

**FOR SALE**

## 'HILLHEAD OF CRAICHMORE COTTAGE,' LESWALT, DG9 0PN



An opportunity arises to acquire a picturesque, detached cottage, from which there are splendid views over the surrounding countryside. This most attractive cottage is in excellent condition throughout and benefits from an oak design kitchen, delightful shower room, splendid conservatory, tasteful décor throughout, the installation of a wood-burning stove, oil fired central heating and uPVC double glazing. The property is set within its own generous area of very well-maintained, dog friendly garden grounds.

**HALLWAY, LOUNGE, KITCHEN,  
CONSERVATORY, SHOWER ROOM, DINING  
ROOM/2<sup>ND</sup> BEDROOM, BEDROOM, GARAGE,  
OUTBUILDING AND GARDEN**

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



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## DESCRIPTION:

Occupying a most pleasant rural location with views over surrounding farmland and mature garden ground, this is a charming detached cottage which provides most comfortable accommodation for those in search of a rural retreat.

This delightful country property is in excellent condition throughout and benefits from a splendid oak design kitchen, delightful shower room, spacious conservatory, tasteful décor throughout, the installation of a wood-burning stove, oil fired central heating and uPVC double glazing.

It is set amidst its own generous area of well-maintained, dog friendly garden ground, extending to approximately 1/3<sup>rd</sup> of an acre or thereby.

The property is located near to the ever popular village of Leswalt where local amenities include a general store, church and primary school. All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in the town of Stranraer some 3 miles distant.

Other amenities within easy reach include access to Wig Bay sailing club and Creachmore golf club, only a few minutes drive away.

## ENTRANCE HALL:

The property is accessed by way of an uPVC storm door with fan light above. CH radiator and access to the loft.



## LOUNGE: (Approx 4m – 4.4m)

A main lounge with windows to the front and side. There is a feature stone fire surround housing a wood-burning stove. Wall lights, two CH radiators and TV point.



## DINING ROOM/BEDROOM 2: (Approx 2m – 3.2m)

A dining room located off the main lounge that could be used as 2nd bedroom, if required. CH radiator.



[Further dining room image](#)



**KITCHEN:** (Approx 2.5m – 4m)

The kitchen has been fitted with a range of oak design floor and wall mounted units with solid granite worktops incorporating a double Belfast sink with swan neck mixer. There is an electric range style cooker, extractor hood. CH radiator.



[Further kitchen image](#)



**CONSERVATORY:** (Approx 4.35m – 2.65m)

A spacious conservatory to the rear which has been refurbished with new uPVC double glazing, in the recent past. French doors to the rear garden. CH radiator, plumbing for an automatic washing machine and plumbing for a dishwasher.



**SHOWER ROOM:** (Approx 1.8m – 2.8m)

The shower room is fitted with a WHB, WC and vinyl panelled shower cubicle housing a mains shower. Vinyl wall panelling, heated towel rail, electric shaver point, recessed lighting and display shelving with cupboard below.



**BEDROOM 1:** (Approx 2.9m at the widest - 4.2m)  
A bedroom to the front with CH radiator.



**GARAGE:** (Approx 3.75m – 5.45m)  
A spacious detached garage with double doors to the front, power and light.

#### **GARDEN:**

The property is set within its own generous area of well-maintained and fully enclosed garden ground. The garden ground comprises extensive lawns, garden well, planting borders, apple trees and mature shrubs. There is a gravel driveway with ample room for off-road parking. The brick-built outbuilding has power and light. The oil-fired central heating boiler is located in a boiler house to the side of the property.





ENTRY: Negotiable

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

DETAILS PREPARED: 08/04/2024

RATEABLE VALUE: £1050

**GENERAL:**

All fitted flooring, curtains, light fittings, cooker and extractor hood are included in the sale price. Other items are available by separate negotiation.

**SERVICES:**

Mains electricity and water. Oil fired CH. Drainage is to a septic tank located on the property. EPC = E

**OFFERS:**

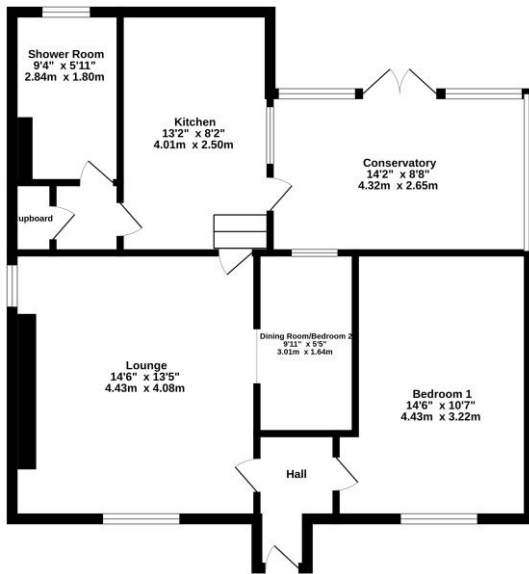
All offers for the above property should be made in writing to

South West Property Centre Ltd, Charlotte Street,  
Stranraer, DG9 7ED.

Tel: (01776) 706147 Fax: (01776) 706890

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Ground Floor



Measurements are approximate. Not to scale. Illustration purposes only. Made with Metropix ©2024

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