



NEW HOUSE

OLD STATION COURT, PORTPATRICK, STRANRAER



NEW HOUSE, OLD STATION COURT, PORTPATRICK, STRANRAER

A spacious 3 bedroom detached property within walking distance of the harbour and local amenities in a desirable seaside location.

Stranraer 7.4 miles ■ Cairnryan 13.7 miles ■ Newton Stewart 28.8 miles
Ayr 57.4 miles

Acreege 0.09 acres.

Offers Over £270,000

- 2 reception rooms. 3 bedrooms
- Open plan kitchen/dining
- Solar panels - reduced energy costs
- Garden with decking and patio
- Off road parking

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com

 OnTheMarket





Hallway

SITUATION

New House is situated in a quiet residential area of Portpatrick, Old Station Court, formerly the site of Portpatrick Railway Station which served the village between 1862 and 1950.

Portpatrick, has a number of shops, a primary school, church, putting green, beachfront hotels & 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. 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 16th century ruin, set around a small bay with cliffs forming the backdrop. For the more adventurous hill walkers you can walk the Southern Upland Way, with Portpatrick providing the start or end point in the West. Stranraer is the nearest major town, 7.4 from New House, where there is a secondary school, primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, and a train station. The port of Cairnryan, 13.7 miles from New House, has two ferry operators running passenger and freight services to Northern Ireland. There are a number of golf courses in the area including Dunskey Golf Club, within walking distance, Stranraer Golf Club, Wigtownshire County Golf Club and the famous Turnberry Golf Course is approximately 43 miles from Portpatrick. Both curling and horse riding are also very popular in the area, Stranraer & District Riding Club offers training and holds regular events, and curling is available at the North West Castle, Stranraer.

DESCRIPTION

New House is a charming three bedroom residential property within walking distance of the harbour and local amenities in Portpatrick. The entrance vestibule opens in to the main hall, the oak door and side windows/panels are adorned with stained glass windows reflecting the coastal location with the sea, a sailing ship and lighthouse feature. The kitchen is a bright and welcoming room with space for dining, the heart of this home, with French doors connecting indoors with the garden area. Cooking facilities are provided by a Rangemaster cooker, with a 5 ring electric hob and a Belfast sink sits perfectly within the solid oak worktop. The wooden floor continues into the sitting room adjacent, which can also be accessed from the hall, the layout is such it provides a flow throughout the property.



Hallway

A striking red brick fire surround provides an attractive focal point in the double aspect sitting room, an electric fire/stove or gas fire could be connected or the fireplace could be opened up and a wood burning or multi-fuel stove to be installed. A bay window with a window seat provide additional well-lit space to sit and relax. The room next door provides flexibility offering a third bedroom, a studio or office, depending on the needs and requirements of the new owner. Bedroom 2 completes the accommodation on the ground floor level, flooded with natural light from the bay window and again benefiting from a window seat. The bathroom adjacent has both a bath and a wet room shower and benefits from underfloor heating. A utility room provides essential space for an extra sink, space and plumbing for white goods and houses the Worcester boiler for the gas central heating. A WC Cloakroom completes the ground floor. Windows throughout New House are fitted with shutter blinds, maintaining privacy removing the need for curtains.

A solid oak staircase leads to the first floor, opening to a flexible triple aspect space with wooden flooring, currently used as a second reception room. Doors open to a spacious master bedroom suite, with an en-suite shower room, fitted wardrobe, a dormer window opening to the view to the front and two Velux windows on the opposite side bring in additional light. A second door opens to a walk in cupboard, housing the solar panel meters, there is also additional storage space in the eaves and in the under stair cupboard on the ground floor. New House benefits from reduced electricity costs, contributed to from the 14 solar panels situated on the roof, currently in a contract with Octopus.

This spacious home is within a very popular seaside village, ideal for a family or couple and offers the opportunity to work from home, living within walking distance from the sea front, local shops and restaurants. This also present an ideal investment opportunity for those seeking a holiday let.

