



**2 High Street, Port William**

Newton Stewart

Offers Over £380,000







## 2 High Street

Port William, Newton Stewart

Around Port William there are beaches, diverse wildlife and some great walking and cycling opportunities, as well as golf. There are many places to eat in town, and grocery shops as well as a Post Office, a petrol station and various family run shops, offering a variety of wares. There are playparks for the children and a bowling green and tennis courts too. All major amenities are to be found in the towns of Newton Stewart and Stranraer and include supermarkets, indoor leisure pool complex and secondary schools.

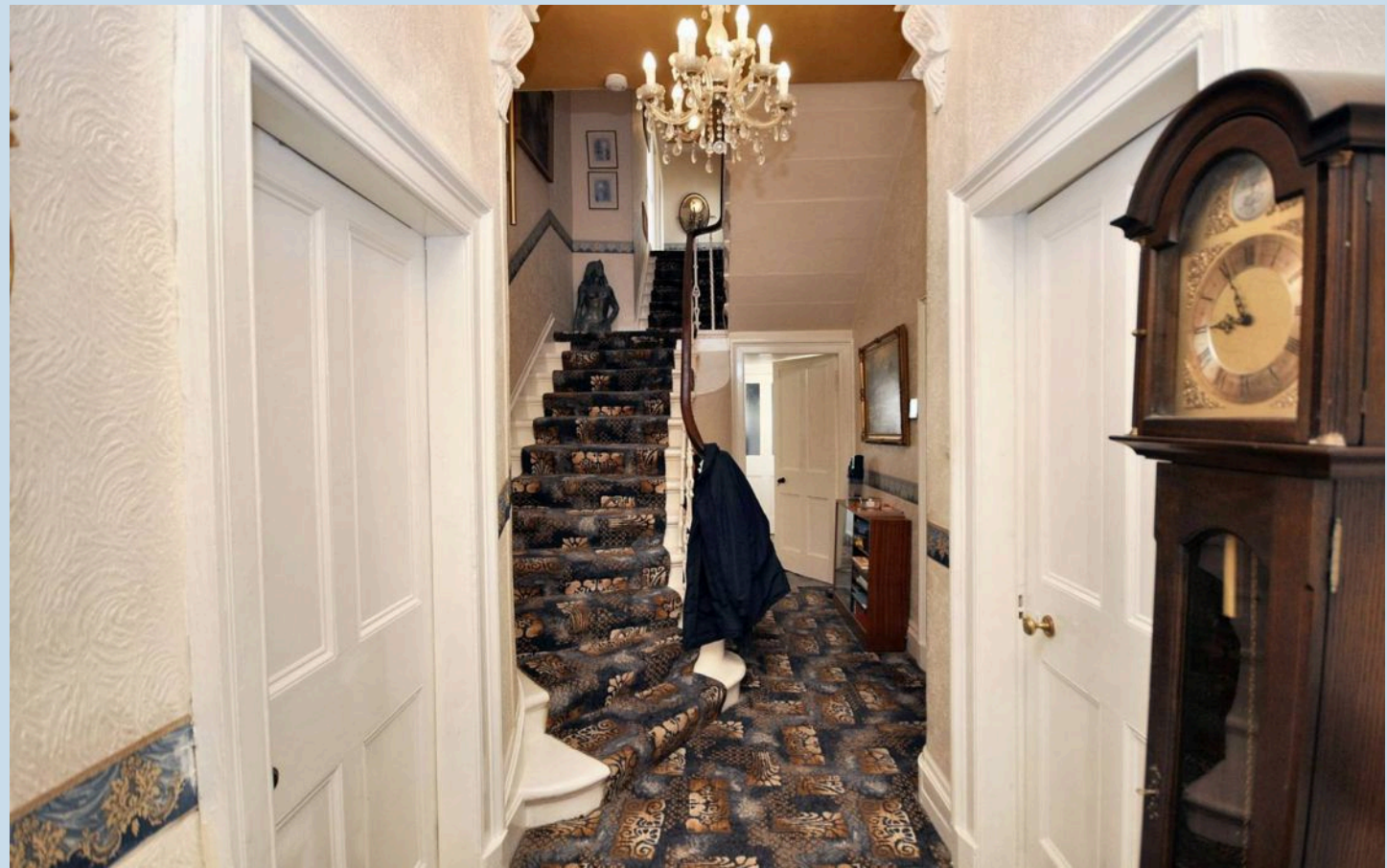
Council Tax band: D

Tenure: Freehold

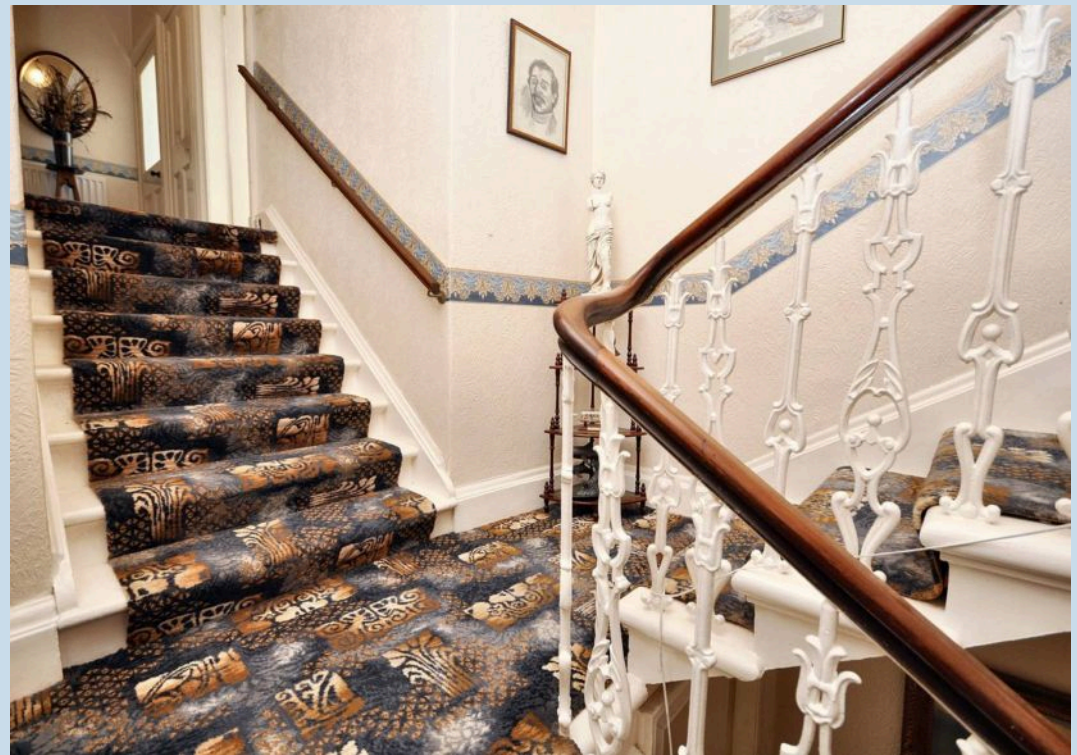
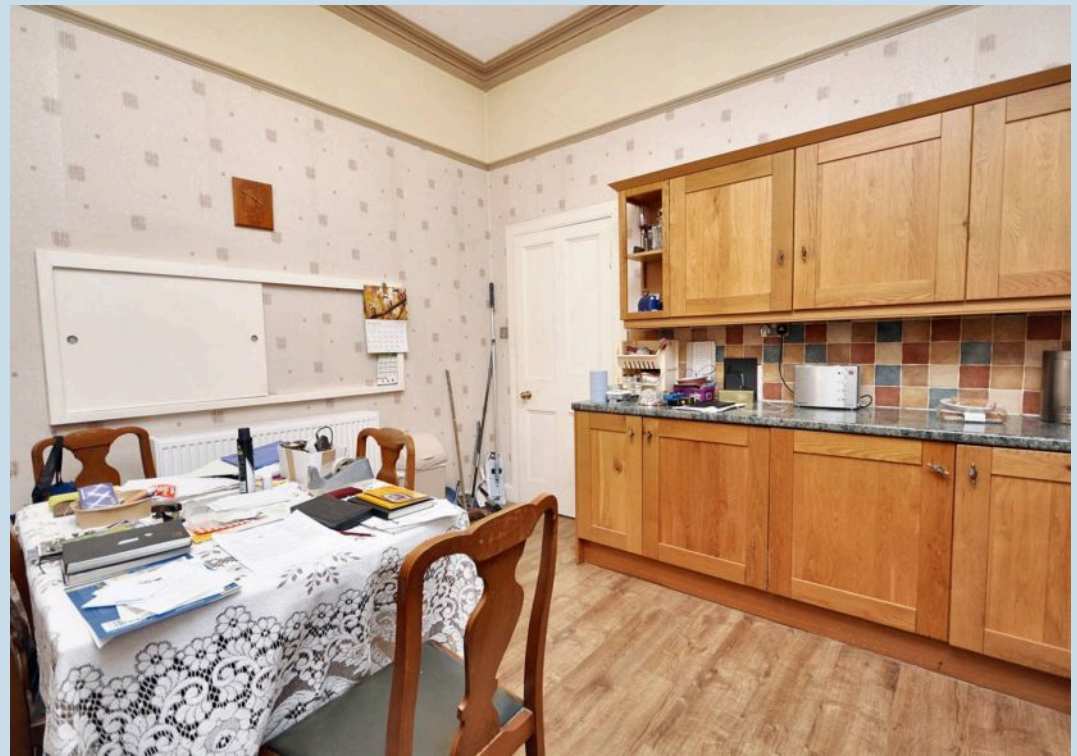
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Large detached property
- Spacious family home
- Potential for separate annex.
- Sat on an elevated plot
- Traditional features
- Off road parking
- Garages & outbuildings
- Stunning sea views
- Newly installed Air Source central heating (2024)











