



Ervie Manse, Leswalt

Stranraer DG9 0QZ

Offers Over £290,000 are invited

Ervie Manse

Ervie, Stranraer

Local amenities are available within the village Leswalt and include general store, church and a primary school, while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in the town of Stranraer some 6 miles distant. Other amenities within easy reach include access to Wig Bay sailing club and Creachmore golf club, only a few minutes drive away.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

- A grade 2 listed former manse, set within secluded garden grounds extending to approximately 1.25 acres
- Generous family accommodation over two levels
- Attractive spindle & rail staircase, period cornice work, window shutters, period internal woodwork and period internal doors
- Recently installed kitchen
- Well-proportioned family shower room
- Oil central heating (new boiler installed in the recent past)
- Wood-burning stoves
- Ample off-road parking
- Two outbuildings



Ervie Manse

Ervie, Stranraer

Steeped in history and character, this distinguished four-bedroom detached former manse offers an exceptional opportunity to acquire a Grade II listed residence set within a tranquil rural setting. Arranged over two spacious levels, the property exudes period charm, from the elegant spindle and rail staircase to the intricate cornice work and beautifully preserved internal woodwork and doors. Generously proportioned living spaces provide a welcoming environment for family life, with a recently installed kitchen at the heart of the home, thoughtfully designed to blend contemporary convenience within a traditional style property. The well-proportioned family shower room offers both practicality and comfort, while oil central heating (with a new boiler installed in the recent past) and wood-burning stoves ensure warmth and cosiness throughout the seasons. This remarkable home also benefits from ample off-road parking and the flexibility of two outbuildings, ideal for storage, hobbies or potential conversion (subject to any necessary consents).



Outside, Ervie Manse is enveloped by its own secluded garden grounds, extending to approximately 1.25 acres and providing a peaceful retreat from the bustle of everyday life. Expansive lawns offer a perfect setting for outdoor entertaining, family gatherings or simply relaxing amidst the beauty of nature. Mature shrubs and an enchanting area of woodland create a sense of privacy and seclusion, with the grounds thoughtfully landscaped to complement the period architecture of the house. Dedicated off-street parking for multiple vehicles ensures convenience for residents and guests alike, while the substantial grounds offer endless opportunities for gardening, recreation or enjoying the tranquil surroundings.

Hallway

The front porch is accessed by way of a wooden storm door. The wide and welcoming hallway provides access to almost all of the ground-floor accommodation and to the decorative spindle-and-rail staircase to the first floor. There is a walk-in pantry and a cast iron radiator.

Lounge

A main lounge to the front overlooking garden ground. There is an inglenook fireplace housing a wood-burning stove, a cast iron radiator and a TV point.

Dining Room

A further reception room to the front featuring an inglenook fireplace with a wood-burning stove. Cast iron radiator.

Breakfast Room

A breakfast room with a window to the side. Understairs storage and a cast iron radiator.

Laundry Room

A reception room to the rear, currently used as a laundry room. Wall lights and a cast iron radiator.



Kitchen

The kitchen has recently been upgraded with a range of contemporary floor and wall-mounted units with marble-style worktops incorporating a stainless steel sink with a mixer tap. There is an electric cooker point and plumbing for a dishwasher. Recessed spotlights.

WC

A useful ground floor WC.

Landing

The landing provides access to the bedrooms and the family shower room.

Shower Room

The shower room is fitted with a WHB and WC in white. There is a large shower cubicle with an electric shower.

Bedroom 1

A bedroom to the front with a cast iron radiator.

En-Suite

The en-suite is comprised of a WHB, WC and a recently installed vinyl-panelled shower cubicle with a mains shower.

Bedroom 2

A further bedroom to the front with a cast iron radiator.

Bedroom 3

A further bedroom to the rear, currently used as a study. Cast iron radiator.