ACCOMMODATION

Ground Floor: Entrance Vestibule, Kitchen/Dining Room, Sitting Room, Bedroom 3/Office, Bedroom 2, Bathroom, Utility Room, WC Cloakroom.

First Floor: Family Space, Master Bedroom with en-suite Shower Room

GARDEN

The drive has space for three cars and a wheelchair ramp leads up to the entrance vestibule. The garden around New House is mainly laid to lawn with mature planting in borders, and an area of decking and gravel provides a social space for dining alfresco and entertaining. The shed is connected to mains electricity and provides storage space for garden tools and equipment.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Electricity | Drainage | Tenure | Heating | Council Tax | EPC | Broadband | Mobile |
|-------|-------------|----------|----------|-------------|-------------|-----|-----------|--------|
| Mains | Mains | Mains | Freehold | Gas Central | Band E | C78 | Sky | Yes |

DIRECTIONS

From Lochans follow the A77 for approximately 4.6 miles and from the Main Street on the edge of the village pass the turn off for Portree Terrace on your left, then take the next left in to Old Station Court. Turn right and new House is the second last property on your right.

POST CODE

DG9 8LB



Living Room



Living Room



Living Room

Bedroom 2



WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: basis.otherwise.infants

SOLICITORS

Rankin & Aitken
4/6 South Strand Street
Stranraer

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.

Bathroom

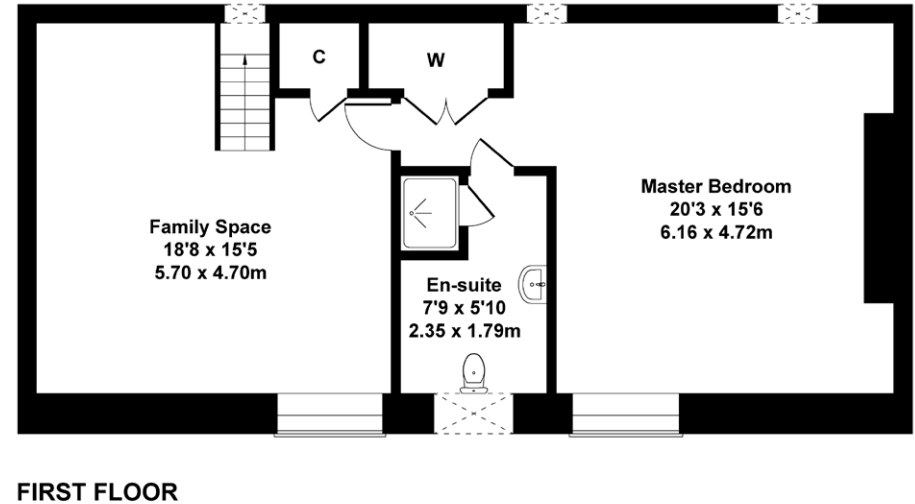
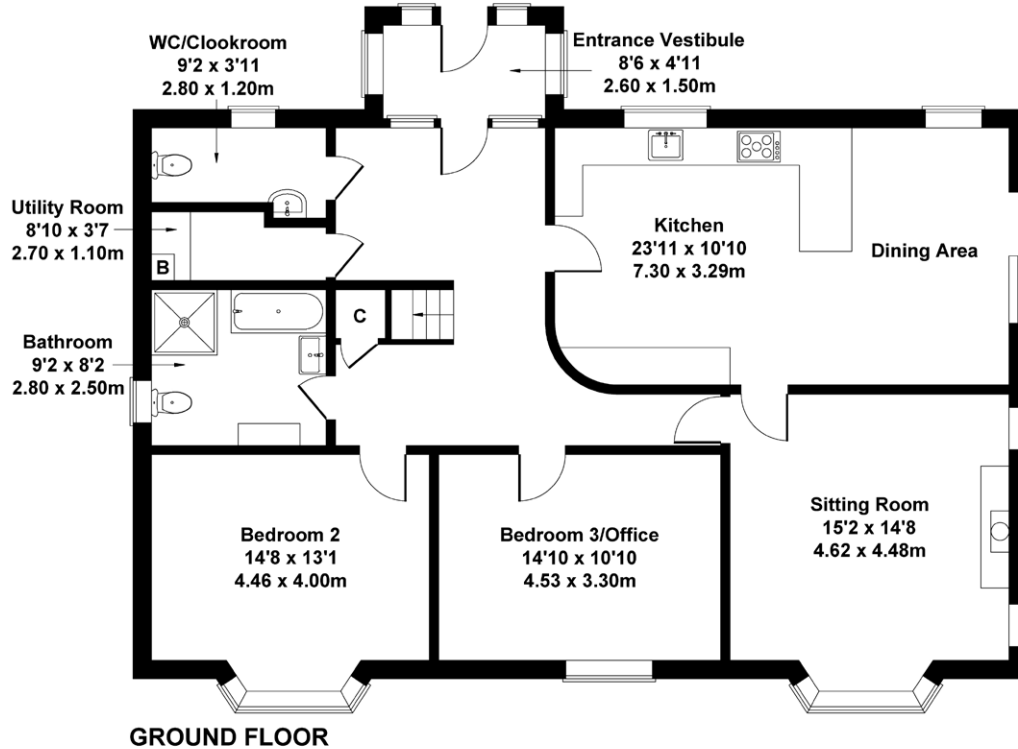


