



Port William

“...offering stunning views out across Luce Bay to the Mull of Galloway...”



Situated in the picturesque coastal fishing village of Port William, offering stunning views out across Luce Bay to the Mull of Galloway. On a clear day, both the Isle of Man and Ireland are visible from the rugged coastline. Port William is situated approximately twenty-three miles south-east of Stranraer and approximately seventeen miles from Newton Stewart.

Local amenities within the village of Port William include good local cafés, hairdressers, general stores, Post Office, hotel, restaurant, primary school and GP healthcare. 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. Walking, cycling, golf, river and sea fishing are all available nearby.



Kawthorn House

Port William,
Newton Stewart,
Dumfries and Galloway,
DG8 9QP

We are delighted to offer to the market this, five bedroom, detached villa which has recently had a professional extension above the garage which provides a standalone accommodation for growing kids, elderly family members looking to retain their independence or to allow the new owner to run as a bed and breakfast, as the current owners do. It is situated within a stunning plot on the shores of Luce Bay with views across The Rhins of Galloway and Isle of Man. Once inside, purchasers will be greeted with a first class specification. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

Internally this particularly spacious family home is in excellent decorative order throughout. On entering the home through the entrance hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchaser's needs and will comfortably provide for a larger family. The property is finished to a high standard throughout and this substantial home offers spacious apartments similar to those found in traditional builds.

The property can be accessed onto a private rear driveway, which provides off-street parking for many vehicles to the front, side and rear. In more detail, the accommodation consists of a vestibule, entrance hallway with stunning staircase leading to the upper floor, impressive lounge which overlooks the front, side and rear garden and has the benefit of plenty of natural light gained from the windows to the front and side and patio doors to the rear. The adaptable dining room off the kitchen is currently being utilised as a study and is large enough for a table and six chairs. There is also a second dining room to the front of the property which could be utilised as a second sitting room, depending on the new owner's needs.

The fitted kitchen has a quality range of floor and wall mounted

units which are topped with lovely worktops. The feature of this room is the Stanley range cooker which also provides hot water and heating. The kitchen has a door leading to a rear hall and shower room on the ground floor and the professional extension above the garage which features a stunning bedroom with walk-in wardrobe, en-suite and views which only a viewing will qualify.

The upper level, off the main staircase compromises of four well-proportioned bedrooms, all having ample space for free standing furniture if required. The master bedroom incorporates a luxury en-suite which features a separate shower, sink and pan. There is the added bonus of a spacious hallway area with a large cupboard which is currently being utilized as a study area. Finally, internally there is a large three-piece family bathroom with wall tiles.

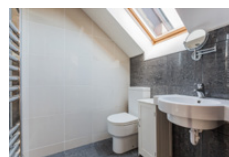
The garden area is fully enclosed by a low wall and double gates to the rear; it is laid to lawn, planted with trees and shrubs, has a slabbed patio and a tarmac driveway around the property. There is a large garage and space to park a trailer or caravan

Additional features include, oil central heating system with thermaskirt heating, mains water, septic drainage tank and double glazed windows.



