

# TOBARCNOC

(Scottish Gaelic translation: Well in the hillside)

North Port O'Spittal, Portpatrick, Dumfries and Galloway. DG99AD

Unique opportunity to build a modern energy efficient house designed for use as a Bed and Breakfast. 2.57 acre plot situated in a rural but not isolated area close to the picturesque village of Portpatrick in south west Scotland.

House planning permissions in place and all start up preparations and ground work completed. Fully insulated, double glazed wooden clad building with completion certificate built with telephone, internet, kitchenette, walk in wardrobe, sitting areas and shower to use for daily living activities during the build. Insulated office, caravan with electric hook up plus a twenty feet secure and dry container on site.

- Section One:** Portpatrick and the surrounding area
- Section Two:** The plot
- Section Three:** Building plans
- Section Four:** Wooden clad building
- Section Five:** Office/Garden shed
- Section Six:** Additional information

Details prepared 02 January 2017

## SECTION ONE

### Portpatrick and the surrounding area

Portpatrick is a quiet picturesque seaside village on the western shore of the Rhins of Galloway peninsula in SW Scotland. It is an area of outstanding natural beauty with opportunities to pursue many hobbies or pastimes such as golf, fishing, sailing, bird watching, horse riding and walking. For avid walkers 'The Southern Upland Way' starts in the Portpatrick area and continues for 212 miles, all the way to the east coast. Because of the low levels of light pollution, it is also a great area for star gazing with the nearby Galloway Forest Park being granted the UK's first for 'Dark Skies'. The healthy environment also hosts a variety of wildlife such as deer, red squirrel and hare.

#### Schooling

- Portpatrick primary school currently has a roll of 29 children. Non-denominational.
- Stranraer Academy approximately 6 miles away, with a Short 10 minute walk to a bus stop.
- Further information regarding schooling is available on the Dumfries and Galloway Council website.

#### Transport links

- Approximately two-hour car drive to Glasgow.
- Trains from Stranraer go to Glasgow, Ayr, Girvan, Kilmarnock.
- Approximately one and half hour drive to Dumfries.
- Nearest airports Prestwick and Glasgow.
- Ferry port to Ireland at Cairnryan approximately 13 miles. (approximately a 2 hour crossing).
- Bus and coach links from Stranraer to Glasgow, Ayr, Dumfries, Edinburgh and Belfast.

#### An example of some of the popular local tourist sites:

- Castle Kennedy Gardens
- Dunskey Gardens
- Logan Botanical Gardens
- Glenwhan Gardens
- Wigtown Book Fair
- The Red Deer Range in the Galloway Forest
- Galloway Trail Riders formed with advice from British Horse Society Scotland
- Gem Rock Museum at Creetown
- Sailing facilities from both the Marina in Stranraer and Portpatrick harbour
- Mull of Galloway
- The Whithorn Trust
- Cream O' Galloway

#### Medical facilities

- GP Surgeries at Sandhead (6miles) and Stranraer (6miles)
- Accident & Emergency Department at Galloway Community Hospital in Stranraer
- Opticians, Chiropodists, NHS and Private Dentists in Stranraer.

More information can be found on Visit Scotland or [www.ourwigtownshire.co.uk](http://www.ourwigtownshire.co.uk) websites

Views of Portpatrick Harbour August 2016



**Views of two of the small bays along 'The Southern Upland Way' just North of Portpatrick**



## SECTION TWO

## The plot



- Approximately one and a half miles from the village of Portpatrick.
- Situated just off the A77 Stranraer to Portpatrick trunk road on the B7042 at the junction with a small side road (adopted and maintained by local Council). This runs along one boundary and serves a single cottage (out of sight) and North Port O'Spittal farmhouse (non-working farm).
- Local facilities including a post office within Portpatrick village, with larger facilities available in Stranraer about 6 miles to the east.
- Plot is in a rural area with views across open rolling countryside.
- Quiet area, little passing traffic (but not isolated).
- Great area to see the stars.
- Plot covers 2.57 acres in total which is fully fenced.
- Approximately 2 acres of the plot is fenced off to form a separate paddock/field from the house, accessed by wooden double gates.
- No right of access over the plot and no shared access or roads to the plot.
- Two gated entrances – 1 from each of the tarmac public roads.
- Well drained and levelled site.
- Builder's water tap near foundations and water source in bottom of field area.
- Gravel hard standing around building area, office and wooden clad building.
- Natural well.
- Electric and water connected.
- Temporary meter box.
- 12-person sewage treatment plant (Bio disc) installed and operational on site.
- Foundations completed to sub floor slab level and signed off.

**View over farmland to the north**



**View of across paddock area and lower gate towards east**



**View east across building area**



**View west towards North Port O'Spittal farm house**



**View to South**



**View to South and gate to building area**



**View of lower gate in paddock**



**View of corner of paddock turning off B7042**





## SECTION THREE

## Building Plans

- Full planning permission granted.
- Four bedrooms all good size with en-suite and walk in dressing rooms
- Option for house to have a fifth en-suite bedroom with shower and wardrobe instead of the double garage
- Ground floor bedroom designed with full disabled access
- Three large airing cupboards.
- Cloakroom
- Kitchen/ breakfast room
- Conservatory
- Lounge/dining room
- Study
- Utility room
- Service boiler/store room
- Large hallway to first floor
- Balcony to master bedroom on first floor
- Underfloor heating
- Six inch timber structural frame with a 4 inch outside rendered block work to the latest insulation standards
- Large windows for natural light

**View from East**



**View from North**



## View from West



## SECTION FOUR

### Wooden clad insulated building

9m x 5m

To take the stress out of living on a building site and ensure smooth running of a normal daily life a wooden clad building has already been built. On house plans this is described as a workshop and once the house is completed this could be used for a variety of uses (subject to appropriate permissions).

- Under floor, wall and roof insulation
- Tiled floor
- Certificate for electrics.
- Divided into two rooms, plus shower room
- Shower /toilet/ sink/ heated towel rail/extractor fan
- Walk in-wardrobe with two plug points
- Kitchenette: plumbing for washing machine and dishwasher
- External extractor for dryer
- Space for under counter fridge
- Socket for TV Aerial / satellite
- White kitchen cupboards
- Plenty of space for sitting
- Small door for direct access to dog kennel
- Outside water tap / hose pipe
- Telephone & Wi-Fi Connected
- Smoke detector
- 11 additional double electric sockets

Side of wooden insulated building, temporary meter box and sewage treatment plant



**Office / Garden Shed** size 6.0m x 3.6m

Insulated double glazed office 4M x 3.6M

- Carpet tiles
- Electric wall plugs
- Two windows with blinds
- Separate Tool shed area approx.2M x 3.6M one window

Back of office



Front view



Outside entrance to dog kennel



## Section Six Additional information

Caravan hook up point

Two outdoor security lights

Certificate for electrics

Twenty foot dry and fully secure container for storage.

Caravan as seen; clean and dry, new carpet fitted, shower converted for outdoor clothes and boots. Current owners never used it for touring, gas fridge and cooker never used by current owners.