Bedroom 3/Office



New House, Old Station Court, Portpatrick, DG9 8LB

Approximate Gross Internal Area
2217 sq ft - 206 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

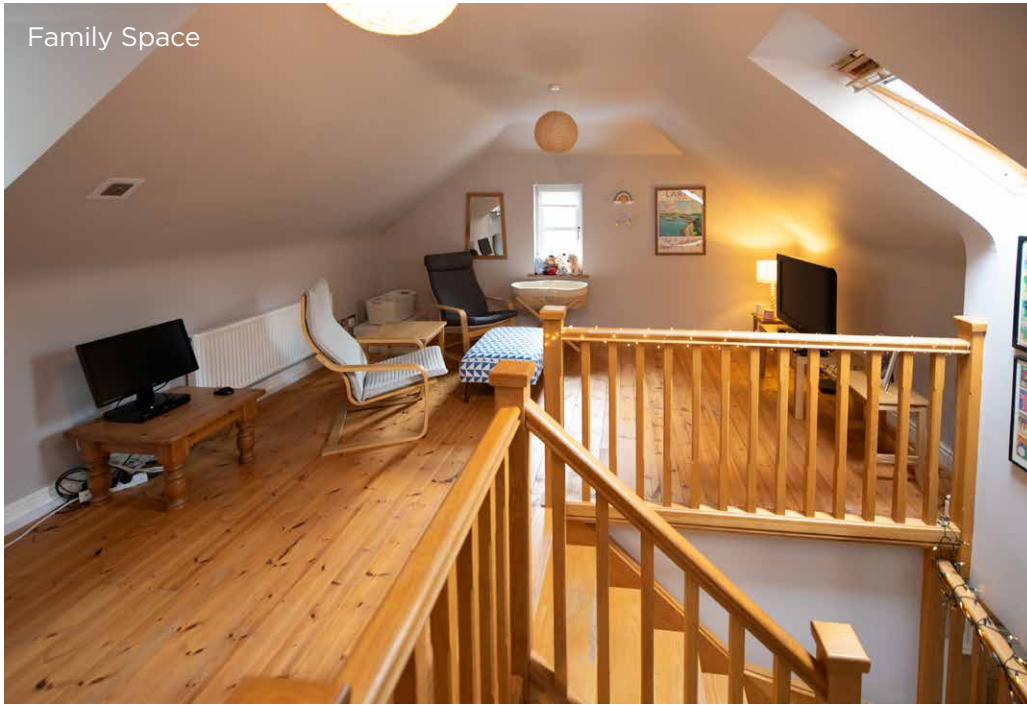
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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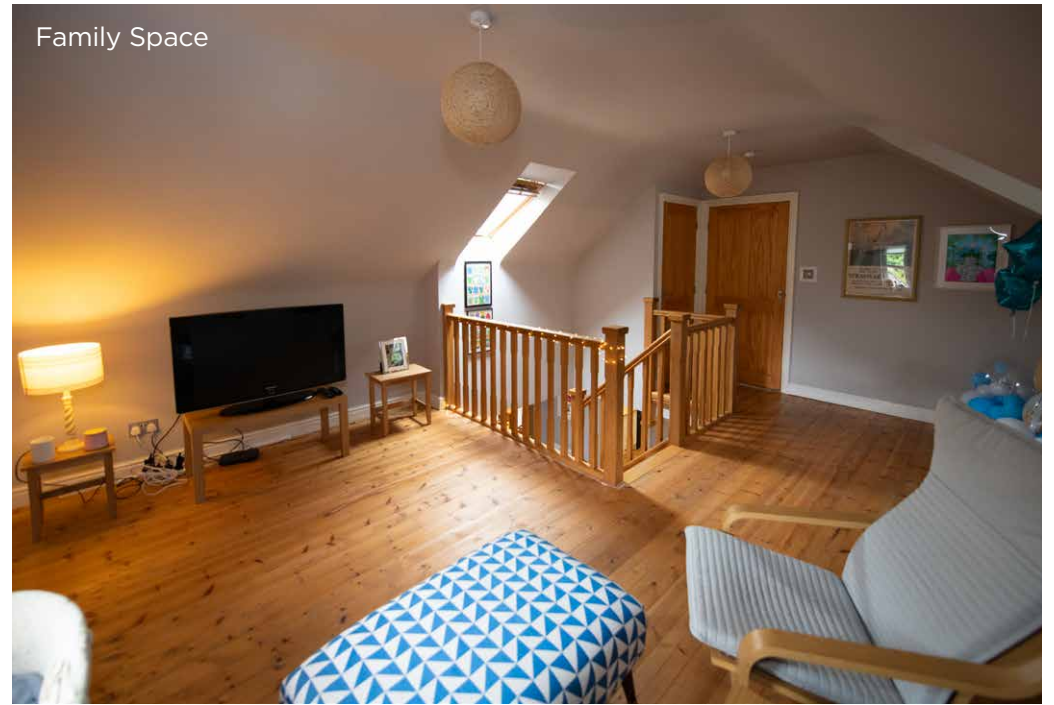
IMPORTANT NOTES

