Coonan,
Isle of Whithorn,
DG8 8LR
A B & A
Matthews
Offers over £495,000

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

Situated on the Machars Peninsula in Dumfries and Galloway, the Isle of Whithorn offers a unique blend of maritime heritage, natural beauty and community spirit. Affectionately known locally as “The Isle”, the village is centred around its attractive working harbour, home to a thriving lobster fishing fleet, pleasure craft and the Wigtown Bay Sailing Club.

Today, the Isle of Whithorn is renowned for its peaceful coastal setting, spectacular sea views and welcoming community. The popular Steam Packet Inn occupies a waterfront position overlooking the harbour and is a favourite destination for both locals and visitors, while the nearby lighthouse marks the headland and provides a striking landmark along this beautiful stretch of coastline.

The village has a distinctive character, with its charming main street, attractive harbour and close connection to the surrounding sea and countryside. Surrounded by scenic walking routes, abundant wildlife and the unspoilt coastline of southwest Scotland, the Isle of Whithorn offers an exceptional quality of life in one of Galloway’s most attractive coastal locations.

For a wider range of everyday amenities, the market town of Newton Stewart is approximately 21.4 miles away. The town provides a good selection of shops and services, including supermarkets, independent retailers, cafés, restaurants, banks, a post office, pharmacy, medical and dental practices, together with a variety of leisure and recreational facilities.

Viewings can only be made for weekends and are strictly by appointment only through the selling agents.

Occupying an enviable coastal setting with breathtaking uninterrupted views across Wigtown Bay, Coonan is an exceptional detached family home with accommodation over two floors. Offering an impressive balance of elegant reception space and versatile family accommodation, the property features a grand reception hall with a striking staircase, four generous double bedrooms, including a luxurious ground-floor principal suite with dressing room and en suite, and four beautifully proportioned reception rooms. The magnificent triple-aspect lounge and spacious kitchen/dining room make the most of the spectacular outlook, while the mature gardens and generous patio provide a wonderful setting for outdoor dining, entertaining and relaxing against the backdrop of the ever-changing coastline. The property is set within mature, well-established garden grounds, complemented by a substantial brick-built double garage.Combining privacy, space and outstanding scenery, Coonan presents a rare opportunity to acquire a distinguished home in one of Galloway's most sought-after coastal locations.

Key Features

- Outstanding coastal location with uninterrupted panoramic views across Wigtown Bay.
- Spacious detached family home
- Four generous double bedrooms, including a ground-floor principal suite with dressing room and en suite.
- Four versatile reception rooms, ideal for both family living and entertaining.
- Well-established gardens with extensive lawns, mature planting and a large patio for outdoor entertaining.
- Flexible accommodation suitable for multi-generational living or home working.
- Oil-fired central heating and double glazing.
- Brick built double garage
- Viewings can only be made for weekends and are strictly by appointment only through the selling agents.

GROUND FLOOR ACCOMMODATION

Entrance Porch – 6.30m x 2.67m

A spacious and welcoming entrance porch, with the entire north-facing wall fully glazed in double glazing, creating a bright and light-filled approach to the property. A glazed entrance door provides access, while an attractive hardwood glazed door with matching glazed side panel leads through to the reception hall. Tiled flooring.

Hall

A magnificent and imposing reception hall, featuring beautiful hardwood flooring and centred around a grand sweeping staircase which forms a striking focal point. The generous proportions and elegant architectural features create an impressive sense of space and grandeur. Radiator.

Lounge – 7.73m x 4.80m

A superb and exceptionally spacious triple-aspect reception room, with southwest-, southeast- and northeast-facing picture windows framing stunning, uninterrupted panoramic views across Wigtown Bay. A feature stone fireplace with tiled hearth provides an attractive focal point, while the abundance of natural light and exceptional outlook create a truly impressive and inviting living space. Two radiators.

Dining Room – 4.03m x 3.65m

A bright and elegant dining room, with southwest-facing sliding patio doors complemented by north- and northwest-facing windows, creating an abundance of natural light and providing a pleasant connection with the surrounding grounds. Radiator.

