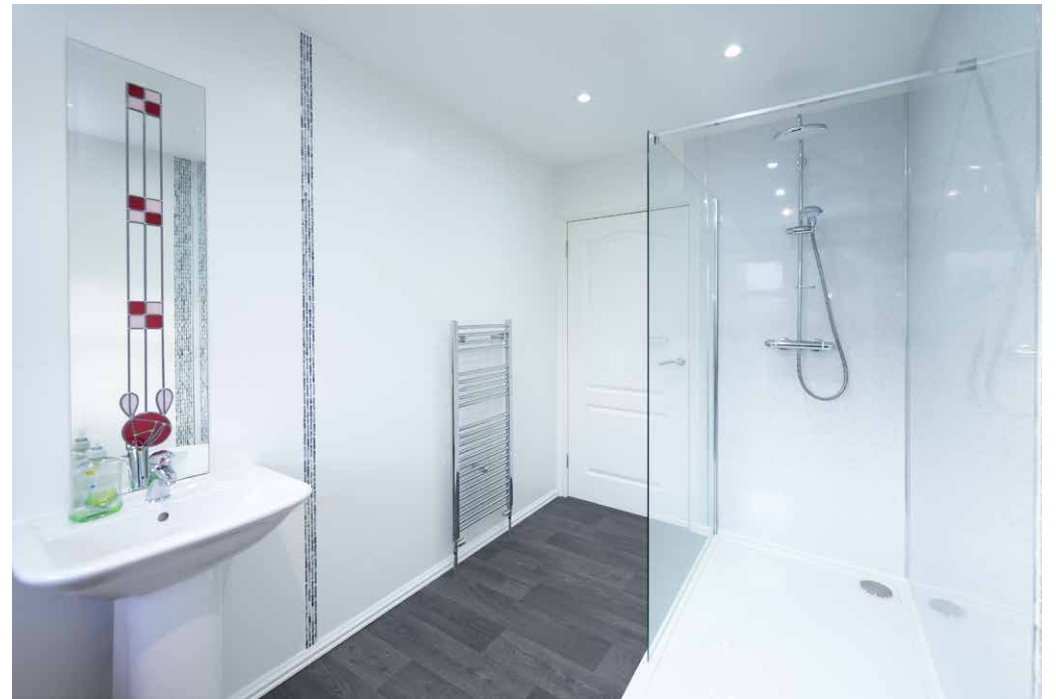
DESCRIPTION

Bass Lodge is an idyllic country residence for those looking for a change of lifestyle. This spacious detached property, which was re-rendered and had new uPVC external doors fitted in 2024, has a one-acre paddock and enjoys far reaching countryside views. French doors open into the triple aspect kitchen/dining room, very much the hub of this family home, a bright and spacious room with views over the garden. The kitchen island provides both storage and an attractive breakfast bar seating area. Cooking facilities include a recently installed Bosch oven and five ring gas hob (LPG). A ceramic double sink and integrated appliances, including a fridge and dishwasher, complete the kitchen offering. The utility room adjacent has space and plumbing for further white goods, a Belfast style sink, fitted storage units and opens directly to the garden at the rear. The utility room also houses the Navien Blue Flame combi condensing boiler (LCB700), which is just 12 months old and covered by a 10-year warranty.

Accessed from the hallway via double doors, the sitting room provides an attractive relaxation space. This is a double aspect room overlooking the front garden, flooded with natural light. The master bedroom has fitted wardrobes and an en-suite shower room with fitted blinds which can be closed at windowsill level for privacy, yet open above allowing the dark sky to be enjoyed. Bedrooms 2 and 3 have fitted wardrobes and overlook the rear garden. The modern family bathroom has both a corner shower and bath.

Stairs lead to the first floor, currently an open plan space with two Velux windows, accommodating an office and home cinema room. This space is effectively a blank canvas with huge potential and adaptability, allowing the new owner to transform this space to suit their own specific needs and requirements.





Bass Lodge is well equipped to allow working from home. Fibre broadband is currently being installed in the surrounding area and Bass Lodge is already fitted with Cat6 1GB ethernet cable.

A Klargestar BioDisc domestic sewage treatment plant has been installed providing an environmentally friendly wastewater treatment system and has recently been emptied (January 2025).

Bass Lodge offers an escape to the country, a peaceful rural retreat with an abundance of wildlife and the space to relax and enjoy the surroundings, yet only a short distance from local amenities. The property enjoys a southerly aspect and an abundance of natural light throughout the day.

Double Garage (6.58 m x 5.35 m)

The double garage is of breeze block construction with a locally sourced decorative stone front, concrete floor and a slate pitched roof. Two roller doors provide access, and the ground floor level has a small, fitted walk in cupboard and space for shelving and workbenches. Wooden stairs lead to a floored first floor level providing excellent storage space. This space was previously used as a gym.

Potting Shed (2.14 m x 1.86 m)

Situated in the adjoining paddock, this small stone-built construction provides storage space for garden tools and equipment.

ACCOMMODATION

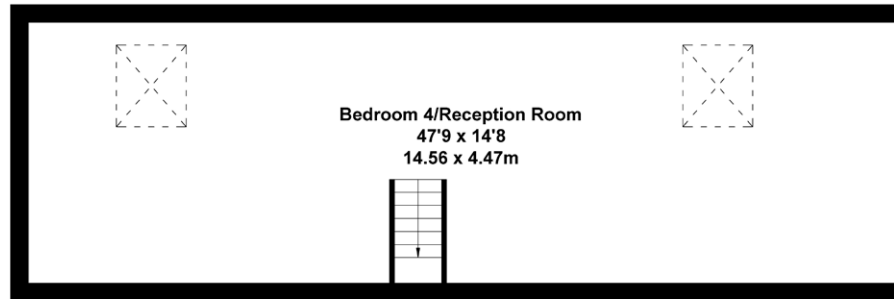
Ground Floor: Open plan Kitchen/Dining Room, Utility Room, Sitting Room, Master Bedroom with en-suite Shower Room, Bedroom 2, Bedroom 3, Bathroom

First Floor: Open plan 4th Bedroom/Reception Room



Bass Lodge, Lochnaw, Leswalt, Stranraer, DG9 0RW

Approximate Gross Internal Area
2809 sq ft - 261 sq m



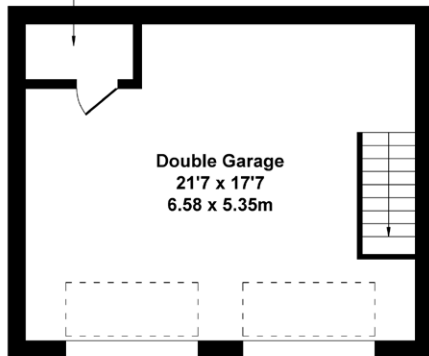
En-suite
Shower Room
10'10 x 6'5
3.29 x 1.95m

FIRST FLOOR

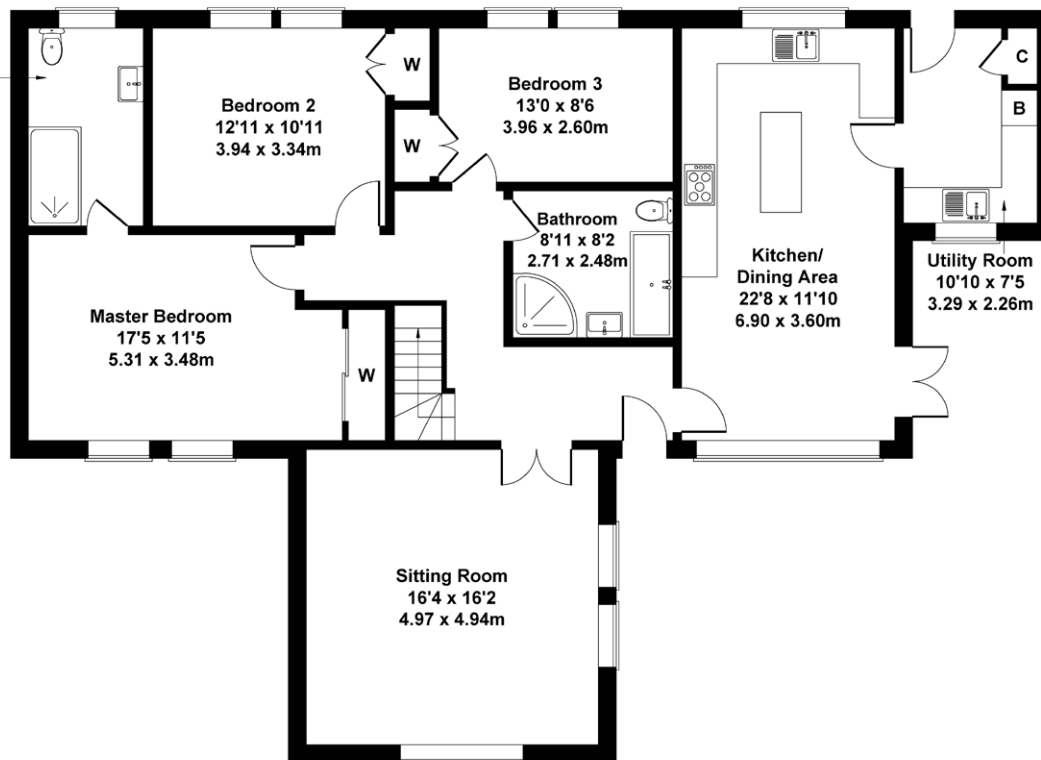


FIRST FLOOR

WC
6'0 x 3'1
1.82 x 0.94m



DOUBLE GARAGE



GROUND FLOOR

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.