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 June 2024.

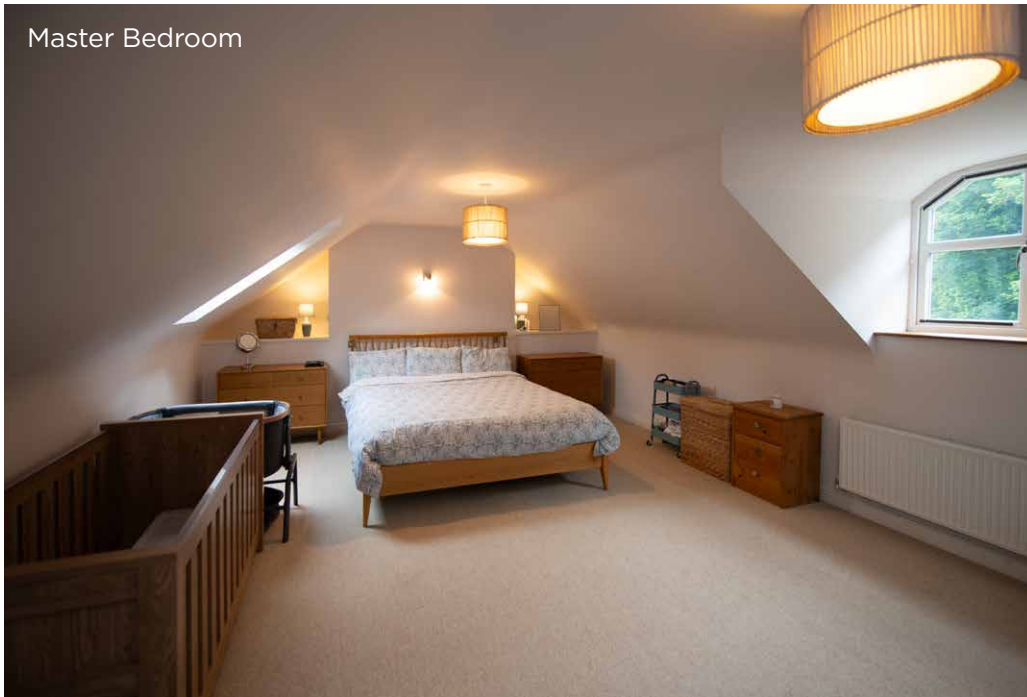
