



## Long Cottage, Whitehills

Sorbie, Newton Stewart, DG8 8AQ

Offers Over £280,000 are invited.

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Located just on the outskirts of Sorbie, local amenities within this popular village include a local restaurant, other local amenities can be found close-by in Dumfries & Galloway's 'Booktown' village of Wigtown (approx. 6 miles) including cafés, pubs, various local shops, primary school, and GP healthcare. All major amenities are to be found in the towns of Newton Stewart (approx. 13 miles) and Stranraer (approx. 31 miles) and include supermarkets, indoor leisure pool complex and secondary schools.

- Traditional detached cottage
- Three bedrooms
- Detached summer house
- Sit on 0.9 of an acre (approx.)
- Surrounding countryside views
- Feature log burning stoves
- Oil fired central heating
- Generous off road parking
- Full UPVC double glazing (2025)
- Spacious dining kitchen (installed 2024)



This charming three bedroom detached cottage offers an exceptional opportunity to enjoy rural living in a beautifully presented home. The property blends traditional character with modern comforts, featuring full UPVC double glazing (installed in 2024) and oil fired central heating. The spacious dining kitchen (fitted in 2024) is perfect for family gatherings or entertaining guests, while the inviting lounge includes a feature log burning stove, adding warmth and a cosy ambience. Each of the three bedrooms is well proportioned, providing ample space for relaxation or home working. The cottage also benefits from generous off road parking, ideal for families or visitors, and includes a detached summer house (perfect for a home office, studio, or additional entertaining space).

Set within approximately 0.9 of an acre, the property boasts extensive garden grounds with panoramic countryside views. The large, well maintained lawns are complemented by mature plantings, established shrubbery, and raised planting borders, enclosed by traditional stone dyke boundary walls. Outdoor storage is well catered for, with two detached timber garden sheds, a garden store, and easy access to the oil tank. The detached summer house offers flexibility for a variety of uses, from a peaceful retreat to a creative workspace. To the front, a generous gravel driveway provides ample off road parking for multiple vehicles, ensuring convenience for residents and guests alike. This delightful cottage presents a rare opportunity to enjoy a tranquil rural lifestyle, surrounded by scenic countryside, while benefiting from modern amenities and thoughtfully designed outdoor spaces.





### Entrance hall

Front entrance via double glazed panel composite door leading into entrance hall giving access to full living accommodation. Double glazed window as well as access to central heating boiler.

### Lounge

27' 3" x 11' 11" (8.31m x 3.62m)

Split level access to a raised generous sized lounge benefitting from a feature log burning stove as well as two large double glazed windows providing an open outlook over surrounding garden grounds. Two further rear double glazed windows as well as a central heating radiator and generous built in storage. TV point also.

### Shower Room

9' 0" x 5' 10" (2.74m x 1.79m)

A bright and spacious luxury shower room comprising of a three piece suite to include a generous sized walk in shower with rainfall shower head and large slate style porcelain tiles. A fitted vanity unit sink with mixer tap and separate WC. Double glazed window as well as central heated towel rack.

### Dining Kitchen

19' 0" x 11' 11" (5.79m x 3.62m)

A bright and spacious dining kitchen (installed 2024) which has been fitted with both floor and wall mounted modern country shaker style units with light oak worktops. Comprising of integrated twin electric fan ovens and gas hob, inset ceramic sink with swan neck mixer tap and fitted dish washer. Two double glazed windows providing a front outlook as well as a central heating radiator and access leading to further living accommodation.

### Hallway

Accessed off the dining kitchen, a split level hallway giving access to bathroom and bedrooms which has been recently fitted with new flooring and accompanying woodwork through out. A rear double glazed window as well as a central heating radiator.



**Bedroom**

15' 3" x 9' 1" (4.65m x 2.78m)

A bright and spacious double bedroom benefitting from two double glazed windows providing a front outlook as well as a central heating radiator.

**Bathroom**

9' 1" x 7' 1" (2.78m x 2.17m)

A generous sized vintage style bathroom with modern décor benefitting from a three piece suite to include a Victorian style free standing bath as well as a pedestal WHB and separate WC surrounded by grooved panelling. Double glazed window as well as built in storage currently housing a washing machine.

**Snug/ 3rd Bedroom**

11' 11" x 10' 1" (3.62m x 3.08m)

A bright and freshly decorated sitting room/ potential 3rd bedroom with double glazed window to the front as well as central heating radiator as well as generous built in storage.

**Bedroom**

11' 11" x 9' 3" (3.62m x 2.81m)

A further spacious double bedroom benefitting from a rear double glazed window as well as double glazed Velux window to the front and a central heating radiator. Outside access via double glazed panel composite door.

**Studio**

15' 9" x 11' 7" (4.79m x 3.53m)

A detached summer house benefitting from a large studio with full aspect double glazed windows providing a front outlook over garden grounds and countryside views towards the Galloway Hills. Generous built in storage also.

**Garden Room**

14' 9" x 13' 3" (4.50m x 4.03m)

A bright and spacious reception area accessed off the studio with a feature log burning stove as well as double glazed window and UPVC double glazed panel door providing outside access to garden grounds.

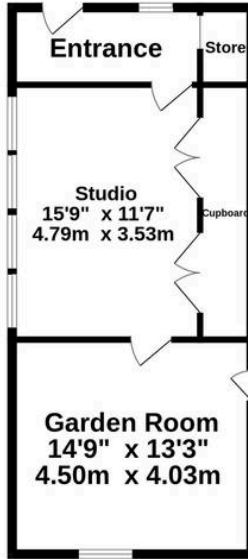
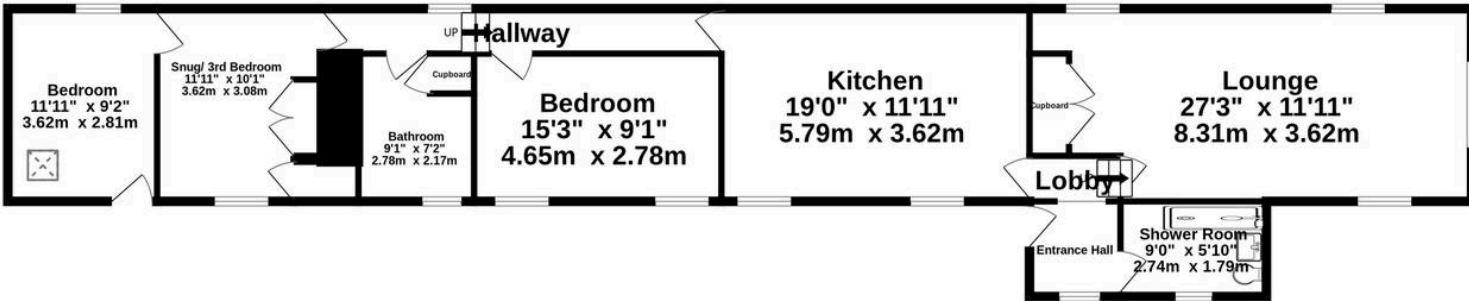








Ground Floor  
1639 sq.ft. (152.2 sq.m.) approx.



TOTAL FLOOR AREA : 1639 sq.ft. (152.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## NOTES

Conditions of sale It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

**COUNCIL TAX** Band D **EPC RATING** D(63)

## SERVICES

Mains electricity, water & drainage to septic tank. Oil fired central heating.

## VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

## OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

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 integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.

## Conditions of sale

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Presale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.

