



**Old Manse, Lewis Street**

Stranraer, DG9 7AQ

**PRICE: Offers Over £290,000 are invited**

# Old Manse Lewis Street

Stranraer, Stranraer

The property is ideally situated within easy walking distance of the town centre, seafront, local college, primary schools, health care, sports centre, theatre, convenience store and supermarket. All other major amenities are to be found in and around the town centre.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Superb former manse
- In excellent condition throughout
- Many fine period features to appreciate
- Most generous family accommodation over three levels
- Bespoke, hand made kitchen
- Delightful bathroom
- Ground floor shower room
- Wood burning stove
- Gas central heating
- Well-maintained garden grounds
- Off-road parking



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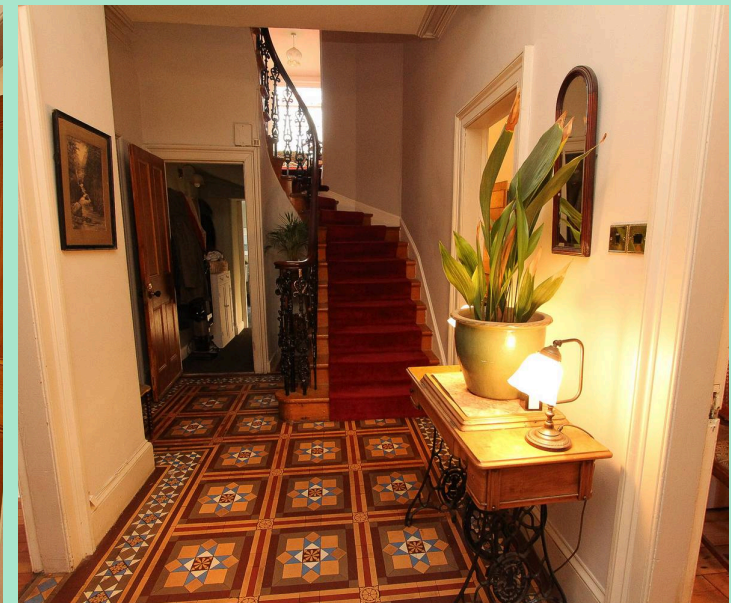
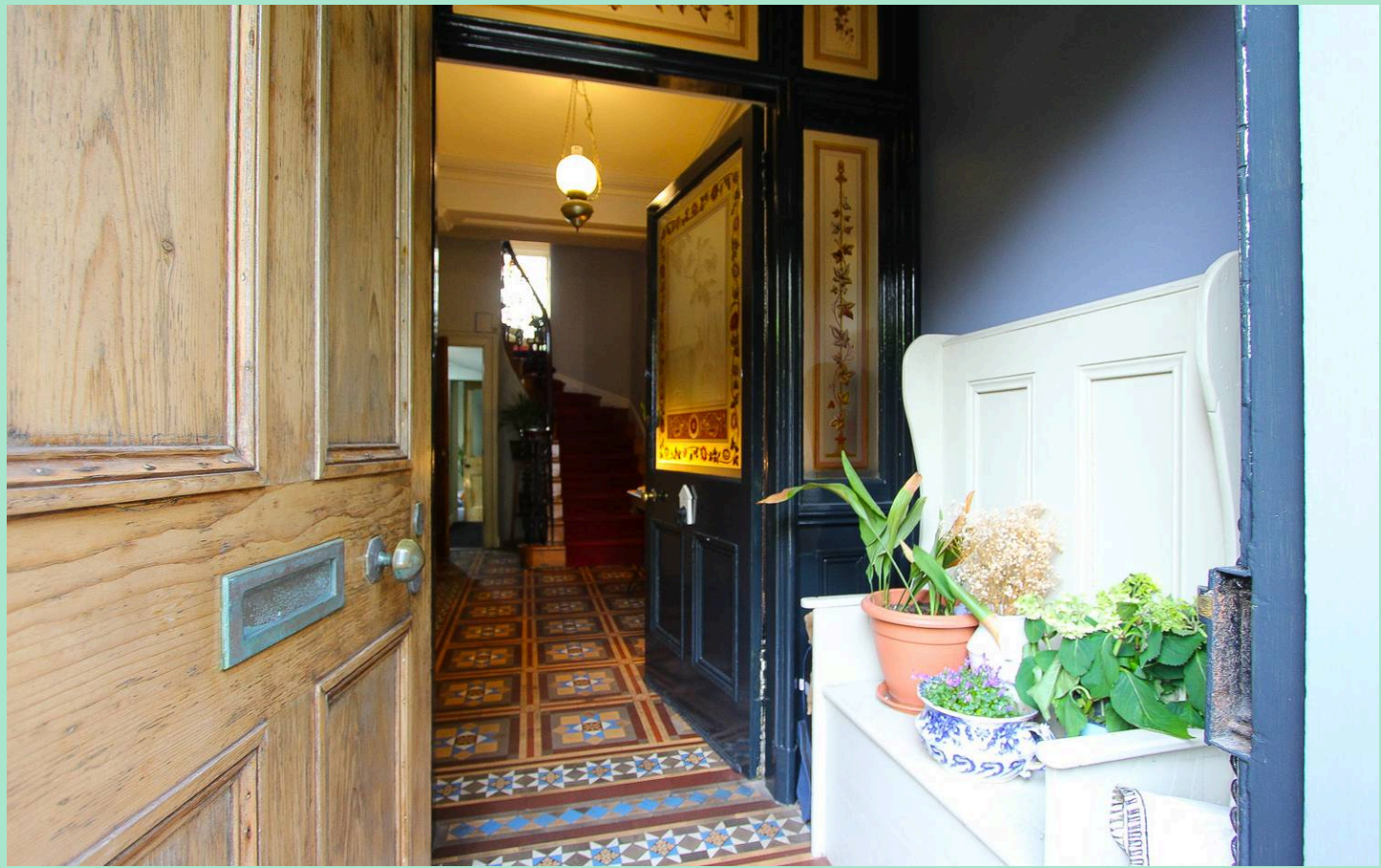
Stranraer, Stranraer