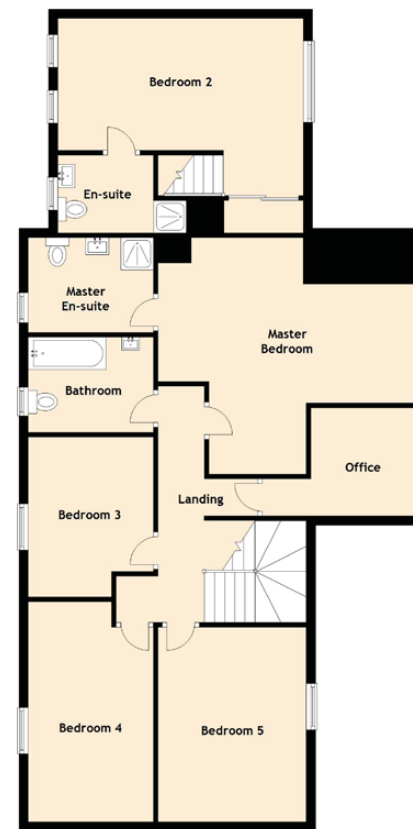
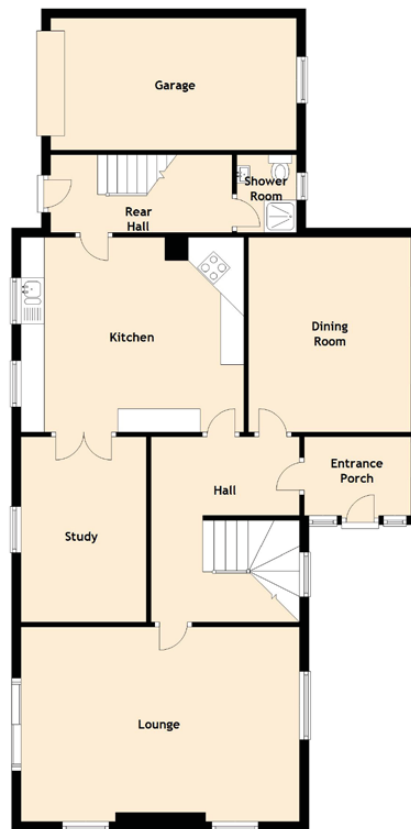
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Specifications

Floor Plan, Dimensions & Location



Approximate Dimensions (Taken from the widest point)

Entrance Porch	2.28m (7'6") x 1.70m (5'7")
Lounge	6.00m (19'8") x 4.20m (13'9")
Kitchen	4.80m (15'9") x 4.20m (13'9")
Study	4.00m (13'1") x 2.70m (8'10")
Dining Room	4.20m (13'9") x 3.50m (11'6")
Office	3.35m (11') x 2.33m (7'8")
Hall	4.00m (13'1") x 3.20m (10'6")
Rear Hall	3.90m (12'9") x 1.75m (5'9")
Landing	5.10m (16'9") x 3.05m (10')
Master Bedroom	5.32m (17'5") x 5.10m (16'9")
Master En-suite	2.70m (8'10") x 2.05m (6'9")
Bedroom 2	5.30m (17'5") x 3.82m (12'7")
En-suite	2.06m (6'9") x 1.68m (5'6")
Bedroom 3	3.50m (11'6") x 2.65m (8'8")
Bedroom 4	4.75m (15'7") x 2.65m (8'8")
Bedroom 5	4.20m (13'9") x 3.20m (10'6")
Bathroom	2.70m (8'10") x 2.05m (6'9")
Shower Room	1.75m (5'9") x 1.50m (4'11")

Gross internal floor area (m²): 223m²

EPC Rating: D

Extras (Included in the sale): All fixed floor coverings.

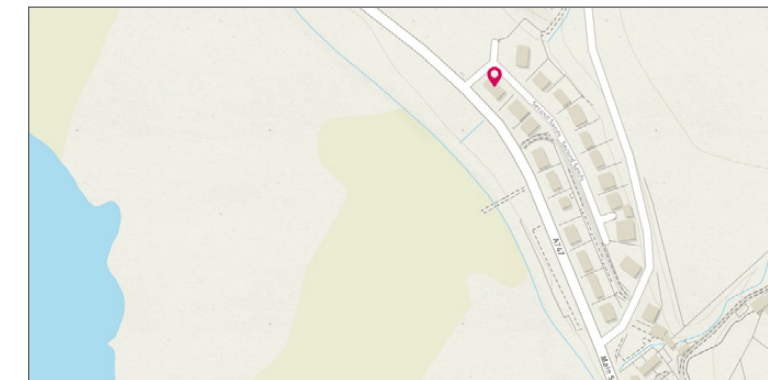


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