

FOR SALE

**"IVY COTTAGE"
3 SMITHY LANE,
NEW LUCE, DG8 0AN**



An opportunity arises to acquire a most attractive semi detached cottage style property on the fringe of the village. This charming property occupies a riverside location and is set within its own generous area of garden ground. It is located within the much sought after, picturesque village of New Luce some 9 miles distant from the town of Stranraer. In good condition throughout the property is ideally suited to family living or for those in search of an idyllic holiday retreat.

**ENTRANCE PORCH, HALLWAY, KITCHEN,
UTILITY ROOM, WC, DINING ROOM, SITTING
ROOM / 3RD BEDROOM, STUDY AREA, LOUNGE,
BATHROOM, 2 BEDROOMS, GARDEN**

PRICE: Offers around **£155,000** are invited



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**Charlotte Street
Stranraer
DG9 7ED**

Tel: 01776 706147

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www.swpc.co.uk

DESCRIPTION:

Located on the fringe of the delightful village of New Luce, this is a charming detached cottage style property which has been extended whilst retaining great character.

The property is in good condition throughout and benefits from well proportioned and comfortable accommodation on one level, full modern double glazing and oil fired central heating.

Of traditional and timber frame construction under a slate roof, the cottage provides an idyllic retreat which is ideally suited to family living or as a superb holiday home. The property occupies a delightful riverside location and is set within a well maintained and generous area of garden ground.

Situated within this quiet rural village, there is the added benefit of being only a few minutes drive from the town of Stranraer where all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are located. There is also a town centre and secondary school transport service available from closeby. Primary schooling is to be found in the nearby village of Glenluce.

Local village amenities include a public house and church.

The surrounding area is one of natural beauty and encompasses extensive farmland, the Water of Luce and a range of historical sites. Sporting facilities abound with fishing, walking and excellent golf courses within easy reach.

Viewing of this character home is to be highly recommended.

ENTRANCE PORCH: (Approx 1.28m – 1.42m)

Access to the property is by way of an outer uPVC storm door with attractive lead glazed insert, in turn leading to an inner door with coloured glass insert. Terrazzo floortiling and wall cupboard housing the electric meter and fuseboard.

HALLWAY:

The main front hallway provides access to dining room, main bedroom and to the inner hallway and to the lounge and WC. Telephone point.

INNER HALLWAY:

Access to the WC and to main lounge. CH radiator.

WC: (Approx 1m – 1.8m)

Comprising WHB and WC.

DINING ROOM: (Approx 3.49m – 3.64m)

This is a well proportioned room with window to the front looking towards the bridge and river. There is a recessed shelved bookcase, two CH radiators and access to the attic. Recessed fireplace with glass shelves.



KITCHEN: (Approx 3.61m – 4.52m)

The kitchen has been fitted with an extensive range of floor and wall mounted units in a shaker design with marble style worktops incorporating a one and a half bowl stainless sink unit with mixer. There is a four ring electric hob, cooker extractor hood and built-in oven. There is a slate tiled fireplace housing a feature stove. Laminate flooring, CH radiator, 4 light rail, downlighters and extractor.



LOUNGE: (Approx 3.5m at the widest – 5.2m)

This is a most comfortable lounge with double glazed French doors leading to the garden ground. There are also double doors leading to the sitting room / 3rd bedroom. CH radiator and TV point.



BATHROOM (Approx 2.5m – 2.14m)

The bathroom has been fitted with a three piece white 'shell' suite comprising WC, WHB and Bath. There is also a Triton Zante electric shower in place within the fully tiled bath area. Built-in storage cupboard.



BEDROOM: (Approx 3.39m – 3.57m)

The main double bedroom has windows to the front and to the side. Wood laminate flooring, TV point, CH radiator and a stone built fireplace feature.



**SITTING ROOM / 3RD BEDROOM:
(Approx 3.15m – 3.69m at the longest)**

A further pleasant room overlooking the garden ground and having access to both the lounge and the rear hallway by way of an astragaled door. It is well suited for use as an additional bedroom if so required.



BEDROOM: (Approx 3.39m – 3.37m)

A further bedroom with windows to both side and to rear. CH radiator.



UTILITY ROOM: (Approx 1.8m – 2.6m)

The utility room has been fitted with a range of floor and wall mounted units, stainless steel sink unit with mixer, plumbing for automatic washing machine and CH radiator.

STUDY AREA:

A useful study area with window to the side and CH radiator.

BOILER ROOM: (Approx 1m – 1.95m)

Housing the Worcester Greenstar oil fired boiler.

GARDEN:

The property has garden ground to three sides and borders Smithy Lane to the remaining side. There are attractive stone dykes, extensive lawns and flower borders. There is a most pleasant open outlook towards the river and a genuine rural feel within this delightful garden. Side gate leads to the gravelled pathway and to the front door. There is also vehicular access to the far end of the garden, outside lighting and oil tank. The septic tank is situated within the garden.

View to river



View to farmland



Ivy Cottage



ENTRY: Negotiable

VIEWING: By appt with **S.W.P.C**

DETAILS PREPARED: 25/10/2013

COUNCIL TAX: Band 'D'

GENERAL:

All carpets are included in the sale price.

SERVICES:

Mains electricity and water, drainage is to a septic tank located on the property. Oil fired CH. The neighbours' septic tank is also located on the property with a right of access. EPC = E

OFFERS:

All offers for the above property should be made in writing to

**South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Tel: (01776) 706147 Fax: (01776) 706890**

www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale.