



Galbraith

**ROSE COTTAGE**

ISLE OF WHITHORN, NEWTON STEWART







# ROSE COTTAGE, ISLE OF WHITHORN, NEWTON STEWART

A charming 4 bedroom country cottage and gardens, in a quiet rural area.

Isle of Whithorn 1.7 miles ■ Newton Stewart 26.7 miles  
Ayr 66 miles ■ Dumfries 69.7 miles

Acreage 0.86 acres

Offers Over £325,000

- 2 reception rooms. 4 bedrooms
- Solar panels
- Well maintained garden
- Garden shed and Potting shed
- Parking

**Galbraith**

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com

 OnTheMarket





Kitchen



Kitchen

#### SITUATION

Rose Cottage is situated in a peaceful location between the Isle of Whithorn and Burrowhead, the most southerly point in the Machars, where it is just a short walk to join the coastal path and the Whithorn path and cycle network. The nearest village is the small fishing village, the Isle of Whithorn, which has an active sailing club, a rowing club, bowling green, St Ninians Hall which also offers a number of activities and classes and has a tearoom and gift shop. The Steampacket Inn, a hotel and restaurant is situated by the harbour. A variety of boats both fishing and leisure, sailing in to and out of the harbour and there are mooring facilities for visiting yachts and a purpose built slipway.

Nearby Whithorn is known as the 'Cradle of Christianity in Scotland', being the place St Ninian arrived at in the AD390's after studying in Rome, and built the first Christian church in Scotland. Whithorn is an attractive village with local amenities including shops, café, pharmacy, primary school, veterinary surgery, doctors' surgery and garage providing both repairs and fuel. Busses are laid on to transport children from the Isle of Whithorn to Whithorn Primary School and Douglas Ewart High School in Newton Stewart.

Historic interest has increased in the village following the construction of an Iron Age roundhouse which portrays how people in Galloway lived in the fifth century BC. St Medan's Golf Club, a very challenging nine hole course based around a coastal Iron Age fort, is approximately 9.5 miles away.

Newton Stewart, approximately 22 miles north offers a wider range of shops and offices, including a leisure centre, cinema, three primary schools, Douglas Ewart High school and three supermarkets. Wigtown, Scotland's National Book Town, around 15.8 miles north, holds the annual Wigtown Book Festival, and is home to many bookshops and cafes, with the famous Bladnoch Distillery located just outside the town.

#### DESCRIPTION

Rose Cottage is an idyllic 1.5 storey country cottage in a peaceful rural location, yet just a short distance from the nearest village. The entrance vestibule opens in to an entrance hall which opens directly in to a spacious open plan dining area, a double aspect room filled with natural light. This flexible space has stairs leading to the first floor, overlooks the garden behind and offers a sociable space for dining with family and friends.

The flow of the property continues to the main reception room, with views on three sides and double doors opening out to the garden and patio. A striking red brick fire surround with slate hearth and wood burning stove provide an attractive focal point in the sitting room, and extra warmth when required. Either side of the fireplace there is hidden storage below the window seats for wood for the stove. Beams in the ceiling add to the country cottage appeal and this light and spacious room offers a peaceful place to relax and enjoy the peaceful surroundings. The room adjacent to the sitting room is currently a bedroom with a fitted wardrobe, again this room provides flexible space and could be utilised as a study/office, beneficial to those requiring to work from home.

Three further rooms complete the ground floor, a shower room, kitchen and utility room. The kitchen has ample space for a dining table and chairs, and has views to the front of the property and garden behind. The utility room adjacent opens directly to the garden and has a fitted cupboard, floor units and worktop, with space and plumbing for white goods.

The first floor provides three bedrooms and a bathroom. The principal bedroom overlooks the surrounding countryside and the second bedroom to the rear overlooks the garden, both bedrooms have fitted wardrobes. The third bedroom has a Velux window, and small double doors open to loft space for storage. The family bathroom has a corner bath and a ceiling Velux window allowing natural light to flood the room.

Rose Cottage has oil fired central heating, powered by a Rhino boiler situated in the outbuilding adjacent to the kitchen, the boiler was serviced in April 2024.