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Port William, Newton Stewart

Situated on an enviable elevated plot offering breathtaking views of the sea, this large detached 4-bedroom house presents a rare opportunity to acquire a spacious family home with the added potential for a separate annexe. Steeped in traditional charm, this property exudes character with its impressive facade and boasts a range of desirable features that cater to modern living needs.

Upon entering the property, one is greeted by a sense of grandeur and space exemplified by the generously proportioned rooms and abundant natural light that filters through the windows. The interior layout has been thoughtfully designed to provide a seamless flow between the living spaces, making it an ideal setting for both family life and entertaining guests.

The newly installed Air Source central heating system, added in 2024, ensures optimal comfort and efficiency throughout the property, offering a modern touch to this classic home. Additionally, off-road parking, garages, and outbuildings provide ample space for vehicles and storage, catering to practical needs.







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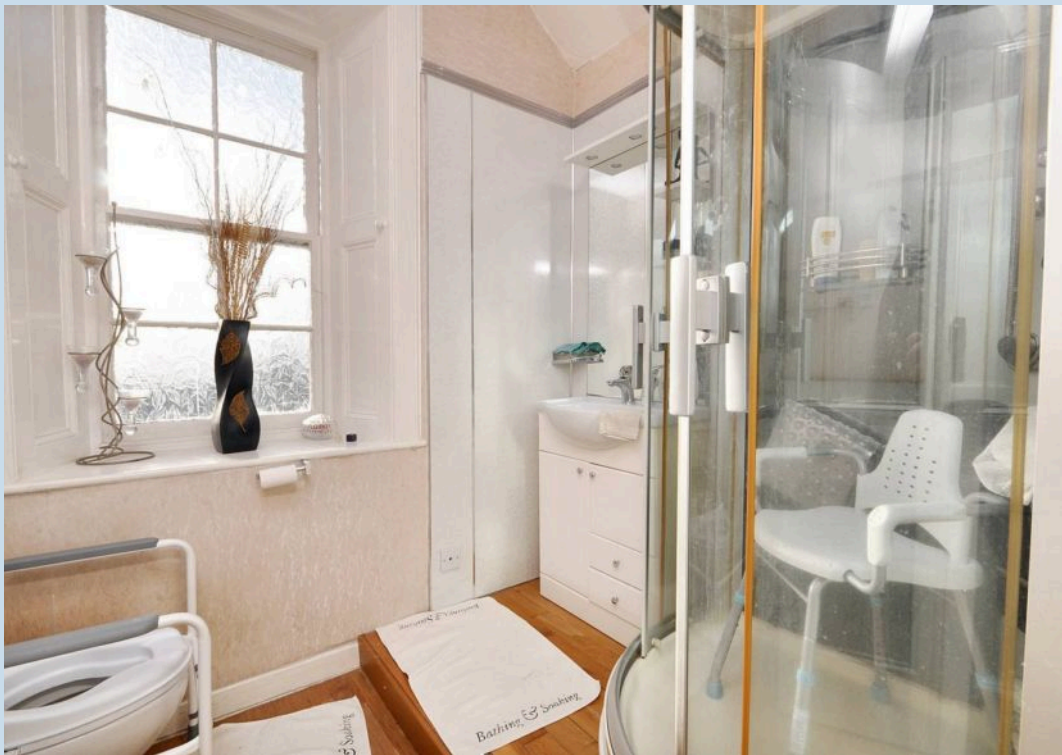
The potential for a separate annexe adds versatility to the property, accommodating various living arrangements or providing additional space for work or leisure activities. This flexibility, combined with the spacious layout, makes this property an appealing option for those seeking a multi-functional living space.

