



'The Wee Byre', Sandmill

Stranraer, DG9 8QJ

PRICE: Offers Over £350,000 are invited

The Wee Byre

Stranraer

Local amenities within the east end of the town include primary and secondary schooling, Stranraer Football Club, Wigtownshire Rugby Club, Stair Park, a general store, and an excellent restaurant. All major amenities are to be found in and around the town centre, only short walk away and include supermarkets, shops, healthcare, Stranraer marina, and indoor leisure pool complex.

Council Tax band: E

EPC Energy Efficiency Rating: D

- An attractive stone cottage with outstanding views over Loch Ryan
- Renovated to the very highest of standards
- Tasteful decor throughout
- Attractive hardwood finishings
- Splendid medium oak kitchen
- Well-appointed shower room and en-suite bathroom
- Under floor heating
- Partially constructed new build, large detached garage, large workshop and wooden stables
- Set amidst a generous area of land
- Ample off road parking



The Wee Byre

Stranraer

Please note, this property is available with "The Grain Loft" for offers over £500,000.

Discover the rare opportunity to acquire this charming and beautifully renovated three-bedroom cottage, nestled in an enviable position with uninterrupted views across the waters of Loch Ryan. This attractive stone cottage has been thoughtfully restored to the highest of standards, offering an exquisite blend of classic character and modern luxury. Step inside to find a harmonious palette of tasteful décor and elegant hardwood finishings that flow seamlessly throughout the home. The heart of the property is its splendid medium oak kitchen, perfectly appointed for both daily living and entertaining.

The accommodation further comprises a well-appointed shower room and a luxurious en-suite bathroom, both finished with an exacting attention to detail. This exceptional home also benefits from a partially constructed new build, a substantial detached garage, a large workshop, and wooden stables, providing a wealth of possibilities for hobbyists, equestrian enthusiasts, or those seeking additional workspace. With well-proportioned rooms and generous storage, this property offers both comfort and practicality, all set within a picturesque setting.



The outside space of this property is equally impressive, with the home set amidst its own expansive area of garden ground. To the front, a manicured lawn and a sweeping gravel driveway create a welcoming approach, leading around to the rear of the property where ample off-road parking awaits.

The driveway provides direct access to the detached garage, the partially constructed new build, the workshop, and the stables, offering remarkable versatility for a variety of uses. To the rear, a substantial area of land has been thoughtfully laid out to grass, providing an outdoor retreat with endless opportunities for gardening, recreation, or simply enjoying the rural surroundings. With breathtaking open views over Loch Ryan and a wealth of outdoor amenities, this property presents a unique lifestyle opportunity in a truly stunning location.

Sun Lounge

The delightful sun lounge is accessed by way of a wooden storm door. Tiled flooring and an interior door to the hallway.

Lounge/Dining Room

A most spacious reception room with a bay window to the front overlooking Loch Ryan. Tiled flooring and a TV point.

Kitchen

The kitchen is fitted with a range of medium oak floor and wall-mounted units with slate design worktops. There is a range cooker, extractor hood, built-in microwave, integrated fridge/freezer, kitchen island and a wine rack. Tiled flooring and recessed lighting.

Utility Room

The utility is fitted with medium oak floor and wall-mounted units with slate-style worktops incorporating a stainless steel sink. Plumbing for an automatic washing machine and under-counter space for a dishwasher or tumble dryer. Tiled flooring.



Bedroom 3

A double aspect bedroom with a view to Loch Ryan. Tiled flooring.

Shower Room

A spacious shower room fitted with a WHB, WC and large vinyl panelled shower cubicle with a mains shower. Tiled flooring.

Bedroom 2

A double bedroom to the front with a view over Loch Ryan. Built-in wardrobe and tiled flooring.

Bedroom 1

A master bedroom to the rear with an en-suite bathroom, built-in wardrobes and tiled flooring.

En - Suite

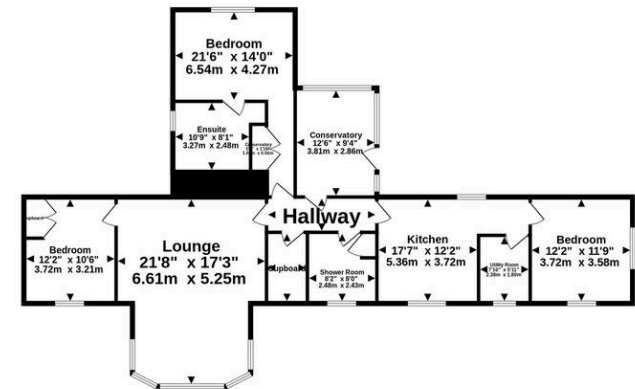
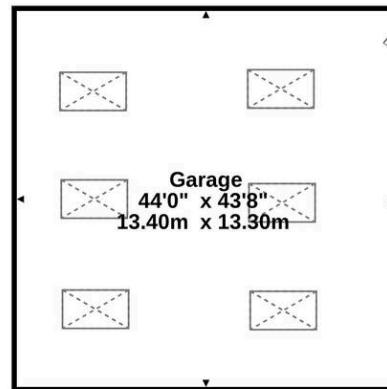
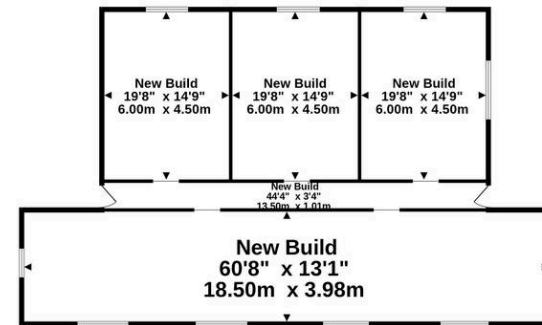
A well-proportioned en-suite bathroom fitted with a WHB, WC and a corner bath. There is a separate vinyl panelled shower cubicle housing a mains shower. Built-in shelving with storage cupboards below, ceramic wall tiles and tiled flooring.

Garden

The property is set amidst its own generous area of garden ground. To the front of the property, there is an area of lawn and a gravel driveway leading to the rear. The driveway leads to the detached garage, the partially constructed new build, the workshop and the stables. To the rear of the property there is a substantial area of land which has been laid out to grass.



Ground Floor 5093 sq.ft. (473.1 sq.m.) approx.



TOTAL FLOOR AREA : 5093 sq.ft. (473.1 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.