An opportunity arises to acquire an impressive 7-bedroom detached townhouse, originally serving as a former manse. The property has been meticulously maintained and is in excellent condition throughout, offering a blend of timeless character and contemporary conveniences.

Within the property, many fine period features adorn the interior, showcasing the craftsmanship and attention to detail that went into designing this home. The most generous family accommodation is spread over three levels, providing ample space for comfortable living and entertaining.

The heart of the home lies in the bespoke, hand-made kitchen with abundant floor and wall-mounted cabinets and solid oak worktops. The delightful bathroom offers a tranquil space to unwind, while the convenience of a ground floor shower room adds practicality to the home.

The property benefits from gas central heating, a wood-burning stove in the main lounge and a mixture of original sash & case windows and modern double-glazed equivalents. Outside, the well-maintained garden grounds offer a peaceful retreat, ideal for enjoying the outdoors in privacy. Off-road parking adds to the convenience of this property, allowing for easy access for residents and guests alike.



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Stranraer, Stranraer

While the property's historical significance and distinctive features are undeniable, its true allure lies in the potential it holds for prospective buyers seeking a residence that effortlessly combines character with modern amenities.

In conclusion, this magnificent townhouse presents a rare opportunity to own a piece of history while enjoying the comforts of contemporary living. With its superb condition, period features, and expansive family accommodation, this property is sure to delight those seeking a unique and distinguished home.



### **Porch**

The property is accessed by way of a wooden storm door. Etched glass interior door with matching side panels. Terrazzo tiled floor.

### **Hallway**

The terrazzo-tiled hallway provides access to the ground-floor accommodation and the wrought iron balustraded staircase to the upper levels.

