A B & A
Matthews
Bishop Cottage,
Moss of Cree,
Newton Stewart,
DG8 6BE
Offers in the region of £275,000

Bishop Cottage is an appealing cottage occupying a generous site in a peaceful rural setting. Originally built to provide accommodation for workers on the surrounding farm, the property has been sympathetically modernised in recent years while retaining its character and charm. A particular feature of Bishop Cottage is its generous site and uninterrupted rural outlook, with open farmland immediately surrounding the property and far-reaching views extending towards the Galloway Hills. Combining a tranquil countryside location with convenient access to Wigtown and Newton Stewart, this is an excellent opportunity to acquire a characterful rural property with considerable outside space and superb views.

The property is conveniently situated approximately 1 mile from Wigtown, Scotland's renowned National Book Town, which offers a charming selection of independent bookshops, cafés, restaurants and local businesses. Wigtown also hosts the annual Wigtown Book Festival, attracting visitors from across the country. Dumfries and Galloway Council. Approximately 6 miles away, Newton Stewart provides a wider range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, public houses, library and local services. The town also has a cinema and the Vault Arts Centre, together with the Merrick Leisure Centre, which offers a swimming pool, gym and sports facilities. Dumfries and Galloway Council. The surrounding area is particularly well suited to those who enjoy outdoor pursuits, with the Galloway Hills and Galloway Forest Park providing extensive opportunities for walking, cycling, mountain biking, fishing and wildlife watching. The nearby 7stanes mountain-biking network is also a major attraction.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: E

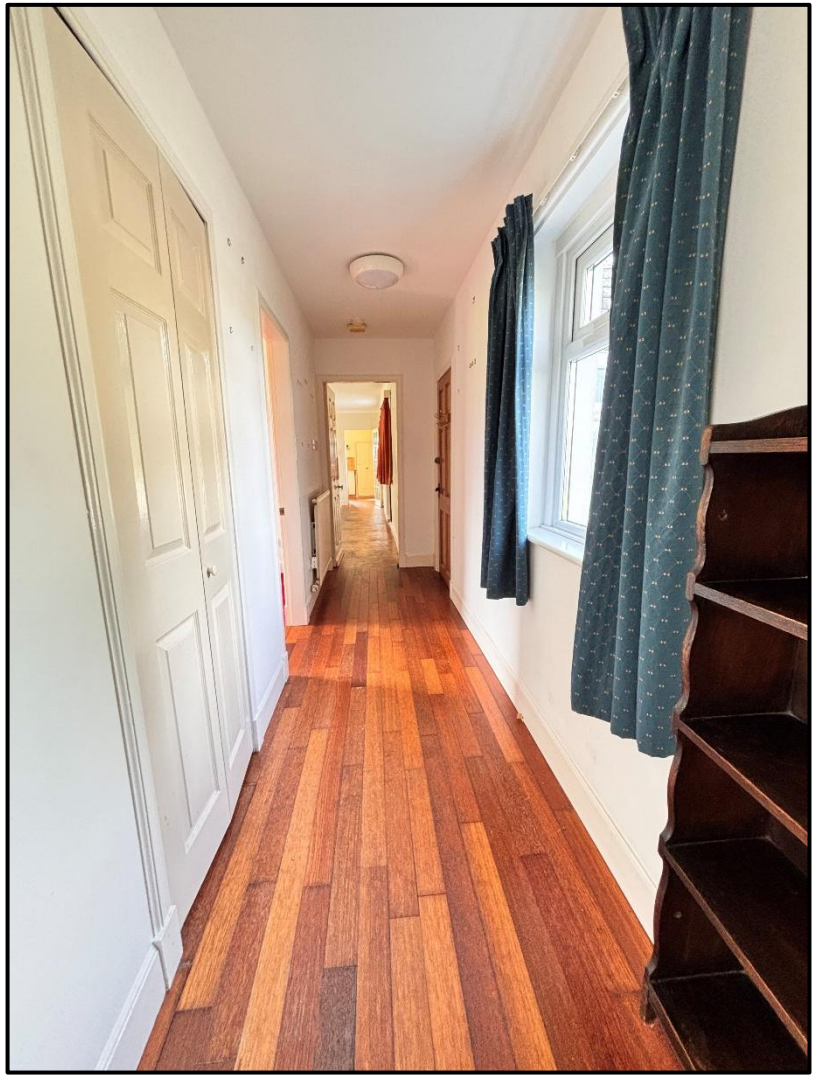
KEY FEATURES:

- **Detached bungalow situated in rural location with unrestricted views over open farmland**
- **2 bedrooms**
- **Large garden with substantial workshop**
- **Double glazing and LPG heating**

ACCOMMODATION

Entrance Porch
Approached via a glazed UPVC entrance door, the porch enjoys an abundance of natural light from windows with south-westerly, north-easterly and north-westerly aspects. A hardwood door leads through into the main accommodation.

Reception Hall - 5.27m x 1.26m
A welcoming and well-proportioned reception hall featuring a west-facing window, providing good natural light. There is a useful built-in cupboard with shelving and hanging space, together with a hatch providing access to the attic. Finished with attractive hardwood flooring and complemented by a radiator.



Lounge – 6.90m x 4.12m

A spacious and inviting reception room featuring two west-facing windows, allowing plenty of natural light. The room is centred around an attractive feature wooden fireplace surround with inset coal-effect gas fire, complemented by parquet-style edging. Sliding patio doors provide direct access into the conservatory, creating a natural flow between the two living spaces. Radiator.

Conservatory – 6.00m x 2.85m

A delightful conservatory, glazed on three sides and enjoying an excellent degree of natural light. Polycarbonate roof and UPVC glazed door providing direct access to the garden.

