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# THE OLD COACH HOUSE

DUNRAGIT, STRANRAER, DG9 8PJ

Substantial detached stone built old coach house located within the former grounds of Dunragit House.



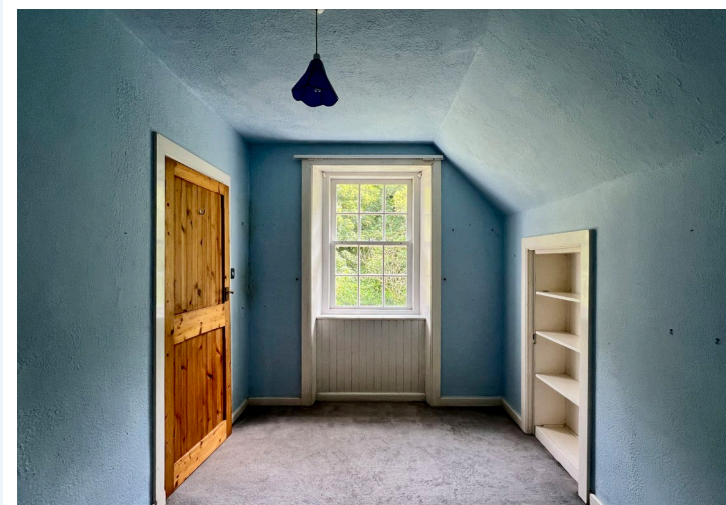
## Ground Floor:

Reception Hallway  
Open Plan Kitchen /  
Dining Room  
Lounge  
Bathroom  
Walk-in Larder/ Boot  
Room

## First Floor:

Landing  
Double Bedroom 1  
Double Bedroom 2  
  
Garage & Gardens

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The Old Coach House is a well-proportioned detached stone built property which has been converted into a dwelling house over two floors. Although in need of some modernisation the property offers well-proportioned characterful accommodation. Many of the original features have been tastefully retained including beautiful stone work, period windows and cottage style wood finishes.

Located to the rear of the Dunragit House the Coach House formed part of the former Dunragit Estate, the main house and a number of other nearby former estate properties have been converted into flats and residential dwellings.

The Coach house is well positioned and enjoys a private wrap round garden which is mainly laid to lawn with delightful decking area. This tranquil garden is visited by a variety of garden birds, as well as deer and red squirrels on a regular basis. Forming one side of the mansion house courtyard, the Coach House enjoys pleasant views over the grounds and woods with a number of beautiful walks nearby.

Stranraer is a renowned golfing area, with a championship course at Stranraer augmented by two other excellent 18-hole course at Portpatrick and Glenluce. The town is a hotbed of Scottish curling with the renowned local rink at The North West Castle Hotel having fostered the careers of many world-class curlers over the years. There are two bowling clubs in Stranraer with several of the local villages also having clubs. The local area has many fishing lochs and sea fishing is also popular. Marine activities on Loch Ryan include sailing and coastal rowing. The town hosted the world skiffie championship for coastal rowing in 2019.

The local amenities of Stranraer are a short distance away including the Galloway Community Hospital, Ryan Leisure Centre as well as primary and secondary schools. The town benefits from a number of supermarkets and a variety of small independent shops.



**ACCOMMODATION**

Entered through Wooden 15 pane glazed door from front of property. Two steps down lead into:-

**RECEPTION HALLWAY** **2.56m x 2.05m**

Wooden single glazed window to front with roman blind above. Wooden staircase with wrought iron handrail leading up to first floor level. Radiator. Doors leading off to walk-in storage room/larder, bathroom. Fixed wooden shelving. Ceiling light. Ceiling cornicing. Ceramic tiled floor. Two steps lead up to:-

**OPEN PLAN KITCHEN / DINING ROOM** **4.87m x 5.00m**

Entered through 15 pane wooden glazed door into spacious farmhouse style kitchen / dining room with a good range of bespoke solid wooden kitchen cupboards. Stainless steel sink with drainers to both sides. Tiled splash backs. Wood panelling on one wall to ceiling and other wall to waist height. Cast iron multi-fuel stove with shelving above. Wooden floor to ceiling cupboards with built-in shelving. Wall light. Recessed ceiling spotlights. 2 further spotlights. Loft access hatch. Two steps lead up to:-

**LOUNGE** **5.05m x 3.81m**

Well-proportioned light and spacious lounge with ample natural light from wooden sash and case windows enjoying a dual aspect to front, side and rear with Roman blinds above and curtain track and curtains. Stone built feature fireplace with shelving to one side with open fire and tiled hearth. Three wall lights. Loft access hatch. Fitted carpet.

**BATHROOM** **1.97m x 2.08m narrowing to 1.54m**

Suite of white wash-hand basin, W.C. and bath. Respatex style wall panelling to waist height. Chrome heated towel rail. Fixed bathroom cabinet. Obscure glazed sash and case window to rear with roller blind above. Flagstone floor.



**WALK-IN LARDER/ BOOT ROOM** **1.48m x 1.49m**

Accessed from main hallway. Concrete floor. Plumbing for washing machine. Coat hooks. Single glazed window.

Wooden staircase leading to first floor landing with architectural arched window providing additional natural light at half landing.

**LANDING** **0.95m x 1.48m**

Fitted carpet. Wood panelling on one wall. Sash and case window with Roman blind above. Ceiling light.

**DOUBLE BEDROOM 1** **3.11m x 4.26m**

2 built-in pine double wardrobes. Electric radiator. Sash and case window. Partially coombed ceiling. Ceiling light. Fitted carpet.

**DOUBLE BEDROOM 2** **2.54m x 4.24m**

Sash and case window. Curtain track. Recessed shelved alcove. Electric panel heater. Ceiling light. Partially coombed ceiling. Fitted Carpet.

**OUTSIDE**

To the side and rear of the property is a private garden which is mainly laid to lawn bordered by mature shrubs and trees which provides a private tranquil oasis which is frequently visited by a variety of wildlife and birds.

Immediately adjacent to the lounge is a well-positioned decked terrace which overlooks the garden and is ideal for alfresco dining or simply watching the birdlife in the garden.

**GARAGE** **4.29m x 3.67m**

Gable end garage with double stable arched door with built in coal bunker, wall shelving, lights and power. At the side there is a further hard standing parking area.





**BURDENS**

The Council Tax Band relating to this property is a band C

**ENERGY PERFORMANCE RATING**

The Energy Efficiency Rating for this property is G

**SERVICES**

The agents assume that the subjects are served by mains water, mains electricity, private drainage but no guarantee can be given at this stage.

**ENTRY**

Subject to negotiation.

**HOME REPORT**

A home report has been prepared for this property and can be obtained by contacting our office.

**GENERAL ENQUIRIES, VIEWING & OFFERS**

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to “REQUEST VIDEO TOUR”. All you need to do is complete a few simple details and you will then be able to access the tour.”

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/ATK1106-03



**PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049**  
**NEW GALLOWAY OFFICE:** (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440  
**GATEHOUSE OFFICE:** The Kiosk, Gatehouse of Fleet DG7 2HP  
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