### **Lounge**

A spacious main lounge with a bay window to the front. There is an original fire surround housing a wood-burning stove: stripped pine flooring and period cornice.

### **Dining Room**

A further reception room to the front with a period feature fire surround and hearth. Stripped pine flooring and period cornice.

### **Sitting Room**

A reception room to the rear overlooking the rear garden. Stripped pine flooring and period cornice.

### **'Dining' Kitchen**

The kitchen is fitted with a range of bespoke, hand-made floor and wall-mounted units with solid oak worktops incorporating a Belfast sink. Varnished, stripped pine flooring.

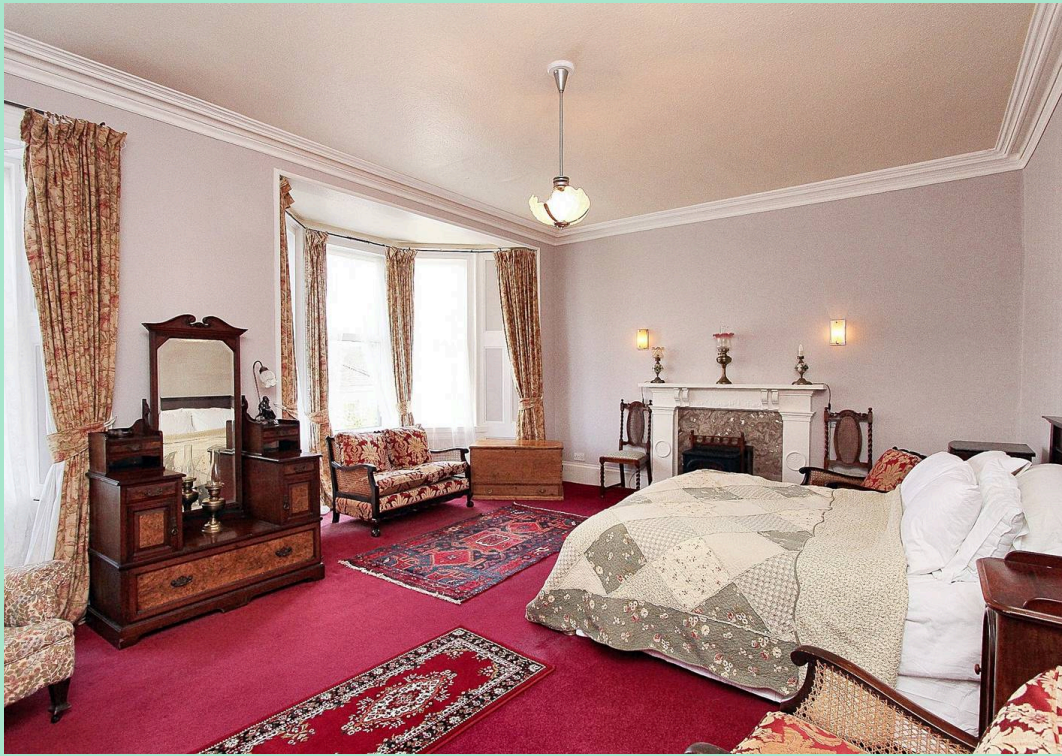
### **Utility Room**

A most useful utility room to the rear with plumbing for an automatic washing machine, plumbing for a dishwasher, under counter space for a tumble dryer and gas hob. Tiled flooring.

### **Shower Room**

A ground-floor shower room comprising a WHB, WC and corner shower cubicle. The gas-fired central heater boiler is located here.





### 1st Floor Landing

The split, first floor landing provides access to bedroom accommodation, the bathroom and a WC.

### Bathroom

The pine-lined bathroom is fitted with a WHB, bath and corner shower cubicle.

### WC

Pine-lined and fitted with a WC.

### Bedroom 1

A former drawing room which is now used as a master bedroom. There is an original fire surround and period cornice.

### Bedroom 2

A further bedroom to the front with original fire surround and period cornice.

### Bedroom 3

A bedroom to the rear with stripped pine flooring and period cornice.