GARDEN (AND GROUNDS)

A single-track road leads to Bass Lodge, and a gate opens into the garden and parking area with double garage. A low maintenance garden envelopes the property, mostly laid to lawn with some planting along the fence line and a few mature trees. A low hedge provides screening for the BioDisc. A small burn leads to the paddock (0.89 acres) which is planted with a fruit orchard including damson, plum and apple trees, blackcurrant and wild raspberry bushes. There is also a large vegetable bed close to the potting shed and a seating area under natural birch trees providing a summertime retreat. The current owners cut the grass in the middle of the paddock and leave the rest to grow naturally, promoting the growth of wildflowers and encouraging wildlife into the paddock. Red and roe deer, red squirrels and a range of birds including woodpeckers are regular visitors to Bass Lodge, and at night Tawny owls can be heard calling from the mature trees close by. From early May, bluebells cover the area with vibrant colour followed by wildflowers encouraging bees and butterflies throughout the summer months.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private to BioDisc	Freehold	Oil fired	Band E	C77	Starlink (standard BT also available)	Yes

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS

The access road is shared and there is a requirement to contribute to the cost of maintenance of part of the road.

DIRECTIONS

In the village of Leswalt turn left just after the church on your left-hand side and follow the B7043 road for approximately two miles. Take the first exit on your right directly after Drumlochart Holiday Park, where 'Garchrie' is signposted. Follow the road for approximately 0.4 miles; Bass Lodge is the second of four properties on this road.

POSTCODE

DG9 ORW

WHAT3WORDS

To find this property location to within three metres, download and use What3Words and enter the following three words: advice.admiringly.polygraph

SOLICITORS

Anderson Bain LLP,
4-10 Thistle Street
Aberdeen, Aberdeenshire
AB10 1XZ

LOCAL AUTHORITY

Dumfries and Galloway Council

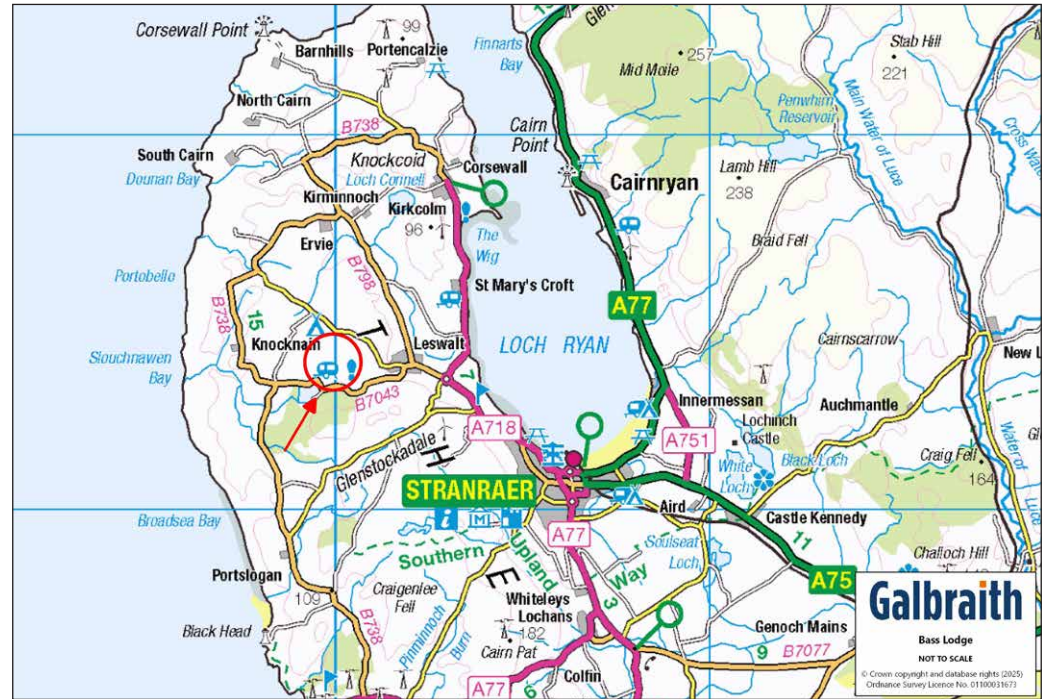
FIXTURES AND FITTINGS

All carpets, blinds and curtains are included along with light fittings (except for bedrooms 2 and 3). Three security POE cameras have been installed and are available subject to separate negotiation. In addition, a ride on lawnmower can be purchased by separate negotiation. No other 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.