Family Space



Family Space

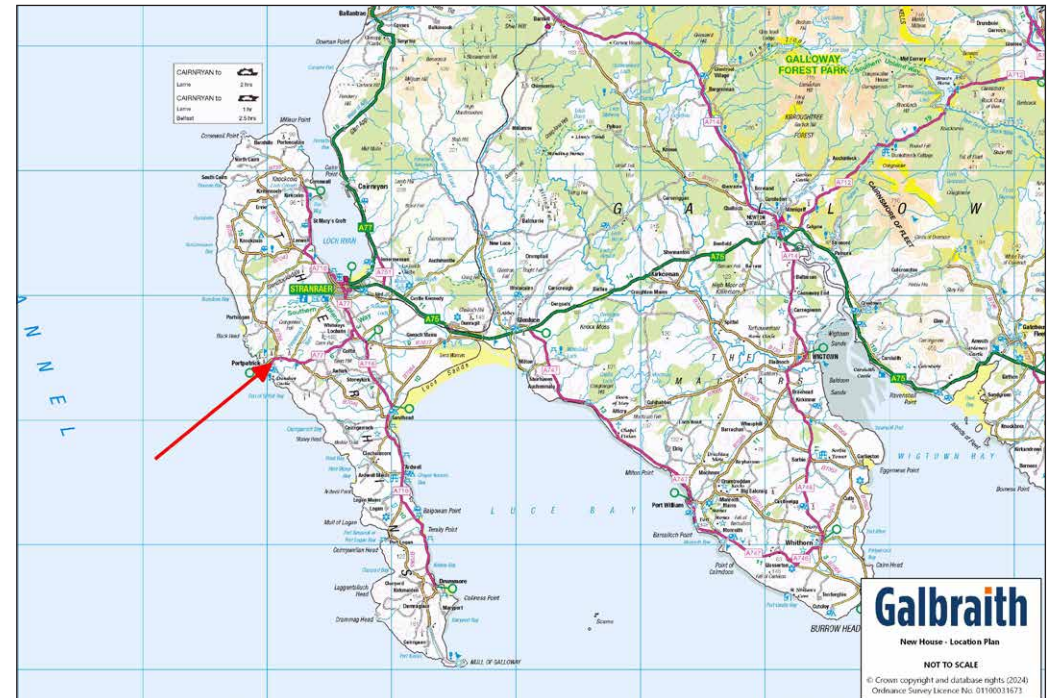
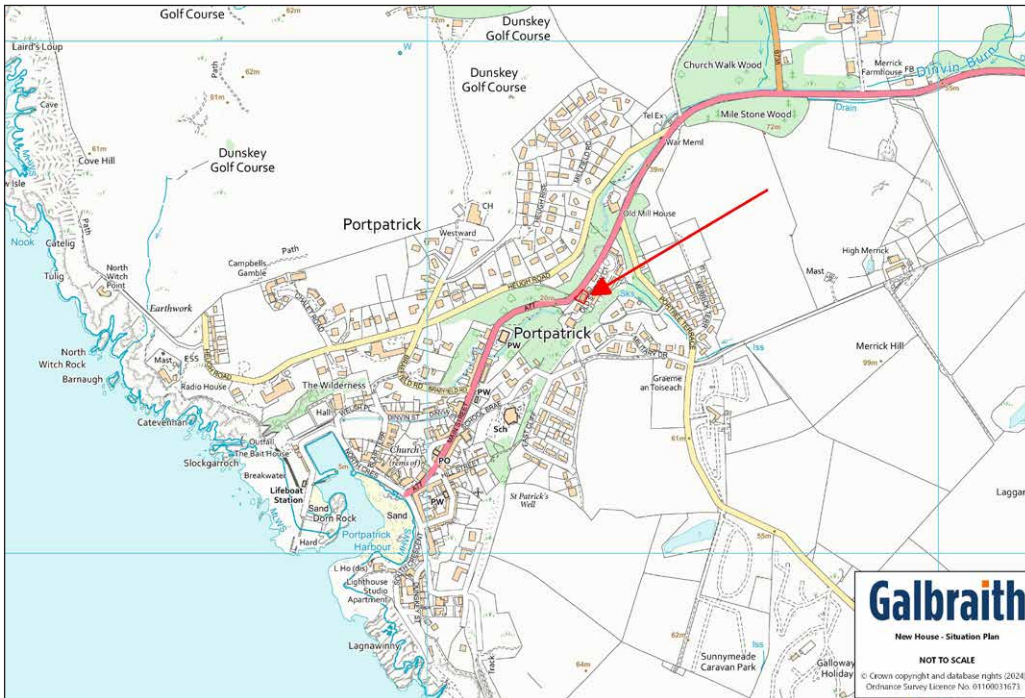


