

FOR SALE

'THE ELMS' KIRKCOLM, DG9 0NT



An opportunity arises to acquire a prestigious detached country residence of great charm and character, which provides most spacious family accommodation over three floors. From the property there are delightful views over its own paddock to the surrounding countryside and Loch Ryan beyond. This splendid, grade C listed, former Georgian manse has many fine period features to appreciate within. Over the past few years, the current owners have carried out a range of sympathetic improvements to the 'The Elms' whilst still retaining its country house appeal. 'The Elms' is set amidst its own generous, fully landscaped, mature garden grounds with the added benefit of its own paddock to the rear. There is a garage/stable block which has planning approval for conversion into a detached residence. Oil fired central heating and uPVC double glazing.

ENTRANCE PORCH, LOUNGE, SITTING ROOM, DINING ROOM, 'DINING' KITCHEN, UTILITY ROOM, WC, BATHROOM, SHOWER ROOM, 7 BEDROOMS (1 EN-SUITE), GARAGE/STABLES, WOODEN STABLE, GARDEN, Paddock.

GUIDE PRICE: £480,000



Property Agents

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Charlotte Street
Stranraer
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DESCRIPTION:

Occupying a most pleasant rural location with wonderful views over landscaped garden grounds to the surrounding countryside beyond, 'The Elms' is a charming, grade C listed, former Georgian manse which provides most spacious family accommodation over three floors.

The property is of traditional construction under a slate roof and retains many fine period features including, ornate ceiling cornice work, splendid internal woodwork, and attractive spindle and rail staircase. 'The Elms' has undergone a sympathetic programme of improvements over the last few years, but still retains great character and charm.

This delightful country house is set amidst its own generous area of mature garden grounds with the added benefit of its own paddock. The current owners lease an adjoining field from The Church of Scotland. There is a garage/stable block, which has planning approval for conversion to a detached residence.

Local amenities within the village include a primary school, public house, village hall, church, and bowling green, while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in the town of Stranraer some 6 miles distant.

Other amenities within easy reach include access to the shores of Lochryan, woodland walks, and Creachmore golf club, only a few minutes drive away.

Seldom does the opportunity arise to acquire such a splendid country house and viewing of this most attractive residence is to be strongly recommended.

ENTRANCE PORCH:

The property is accessed by way of twin uPVC storm doors. Tiled flooring and glazed interior door with side panels to the hallway.

HALLWAY:

The wide and welcoming hallway provides access to almost all of the ground floor accommodation. There is an attractive staircase to the first-floor landing, CH radiator, and telephone point.

[Further hall image](#)



LOUNGE:

A most comfortable main lounge to the rear featuring a delightful marble fire surround housing multi-fuel stove. Wonderful views over garden ground to the surrounding countryside and Loch Ryan. CH radiator and TV point.



SITTING ROOM:

A reception room to the front with wooden fire surround housing a multi-fuel stove. CH radiator and TV point.



DINING ROOM:

A dining room to the rear with double glazed door leading to the garden. There is a wooden fire surround with cast iron insert housing an open fire. CH radiator.



KITCHEN:

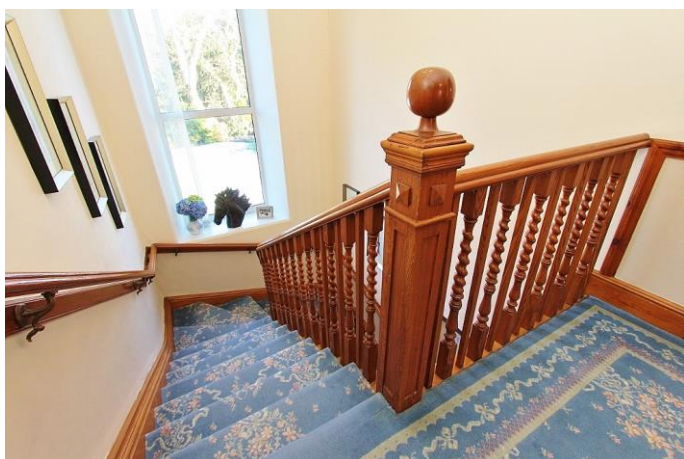
A most spacious 'dining' kitchen fitted with a full range of floor and wall mounted units with ample worksurfaces incorporating a double Belfast sink with mixer tap. There is an oil-fired Aga, electric cooker point, plumbing for a dishwasher, TV point, tiled flooring, and recessed lighting.



