

## KNOCK & MAIZE FARM COTTAGE

PORTPATRICK







# KNOCK & MAIZE FARM COTTAGE, PORTPATRICK

A charming 2/3 bedroom rural cottage with far reaching views towards the Irish Sea.

Portpatrick 3.9 miles ■ Stranraer 5.7 miles

Ayr 56.3 miles ■ Dumfries 77.6 miles

- 2 reception rooms. 2 bedrooms
- Sunporch
- Planning Permission to extend ground floor
- Scope to extend into attic space
- Garden
- Parking for several cars
- Rural location with coastal views

Offers Over £245,000

**Galbraith**

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 OnTheMarket







### SITUATION

Knock & Maize Farm Cottage sits close to a working farm, in idyllic countryside above the popular harbour village of Portpatrick. Portpatrick has a wonderful seaside location which attracts visitors all year round. There are a number of shops, a primary school, church, putting green, beachfront hotels & restaurants, and in the summer you will find people dining al fresco as they admire the sea view. Portpatrick RNLI Lifeboat is launched from the harbour and can be seen going out to sea for both rescues and training days. There are good walking opportunities, from Portpatrick you can take a short walk up to Dunskey Castle, a 16th century ruin, set around a small bay with cliffs forming the backdrop, or for the more adventurous hill walkers you can walk the Southern Upland Way, which Portpatrick provides the start or end point in the West.

The nearest town is Stranraer, Stranraer has a secondary school, primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, and a train station. The port of Cairnryan, just over 6 miles from Stranraer, has two ferry operators running passenger and freight services to Northern Ireland.

### DESCRIPTION

Knock & Maize Farm Cottage is a beautifully refurbished traditional one and a half storey farm cottage with far reaching views across rolling Galloway farmland towards the Irish Sea. The cottage provides walk-in condition accommodation ideal for a bolt-hole, holiday let or a full time residence. With two double bedrooms upstairs, there is room for a small family or a couple to live comfortably, and there is scope to extend the bedroom accommodation utilising the generous attic space, subject to obtaining all necessary consents. The well-appointed modern kitchen has space for a small table and chairs, and the kickboard lighting is a stylish finishing touch. The light-filled triple aspect sitting room has a wood-burning stove set in a beautiful fireplace with North Carolina timber mantle and polished slate hearth round which to keep cosy on winter evenings. The Roointe electric heating can set each room to a different temperature, can be controlled remotely or set on a timer. For summer evenings, and lazy Sunday afternoons there is a delightful sunporch to the front. A second reception room on the ground floor could be used as a living room, dining room or a third bedroom, and also has a fireplace with wood-burning stove and North Carolina timber mantle. A good sized bathroom and a useful utility room completes the accommodation. Triple glazing in all rooms except the sunporch means the cottage is cosy, efficient and sound is dampened as far as is possible. There is a CCTV system fitted, as well as exterior security lighting.

There is planning permission in place to extend the accommodation on the ground floor, creating a larger kitchen and a master bedroom suite.

### ACCOMMODATION

**Ground Floor:** Entrance Porch. Hallway. Sitting Room. Kitchen. Utility Room. Dining Room/Bedroom 3. Bathroom.

**First Floor:** Bedroom 1. Bedroom 2. Large Attic Space

### GARDEN

The garden is laid to a mixture of grassed areas and gravelled areas. The front boundary of dry stone dyke has pedestrian access via a gate and flagstone path to the sunporch, with vehicular access taken to the side via a farm-style gate leading to paved parking run. The cottage is surrounded by gravel with flagstone path leading around. To either side, and extending half way around the back are grassed areas with mature shrubs and trees. There is a garden shed and a log store. The majority of the garden is completely enclosed, making it safe for children and pets.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Knock & Maize Farm Cottage	Mains via farm with no charges.	Mains	Septic Tank	Freehold	Electric	Band C	G18



### **BROADBAND& MOBILE SIGNAL**

Basic broadband is available. There is mobile signal, which will vary in strength depending on provider.

### **FLOODING**

There is no specific risk of flooding. The flood maps can be viewed at <https://map.sepa.org.uk/floodmaps>

### **ACCESS**

There is a right of access to the cottage over the farm track. There is no obligation to maintain the track.

### **WAYLEAVES & SERVITUDES**

A mains water pipe passes through the garden.

### **PLANNING**

Planning is in place to extend the property as mentioned above. Ref 22/2466/FUL. The neighbouring farmer has permission to extend the existing agricultural shed to incorporate an underground slurry tank to the south east. Ref 23/1780/FUL.

### **DIRECTIONS**

From the A77 just before Portpatrick, take the right hand turn onto the B738. Follow this road along for approximately 2 miles, then take the right hand turn signed Rawers Road. After approximately ¾ of a mile the cottage can be seen on the right. Turn into the farm road and follow along to the cottage.

### **POST CODE**

DG9 8TP

### **WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: overpaid.aviators.improving

### **SOLICITORS**

Smith & Valentine  
91 George Street  
Stranraer  
DG9 7JP

### **LOCAL AUTHORITY**

Dumfries & Galloway Council

### **FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars.

### **VIEWINGS**

Strictly by appointment with the Selling Agents.

### **ANTI MONEY LAUNDERING (AML) REGULATIONS**

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 service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

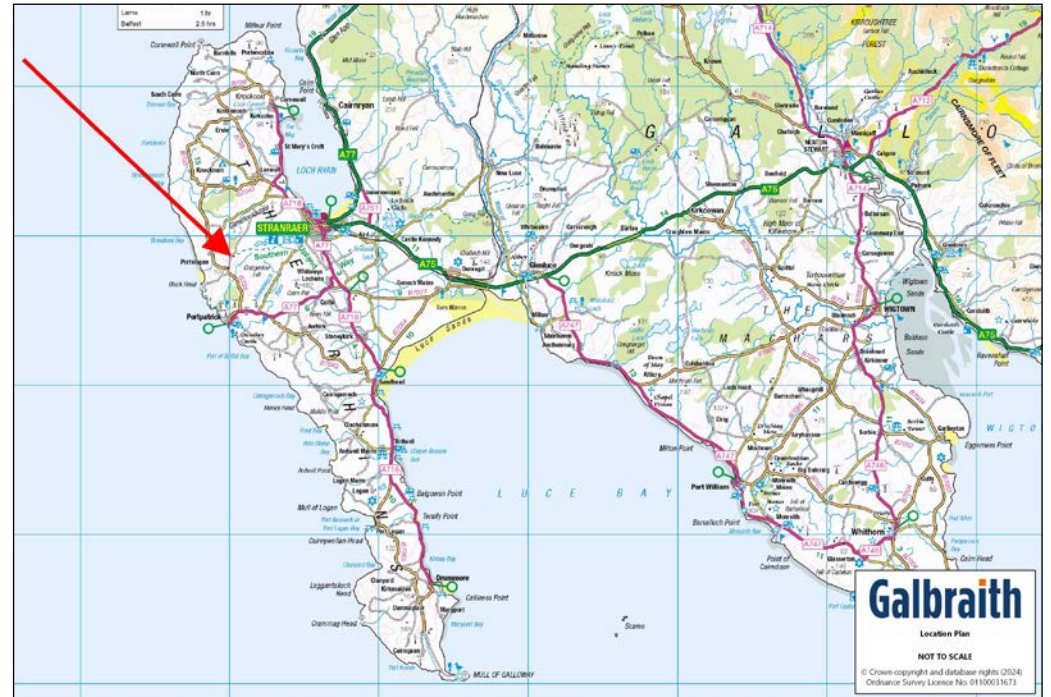
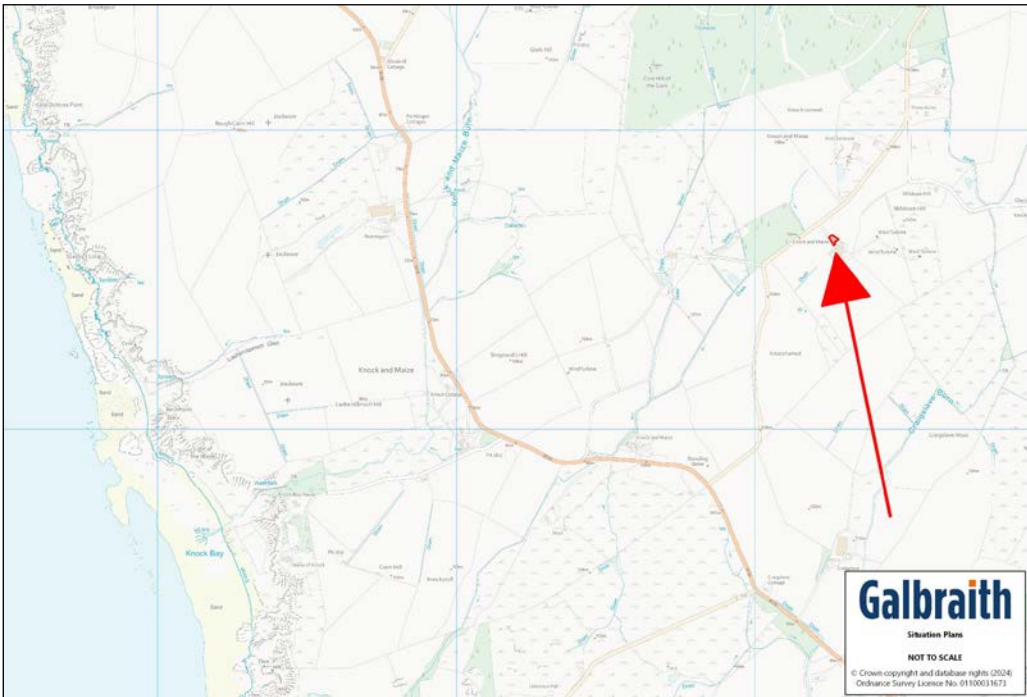
Failure to provide required identification may result in an offer not being considered.