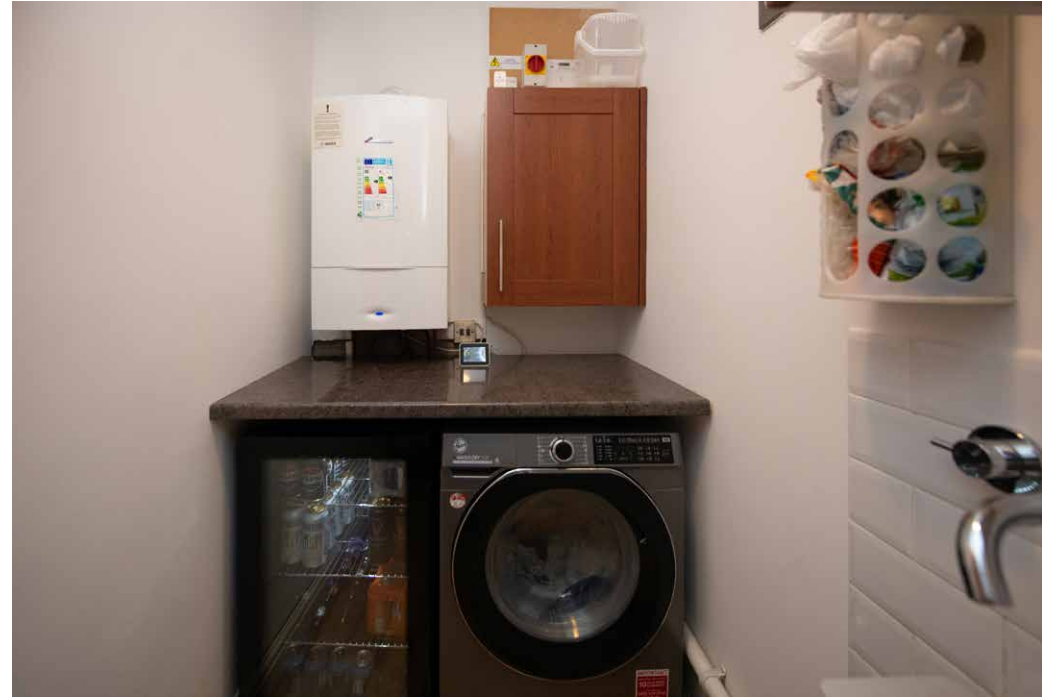
Master Bedroom



Ensuite Shower Room









Galbraith



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