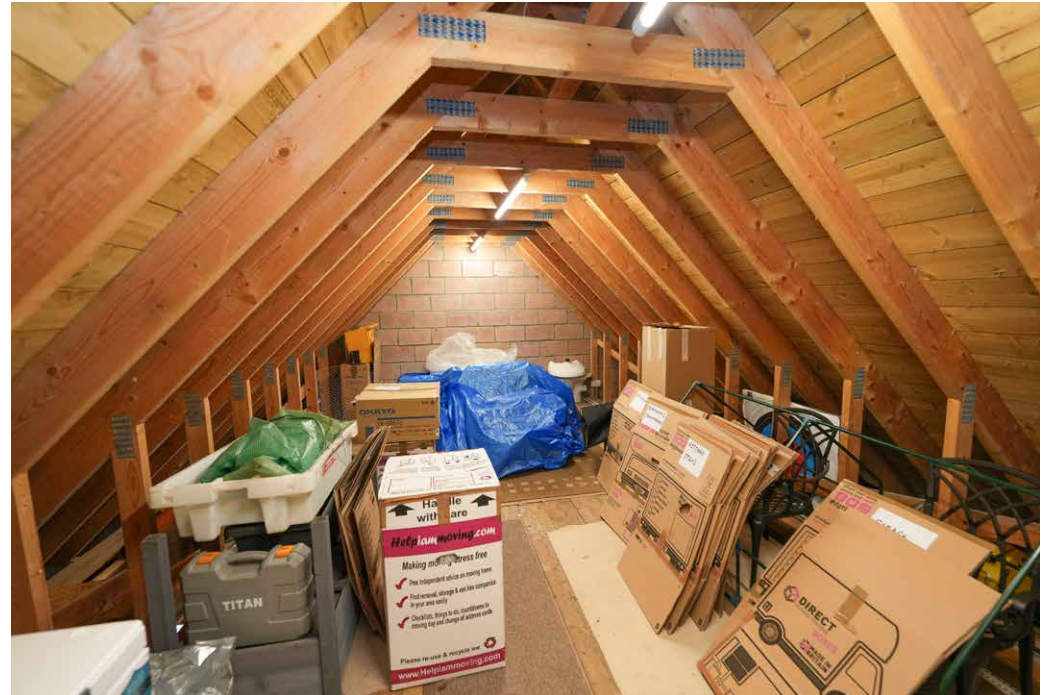
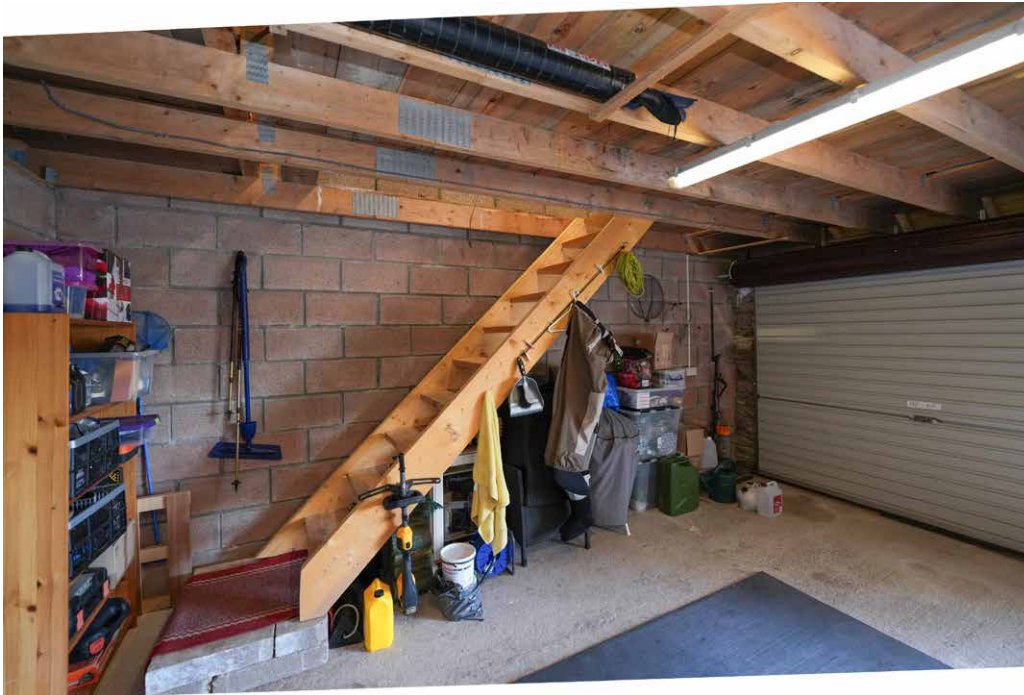
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection.

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.





Galbraith


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