### Bedroom 4

A further bedroom to the rear with an original fire surround, stripped pine flooring and period cornice.

### Bedroom 5

A 2nd floor bedroom with window to the side.

### Bedroom 6

A further 2nd floor bedroom with window to the side.

### Bedroom 7

A single bedroom to the front which could also be used as an office for home working.



## GARDEN

The property is set amidst its own area of well-maintained garden grounds. The front has been laid out to lawn with mature shrubs and trees, set within a low-level wall with wrought iron railings. The enclosed rear garden has also been laid out to lawn with mature shrubs and trees.

## GARAGE

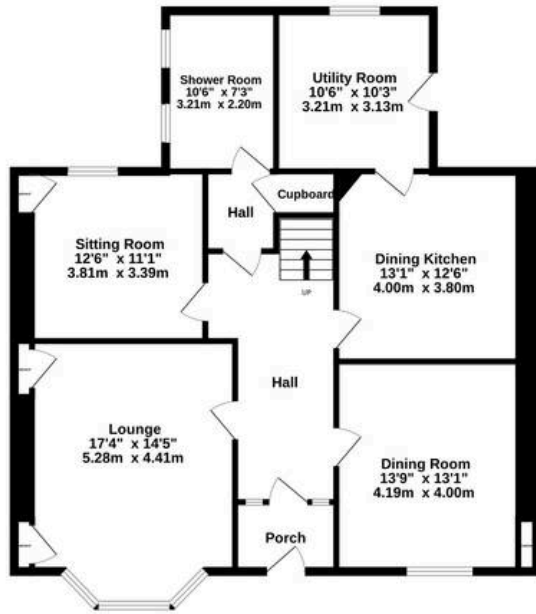
Double Garage

There is a detached garage and storeroom to the rear. The garage is accessed by way of a gravel driveway accessed from a rear lane.

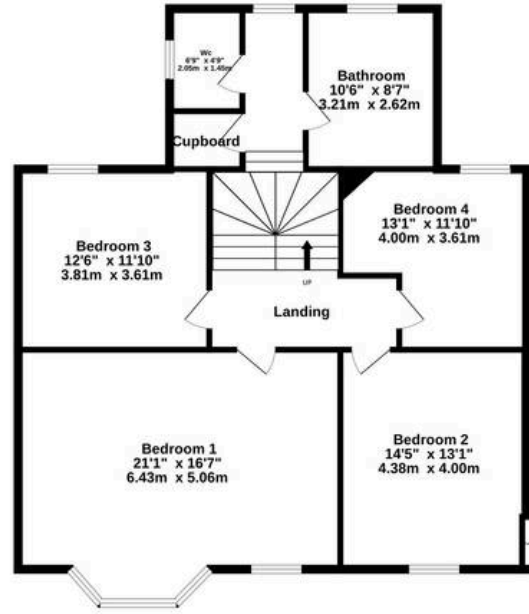




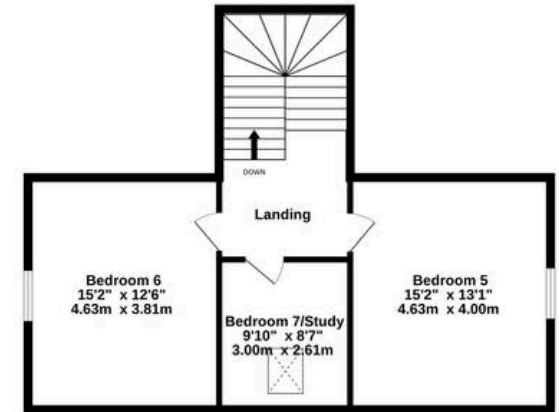
Ground Floor  
1318 sq.ft. (122.4 sq.m.) approx.



1st Floor  
1073 sq.ft. (99.7 sq.m.) approx.



2nd Floor  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 3005 sq.ft. (279.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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.





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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.