The highlight of this property undoubtedly lies in the stunning sea views that can be enjoyed from various vantage points, adding a touch of serenity and natural beauty to every-day life. Whether relaxing indoors or hosting gatherings, the picturesque backdrop of the sea creates a tranquil ambience that is sure to be appreciated by all.

In summary, this 4-bedroom detached house offers a unique opportunity to own a substantial family home with the potential for customisation and personalisation. With its traditional charm, modern amenities, and captivating sea views, this property truly embodies the best of both worlds, providing a harmonious blend of comfort, elegance, and natural beauty.









### Hallway

Spacious hallway via entrance porch providing full access to ground floor living accommodation as well as separate annex. Traditional features to include cornice and plasterwork, central heating radiator as well as stairs providing access to upper level accommodation.

### Lounge

17' 11" x 14' 3" (5.46m x 4.34m)

Generous sized lounge to front of property with large sash and case windows providing outlooks over garden ground and beyond. Central heating radiator as well as TV point and original cornice plasterwork.

### Dining kitchen

12' 10" x 12' 9" (3.90m x 3.88m)

Spacious dining kitchen towards rear of property with both floor and wall mounted units. Integrated electric fan oven and grill as well as ceramic hob and stainless steel sink with mixer tap. Plumbing for washing machine and dish washer as well as central heating radiator and large sash and case window providing rear outlook.

### WC

8' 11" x 3' 11" (2.72m x 1.19m)

Ground floor WC towards rear of property with separate toilet and WHB as well as frosted window panel for privacy.

### Reception room (Annex)

17' 11" x 15' 1" (5.46m x 4.60m)

Part of the annex which was formally the local bank. Potential for spacious reception room to front of property with large sash and case windows as well as separate entrance to property. Access to full annex also. Hallway leading towards rear with access to original bank vault also.

### Office/ Bedroom

12' 9" x 9' 1" (3.88m x 2.78m)

Formally an office for local bank, a potential ground floor bedroom accessed via front reception room with sash and case window.







#### **Office/ Bedroom**

12' 1" x 11' 3" (3.68m x 3.44m)

Formally an office for local bank, potential for ground floor bedroom with sash and case window as well as access to communal WC's with the potential to be converted to Ensuites.

#### **Kitchen**

12' 10" x 6' 11" (3.92m x 2.12m)

Part of the annex, a potential kitchen area to the rear accessed from hallway leading to rear storage areas as well as rear fire exit also.

#### **Landing**

Split open landing providing access to both front and rear elevation on the upper levels with large Velux window providing natural light and brightness throughout.

#### **Lounge**

17' 11" x 13' 2" (5.46m x 4.01m)

Generous sized lounge on the upper level with large sash and case windows providing elevated views over the garden grounds as well as views across the village and coastline beyond. Central heating radiator and feature fireplace.

#### **Master bedroom**

21' 0" x 13' 5" (6.40m x 4.08m)

Spacious double bedroom on upper level with large sash and case windows providing front outlook over the village and coastline beyond. Central heating radiator also.

#### **Bedroom 2**

14' 2" x 12' 10" (4.31m x 3.92m)

Spacious double bedroom with large sash and case window as well as a central heating radiator and access into walk in wardrobe/ dressing room.

#### **Dressing room**

13' 1" x 6' 0" (3.99m x 1.84m)

Generous sized dressing room accessed off of bedroom 2, an ideal space for storage.





### Bedroom 3

13' 2" x 12' 9" (4.01m x 3.88m)

Spacious double bedroom on the upper level towards rear of property with large sash and case window providing rear outlook and central heating radiator.

### Shower Room

7' 10" x 7' 5" (2.39m x 2.26m)

Shower room on the upper level towards the rear elevation with walk in corner shower, separate toilet and WHB as well as splash panel boarding and sash and case window.

### Bathroom

14' 4" x 9' 7" (4.38m x 2.92m)

Generous sized bathroom with built in jacuzzi style bath, separate WHB with built in cabinets, tiled wall and large sash and case window. Access into double bedroom also.

### Bedroom 4

14' 4" x 10' 8" (4.38m x 3.26m)

Double bedroom on the upper level towards rear of property with large sash and case window as well as central heating radiator. Access into bathroom also.