Bedroom 4

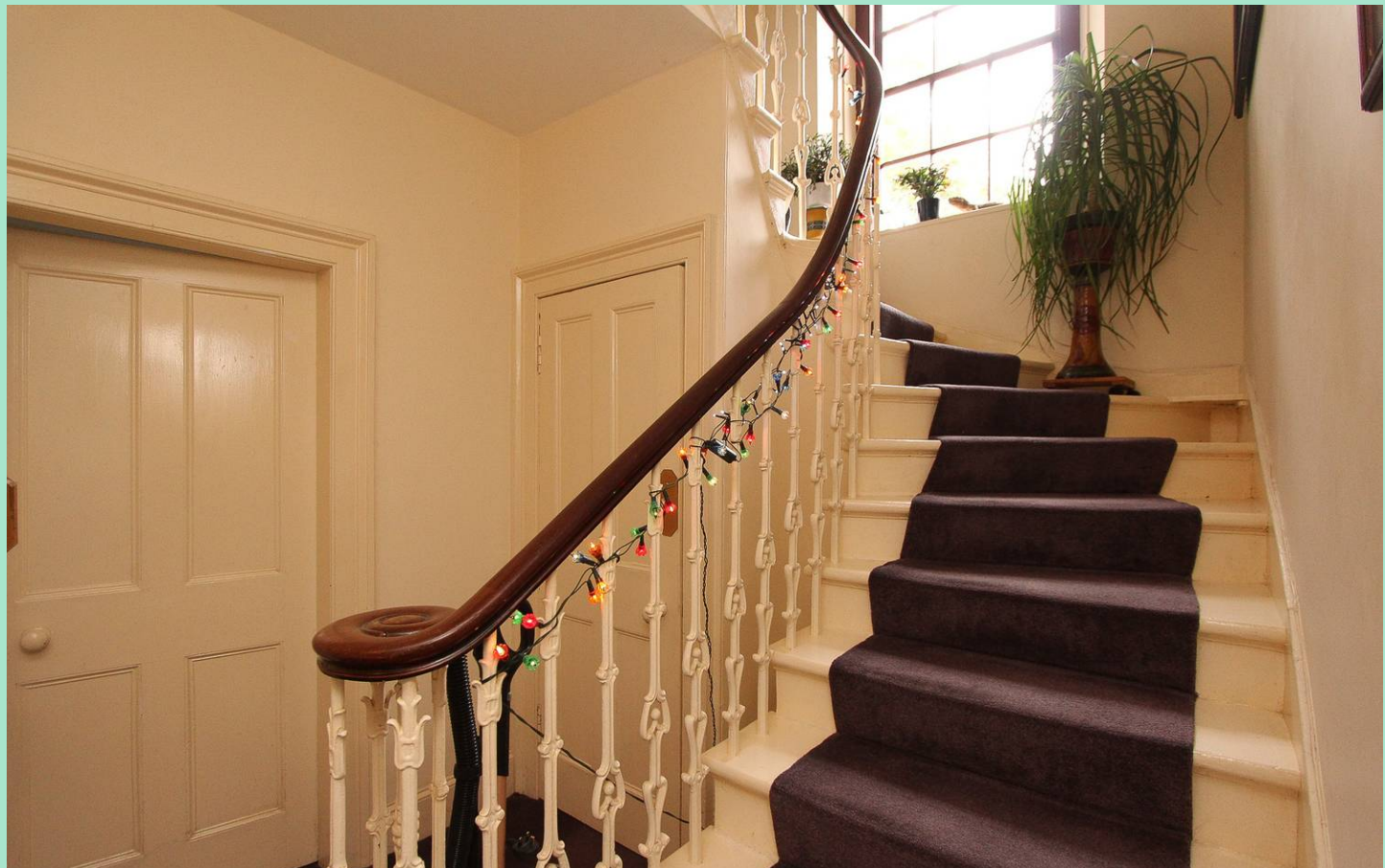
A bedroom to the rear currently used as a home office. Cast iron radiator.

Garden

Ervie Manse is set amidst its own mature garden grounds extending to approximately 1.25 acres. The secluded grounds are comprised of extensive lawns, mature shrubs and an area of woodland.

OFF STREET

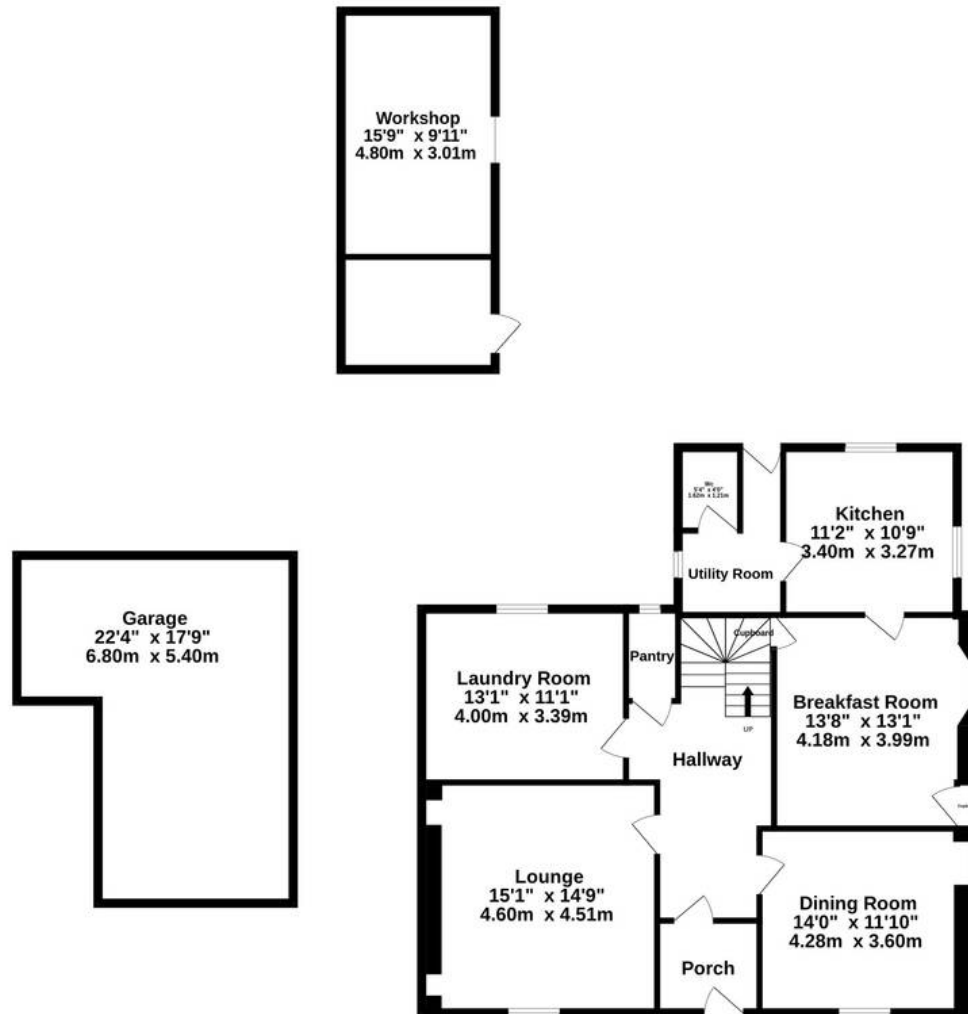
4 Parking Spaces



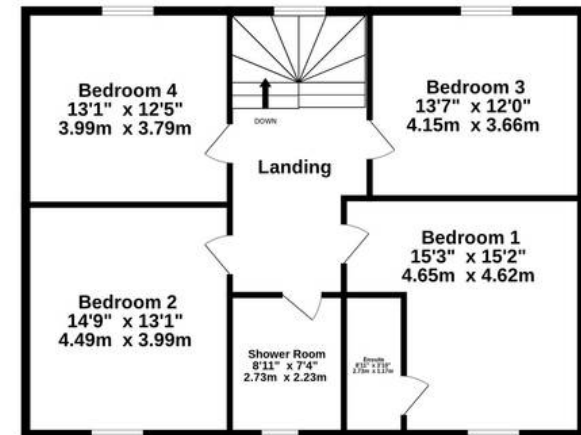




Ground Floor
1638 sq.ft. (152.1 sq.m.) approx.



1st Floor
970 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA : 2607 sq.ft. (242.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





South West Property Centre Ltd

South West Property Centre, Charlotte Street – DG9 7ED

01776 706147

property@swpc.co.uk

www.southwestpropertycentre.co.uk



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 integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.