WC:
Comprising a WHB and WC. There is a large built-in storage cupboard.



LANDING:
Access to the first-floor accommodation.



MASTER BEDROOM:
A well-proportioned master bedroom with wonderful open views over countryside to Loch Ryan beyond. Two CH radiators.

Master bedroom images



EN-SUITE:
A generous en-suite with WHB, WC and shower cubicle. Tiling to waist height, heated towel rail, electric panel heater, and two built-in cupboards.



SHOWER ROOM:

A fully tiled shower room with WHB, WC and corner shower cubicle. Recessed lighting, extractor, and heated towel rail.



SPLIT LANDING:

Providing access to further bedroom accommodation. CH radiator.



BATHROOM:

A contemporary bathroom which has been fitted with a WHB, WC and freestanding bath. Heated towel rail, electric radiator, and recessed lighting.



BEDROOM 3:

A bedroom to the front with CH radiator.



BEDROOM 2:

A spacious bedroom to the front with CH radiator.



NURSERY/DRESSING ROOM:

Located off the 3rd bedroom. Electric panel heater.



BEDROOM 4:

A bedroom to the rear with CH radiator.



BEDROOM 6:

A bedroom to the side with built-in cupboard and electric panel heater.



BEDROOM 5:

A bedroom to the side with CH radiator.



2nd FLOOR LANDING:

Access to the 2nd floor bedrooms and boxroom which in turn provides access to the large, floored loft.



BEDROOM 7:

A further bedroom to the side with electric panel heater.



GARAGE/STABLES:

A detached garage/stable block with power, light, and water supply. There has been planning approved for conversion to a detached residence.

Garage/stable images

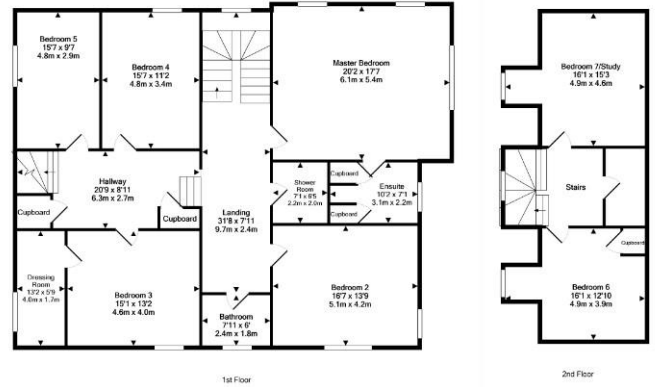


GARDEN:

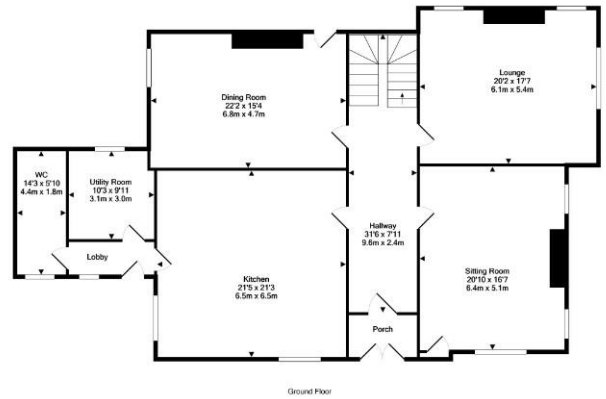
'The Elms' is set amidst its own generous area of mature garden grounds comprising lawns, shrub borders and various patios. There is a fountain water feature to the rear.

View from 1st floor





PADDOCK:
A large paddock with wooden field shelter to the rear.



Measurements are approximate. Not to scale. For illustrative purposes only.
Made with Blueprints 4/2021



ENTRY: Negotiable

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

DETAILS PREPARED: 09/02/2021

COUNCIL TAX: Band 'G'

GENERAL:

All carpets, curtains, and blinds are included in the sale price.

SERVICES:

Mains electricity, water, and drainage. Oil tank for central heating. 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

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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.