Sitting Room



Sitting Room

Eighteen solar panels have been installed on the roof and a quarterly income is received from FiTS payments. The Feed in Tariff Scheme started in 2011 and will continue until 2036. Payments are index linked and provide the vendor with a welcome tax free income and also contribute to a more favourable efficiency rating. Rose Cottage has a private water supply fed by an underground spring, a UV filter has been fitted. Both the solar panels and private water supply ensure Rose Cottage has low running costs, with lower energy bills and a reduced council tax contribution.

Rose Cottage provides a wonderful opportunity to purchase a bright spacious family home, in beautiful rural location just a short distance from the coast.

#### ACCOMMODATION

Ground Floor: Entrance Vestibule, Hall, Shower Room, Kitchen, Utility Room, Dining Room, Bedroom, Sitting Room

First Floor: 3 Bedrooms. Bathroom.

#### GARDEN

Rose Cottage has a beautiful cottage garden, sweeping around behind the property on two levels with steps leading to the patio area to the rear of the cottage. The garden is fenced for deer and a number of mature shrubs and trees line the boundary providing both privacy and shelter. A well maintained lawn is complimented with planted borders and a vegetable garden at the back allows for home grown produce. There is a sea view from the higher level and views over the surrounding countryside. A potting shed and greenhouse provide the workspace for growing and bringing on plants. This garden springs to life in the summer months and with an array of colourful blooms, providing an idyllic backdrop for evenings relaxing and socialising in the garden.

To the front of the cottage there is a designated parking area, lawn, well, with private water supply and an area for planting within a stone wall, which was formerly a vegetable garden.



Sitting Room



### OUTBUILDINGS

Greenhouse (2.97m x 1.74m) of breeze block construction with windows and plastic corrugated roof.

Garden Shed (2.85m x 2.62m) of breeze block construction providing storage space for garden tools and equipment, with an open fronted wood store built on to the side.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private Supply	Mains	Septic Tank	Freehold	Oil Fired	Band F	D59	High Speed BT	YES

### FLOOD RISK

There is no specific risk to the property.

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

### SERVITUDE RIGHT OF ACCESS

There is a servitude right of access over the private road from the public road leading to Tonderghie House.

### DIRECTIONS

In the Isle of Whithorn turn right on to Tonderghie Road and continue for approximately 1.7 miles, turn right at the junction opposite 3 Cutcloy Cottages, continue for approximately 0.1 miles and Rose Cottage is on your left.

### POST CODE

DG8 8JA

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: sway.employ.buying

### SOLICITORS

McCormick and Nicholson, Newton Stewart,  
66 Victoria Street  
Newton Stewart  
DG8 6DD

