



**Cordorcan, Newton Stewart**

Newton Stewart, DG8 6SP

Offers Over **£110,000**

# Cordorcan

Newton Stewart, Newton Stewart

The property is situated in a peaceful and secluded rural setting within the DG8 area of Dumfries and Galloway, accessed via a forest track and surrounded by open countryside and woodland. The location offers a high degree of privacy and tranquillity, making it ideal for those seeking a lifestyle property away from the hustle and bustle of town living. Despite its rural position, the property remains within reasonable driving distance of local amenities, with nearby villages and the towns of Newton Stewart & Stranraer providing a range of shops, services and transport links.

PLEASE NOTE: Due to the nature of the access track, a 4x4 vehicle is required for viewings.

- Traditional stone built cottage
- Set with approximately 4.5 acres of land
- Peaceful and secluded rural location
- Character features throughout
- Spacious open plan lounge & dining area
- Double bedroom with feature fireplace
- Converted attic space offering additional versatile accommodation
- Surrounded by open countryside
- Scope to modernise and add value



A charming and characterful traditional stone-built cottage set within approximately 4.5 acres of land, enjoying a peaceful and secluded rural setting surrounded by open countryside. This unique property offers an excellent lifestyle opportunity, ideal for those seeking space, privacy and potential to create a truly special home. Internally, the property is full of character, with exposed timber beams, stonework and traditional features evident throughout. The main living space is a welcoming open-plan lounge and dining area, centred around a feature stone fireplace with open fire, complemented by a further solid fuel stove.

The kitchen is fitted in a traditional country style with a range of solid wood units and timber work surfaces, offering ample storage and workspace. The layout is practical and in keeping with the overall character of the home. The accommodation includes a generously proportioned double bedroom featuring exposed beams and a fireplace, along with a bathroom fitted with a three-piece suite. A converted attic space provides additional flexible accommodation, suitable for use as a home office, occasional bedroom or hobby room (subject to requirements).

Externally, the property benefits from a useful attached outbuilding providing excellent storage or workshop space, ideal for tools, logs or outdoor equipment. The grounds extend to approximately 4.5 acres and comprise a mixture of garden ground, rough grazing and natural areas, bordered by traditional stone dykes and mature trees. The land offers significant potential for a variety of uses including smallholding, hobby farming or simply enjoying the peaceful surroundings. The setting is rich in wildlife and provides a true sense of rural tranquillity. This is a rare opportunity to acquire a characterful property with land, offering huge potential to modernise and develop further while retaining its original charm.



### Lounge

15' 6" x 14' 10" (4.73m x 4.51m)

Front entrance leading directly into a spacious open-plan lounge and dining area featuring exposed timber beams and feature stone walls. The room is centred around a traditional stone fireplace with open fire as well as a separate solid fuel stove. Access to full living accommodation as well as an open staircase giving access to converted roof space. Single glazed timber framed sash and case windows also.

### Kitchen

9' 2" x 6' 8" (2.80m x 2.04m)

The kitchen continues the cottages traditional aesthetic featuring a range of solid wood units benefitting from an in set ceramic sink with isolated taps as well as being currently fitted with a gas range cooker. Single glazed timber framed window to the front as well as a hatch access to under floor storage.

### Bathroom

9' 2" x 8' 1" (2.80m x 2.47m)

This is a generous sized bathroom currently fitted with a three piece suite comprising of a fitted shower head over bath, pedestal hand wash basin and WC. A large timber framed single glazed window as well as tiled splash back and timber wall panelling.

### Bedroom

14' 10" x 11' 4" (4.51m x 3.46m)

This is a generously proportioned double bedroom featuring exposed timber beams and a traditional feature fireplace with built in storage either side. This room offers ample space for free standing furniture as well as a large timber framed single glazed window.