### Garden

Spacious garden grounds surrounding the property with elevated grounds to include outbuildings as well as summer house looking onto maintained lawn area with hedged borders for privacy. Ground extend down stretching down to mature grounds via concrete steps to wooden decking and sectioned borders for planting, lawns and polytunnels.

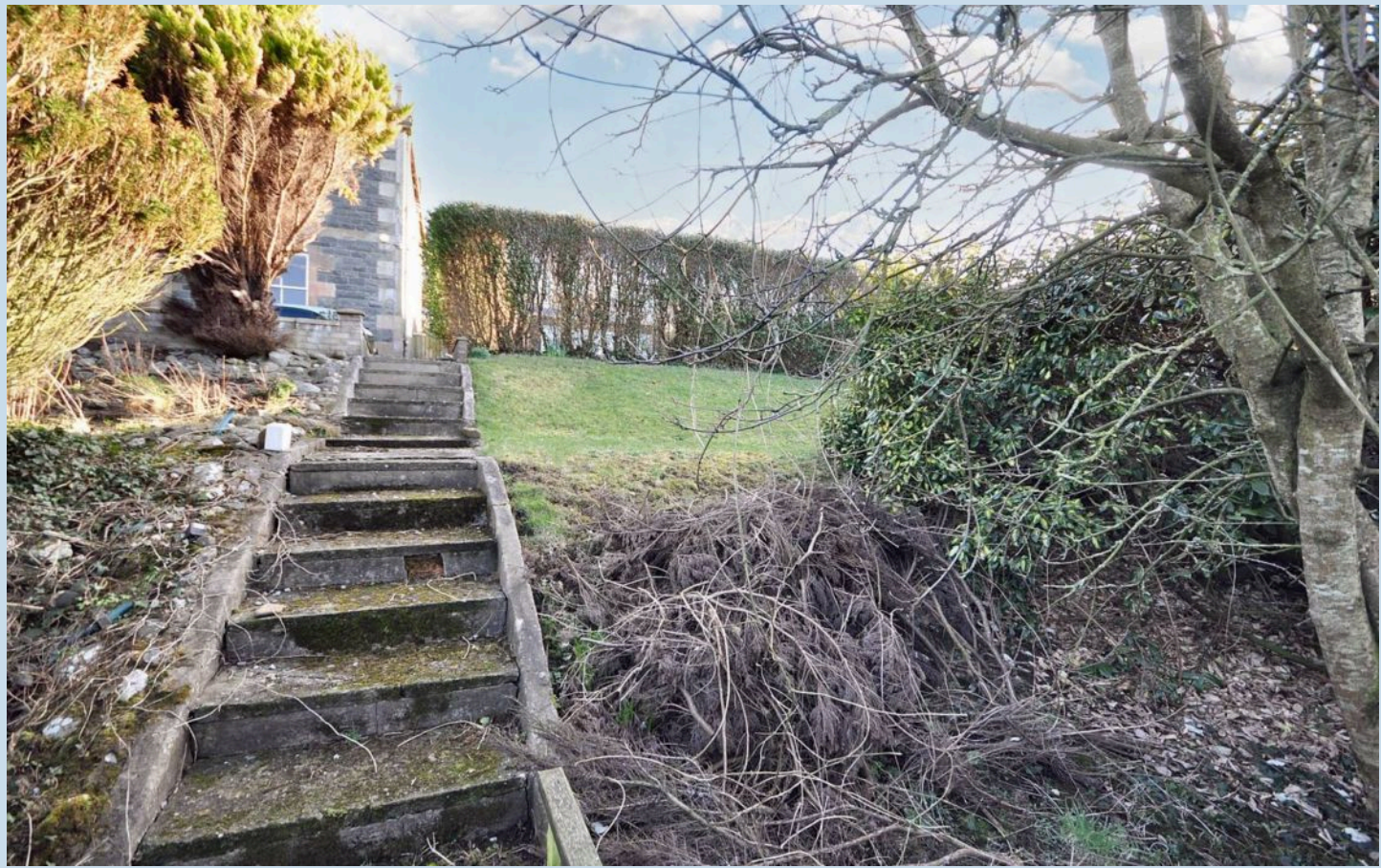
### Garage

Single Garage

Drive way providing access to detached garage allowing for off road parking for one car.

### Driveway

3 Parking Spaces. Large gravel driveway surrounding front of property to allow for off road parking for approximately three cars with stone wall and iron fencing border.











## Galloway & Ayrshire Properties

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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.