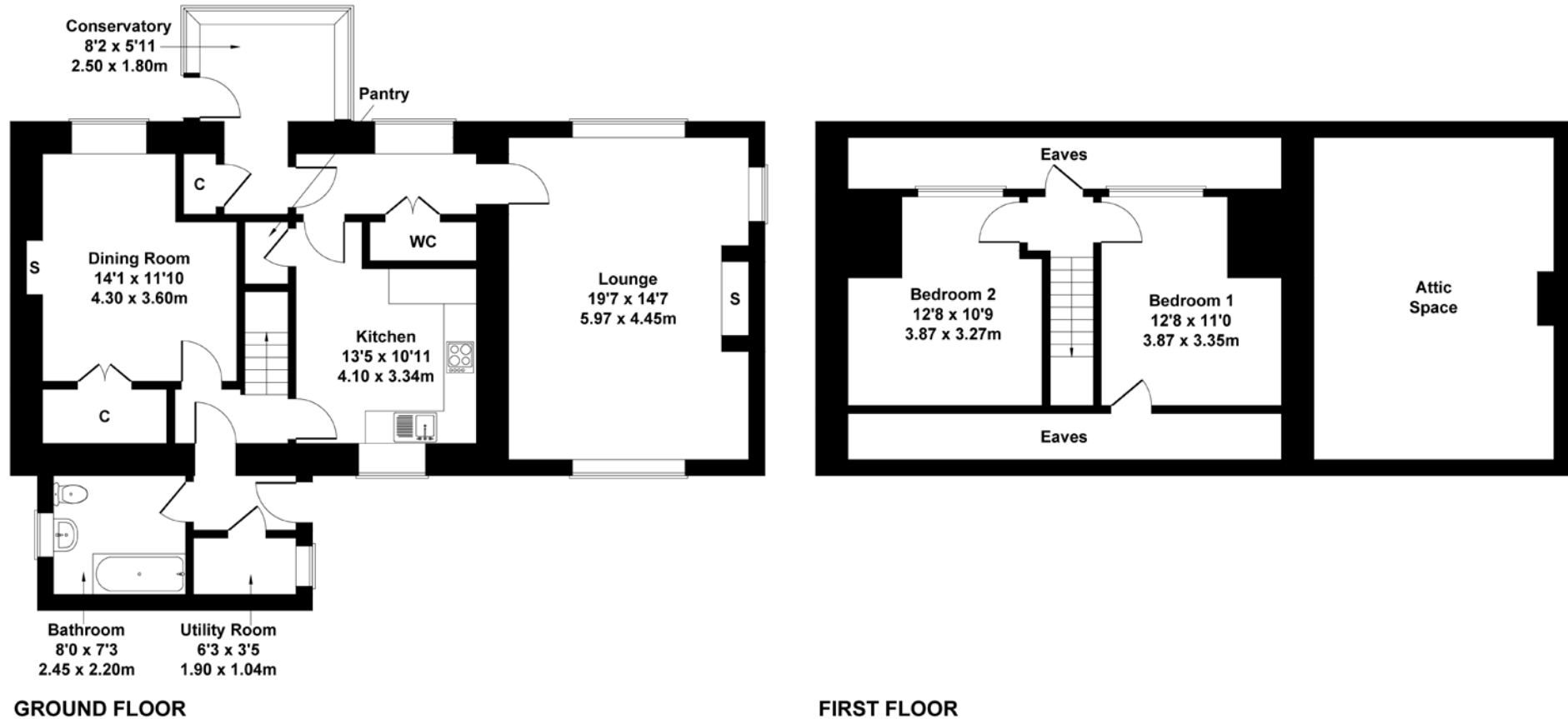






# Knock & Maize Farm Cottage, DG9 8TP

Approximate Gross Internal Area  
1324 sq ft - 123 sq m  
(Excluding Attic Space Or Eaves)



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in February 2024.





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