### 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.



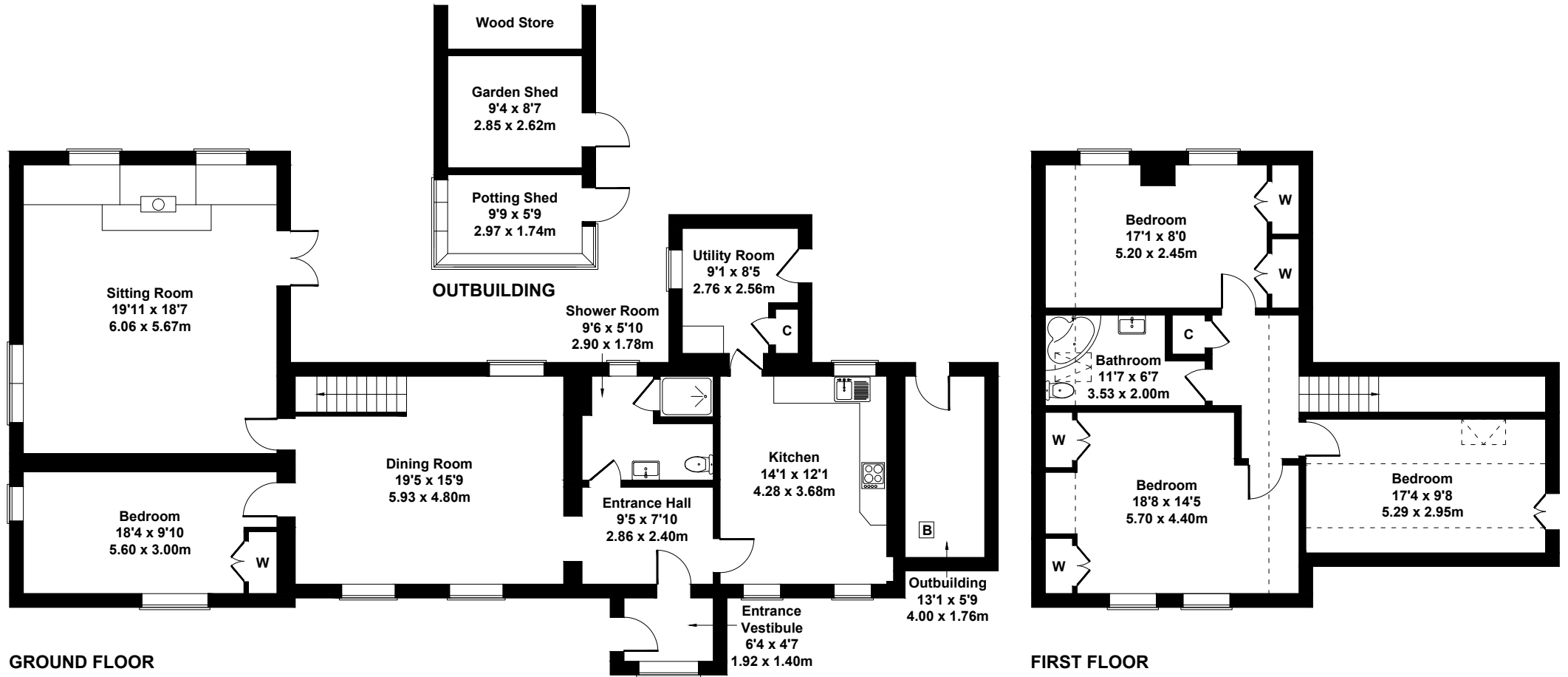
Bedroom



Shower Room

# Rose Cottage

Approximate Gross Internal Area  
2421 sq ft - 225 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.

Produced by Potterplans Ltd. 2024

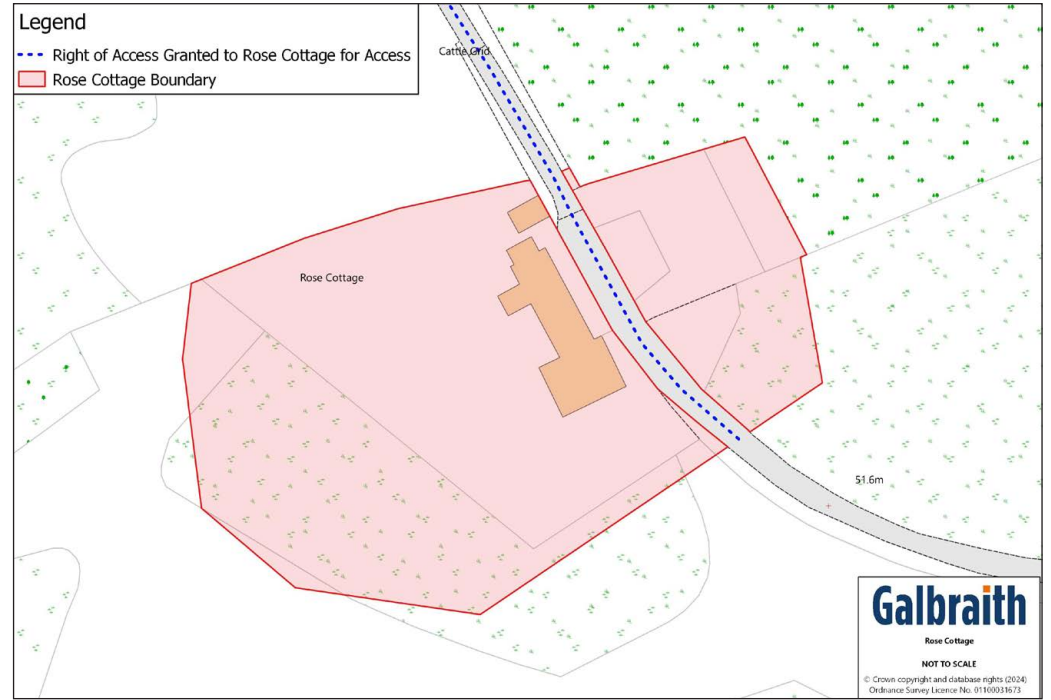
**IMPORTANT NOTES**

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 May 2024. Garden photographs September 2023, internal photographs were taken in May 2024.

















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