### **Attic room**

25' 3" x 13' 10" (7.70m x 4.22m)

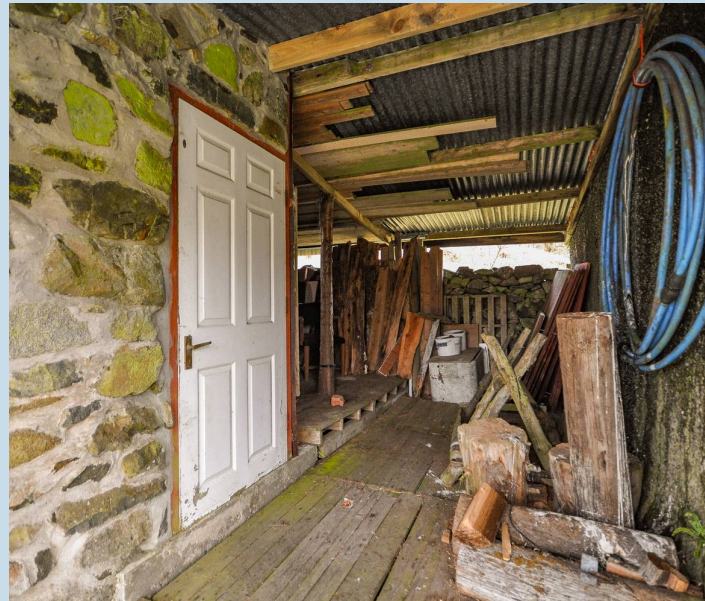
Accessed from open stair case from lower lounge leading to converted attic space which offers a versatile additional area. Ideal for a variety of uses such as a further bedroom, home office/ study or generous storage. The space retains the property's character with sloping ceilings and exposed timbers as well as stone walls.

### **Outside store**

Externally, the property benefits from a useful attached outbuilding/ log store providing excellent additional storage. Of traditional stone construction and a timber frame under a corrugated roof offering a practical and sheltered area.

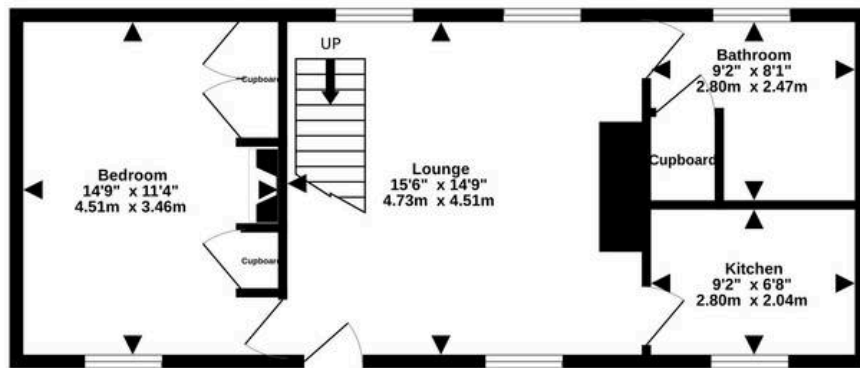
### **Garden**

The property is set in approximately 4.5 acres of grounds offering a generous space with open countryside views. The land comprises a mixture of garden ground, rough grazing and natural areas bordered by traditional stone dykes and mature trees. The land offers excellent potential for a variety of uses or for those looking for a change of lifestyle.

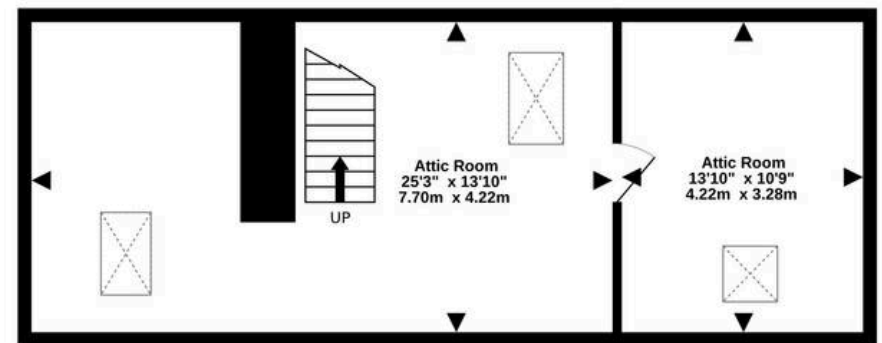




Ground Floor  
519 sq.ft. (48.2 sq.m.) approx.



1st Floor  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings throughout.

COUNCIL TAX: N/A

EPC RATING G - 01

SERVICES Drainage to septic tank, private water from burn at the property and electricity via a generator.

VIEWING ARRANGEMENTS Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

OFFERS Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents. 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.

## CONDITIONS OF SALE

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Presale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.