Kitchen – 4.15m x 2.45m

Fitted with a good range of wall and floor-mounted units, complemented by ample work surfaces, tiled splashbacks and an inset stainless steel drainer sink. Space is provided for a slot-in cooker with extractor fan over. Built-in cupboard housing the gas-fired combination boiler, together with a wall-mounted cupboard housing the electric meter. Hardwood stable door providing access to the garden. The kitchen benefits from windows to both north-west and south-facing aspects.

Bedroom 1 – 4.85m x 3.87m

A well-proportioned principal bedroom featuring a south-easterly facing window, providing a good level of natural light. The room benefits from a built-in shelved and hanging cupboard, together with a further built-in shelved cupboard and radiator.

En-Suite – 1.63m x 1.30m

Fitted with a modern white suite comprising a WC and counter-top wash hand basin. The room features a combination of wet wall panelling and tiled surrounds, together with an extractor fan.

Bedroom 2 – 3.53m x 2.36m

A comfortable second bedroom featuring an east-facing window, providing a pleasant outlook and good natural light. The room benefits from two useful built-in shelved and hanging cupboards, providing excellent storage, together with a radiator.

Shower Room – 2.50m x 1.90m

A well-appointed shower room, fully finished with wet wall panelling and fitted with a contemporary white suite comprising back-to-wall WC, counter-top wash hand basin and shower cubicle with electric shower. Extractor fan and radiator.

Garden

Bishop Cottage enjoys a generous area of established garden, predominantly laid to lawn and complemented by a paved patio and attractive flowering borders. The garden provides an excellent space for outdoor relaxation and entertaining, while the property is surrounded by open farmland, creating a peaceful and rural setting with far-reaching views across the surrounding countryside.

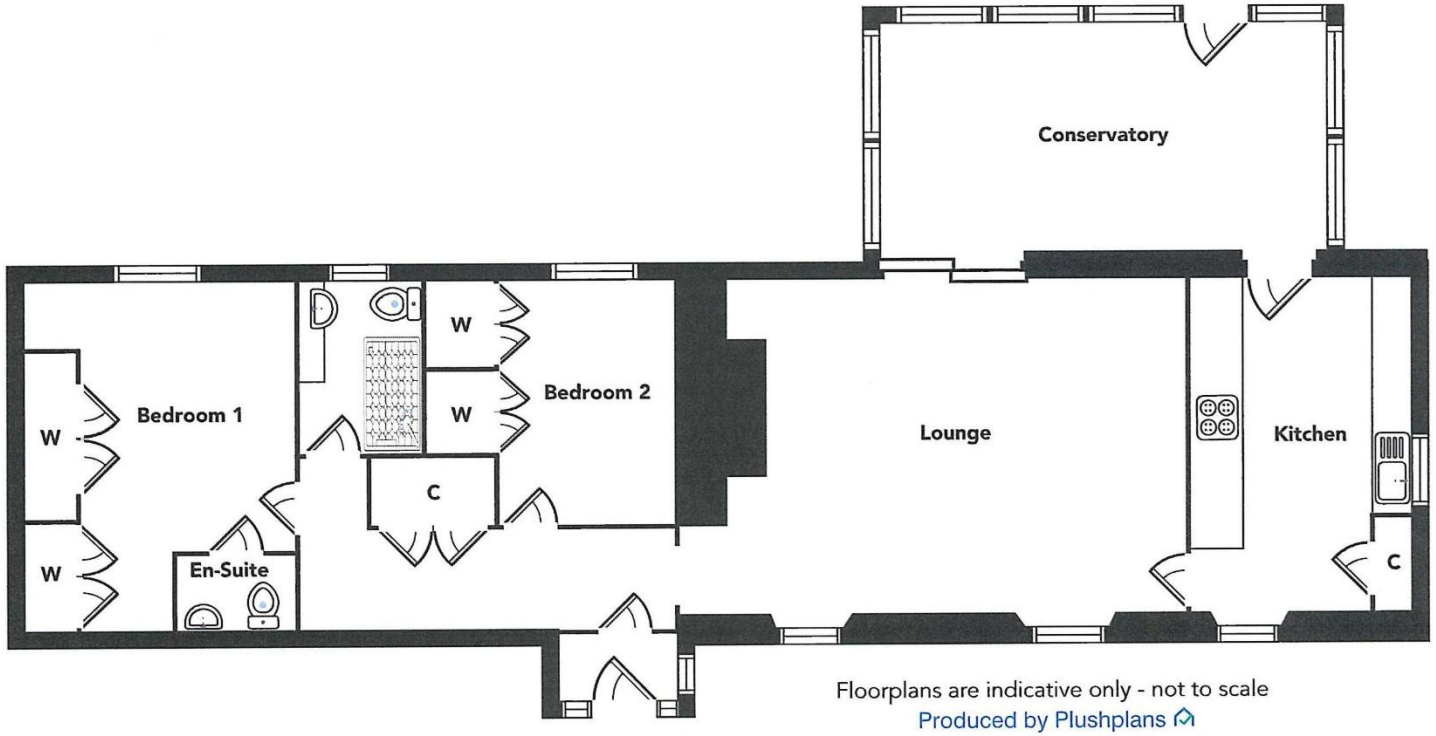
OUTBUILDINGS
Workshop (6.85m x 3.40m) with electric and water laid on

Workshop (4.65m x 3.50m) with electricity

Garage (4.64m x 3.50m) with electricity, units and a workbench

SERVICES
Mains supply of water and electricity. The property is connected to a septic tank. LPG heating.

NOTE
Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



A B & A Matthews

38/40 Albert Street • Newton Stewart • DG8 6EF • Tel: (01671) 404100 • Fax: (01671) 401443 • URL: www.abamatthews.com

The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.