Kitchen/Dining Area – 6.95m x 4.75m

A spacious and well-appointed kitchen and dining area, fitted with a comprehensive range of wall and base units, generous work surfaces and tiled splashbacks, together with an inset one-and-a-half bowl stainless steel sink with drainer. Integrated appliances include an eight-ring range cooker with double oven and grill, fridge freezer and dishwasher. A built-in larder cupboard provides useful additional storage. East-facing sliding patio doors and a west-facing window ensure excellent natural light and provide attractive views towards the surrounding grounds. A glazed door leads through to the dining room. Two radiators.

Rear Hall

The rear hall provides access to the dining room and incorporates a useful boiler room housing the oil-fired combi boiler, together with built-in shelving. A uPVC glazed door provides direct access to the garden.

Utility Room – 3.90m x 1.50m
A practical and well-equipped utility room, fitted with a range of base units and providing plumbing and designated space for a washing machine.

Cloakroom – 1.75m x 1.32m
A charming cloakroom fitted with a traditional white WC and wash-hand basin set upon an attractive washstand. Extractor fan.

Sitting Room – 5.17m x 5.00m
A spacious and comfortable reception room, featuring an attractive east-facing bay window which provides an abundance of natural light and creates a pleasant focal point. Radiator.

Inner Hall
Built-in shelving. Radiator.

Bedroom 1 – 5.05m x 4.83m

A generous and beautifully proportioned principal bedroom, featuring an attractive southeast-facing bay window which fills the room with natural light and provides a pleasant outlook. Radiator.

En Suite – 4.34m x 2.30m
Partially tiled and fitted with a comprehensive suite comprising WC, bidet, bath and separate shower cubicle with electric shower. Heated towel rail and radiator.

Dressing Room – 4.30m x 1.83m
A well-appointed dressing room with west- and south-facing windows, complemented by excellent built-in storage incorporating drawers, shelving and generous hanging space.

Bedroom 4 – 4.24m x 3.87m

A well-proportioned bedroom featuring a south-facing window, a stylish counter-top wash-hand basin with useful storage beneath, and a built-in wardrobe with both shelving and hanging space. Radiator.

Shower Room – 2.30m x 1.34m

Partially tiled and fitted with a contemporary white suite comprising WC, wash-hand basin and shower cubicle with electric shower. Heated towel rail and extractor fan.

FIRST FLOOR ACCOMMODATION

Landing

A bright landing featuring a northwest-facing clerestory window, together with a useful built-in storage cupboard.

Bedroom 2

An exceptionally bright and spacious bedroom, featuring five windows which provide an abundance of natural light and enjoy unrestricted views over the surrounding countryside and Wigtown Bay. Beautiful hardwood stained flooring adds warmth and character, complemented by two radiators. Hatch providing access to the attic.

Bedroom 3 – 4.50m x 3.12m

A well-proportioned bedroom featuring an east-facing window, providing excellent natural light and a pleasant outlook. Built-in wardrobe with useful shelving and hanging space. Radiator.

En Suite – 2.81m x 2.10m

Partially tiled and fitted with a white suite comprising wash-hand basin and bath. Heated towel rail, extractor fan and radiator.

Cloakroom – 1.75m x 1.26m

Partially tiled and fitted with a white WC and wash-hand basin, complemented by a heated towel rail.

Bedroom 2

Garden

Coonan occupies an extensive and exceptionally attractive plot, enjoying breathtaking, uninterrupted panoramic views across Wigtown Bay, creating a truly spectacular backdrop to this outstanding property. The beautifully established gardens have been thoughtfully landscaped to provide year-round colour, interest and privacy, with mature trees, flowering shrubs and generous areas of lawn combining to create a peaceful and tranquil setting. A spacious patio provides an ideal setting for al fresco dining and outdoor entertaining, offering the perfect place for family and friends to relax while enjoying the magnificent coastal outlook. Whether enjoying a morning coffee as the sun rises over the bay, entertaining during the summer months, or simply watching the ever-changing light and scenery, the garden makes full use of its enviable position and provides a wonderful extension to the home's generous living accommodation.

The extensive grounds offer considerable versatility, with ample space for children to play, gardening enthusiasts to enjoy, or simply to unwind and appreciate the peace and beauty of this exceptional coastal setting. With its mature planting, generous lawns, private outdoor spaces and truly spectacular views across Wigtown Bay, the gardens are a particularly special feature of Coonan. The property also benefits from a brick built double garage.

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.