

# FOR SALE

## Millers Byre

Tonderghie Road, Isle of Whithorn, Newton Stewart, DG8 8LQ



DAVIDSON  
& ROBERTSON  
THE RURAL EXPERTS



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Tonderghie Road, Isle of Whithorn  
Newton Stewart, DG8 8LQ

A spacious five-bedroom detached house in the beautiful seaside village of the Isle of Whithorn, Dumfries & Galloway. Coastal living with panoramic harbour views.

Modern built, 2-storey detached house.

Enclosed and private garden.

Within a short distance of local bays, beaches and the rugged coastline



### Situation

The Isle of Whithorn is a charming village situated at the southernmost tip of the Machars peninsula in Dumfries and Galloway, Scotland. Nestled at the head of a sheltered inlet of Wigtown Bay, approximately three miles southeast of Whithorn, this picturesque coastal settlement offers breathtaking views over the Irish Sea towards the Isle of Man and the Lake District. Once an island, the village is now connected to the mainland by a causeway built in the 18th century, enhancing its accessibility while preserving its tranquil atmosphere. Rich in history, the Isle of Whithorn is renowned for its association with St Ninian, Scotland's first Christian missionary, who established his church here in the 4th century. Visitors can explore the 13th-century St Ninian's Chapel, a site of historical and spiritual significance, and enjoy the quaint harbour surrounded by traditional stone cottages.

### Access

Access to the property is directly from Tonderghie Road onto a private road and into the property.

### What3words:

coining.sculpting.shred

### Directions

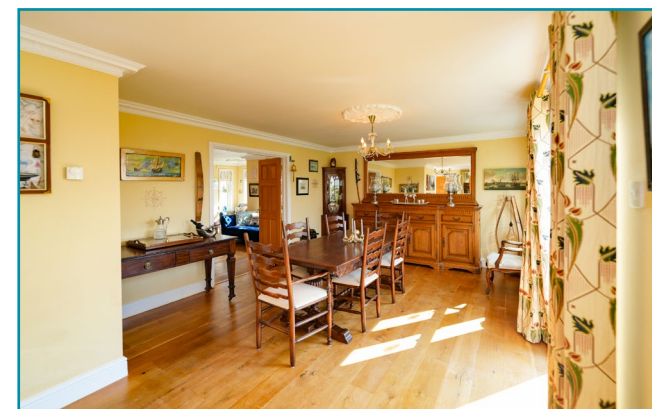
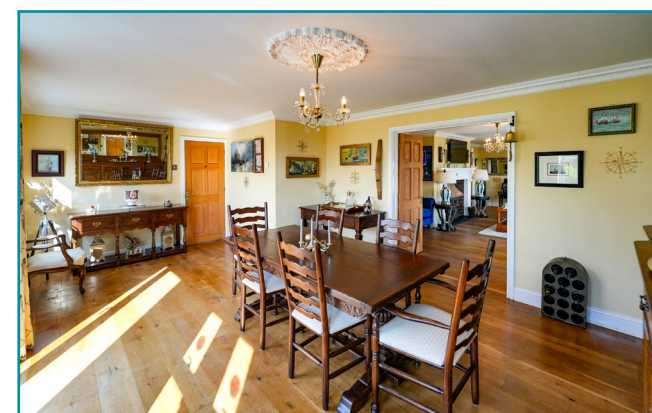
From the A75 at Newton Stewart, head south on the A714 and the A746 to Whithorn. Continue through Whithorn and house south on the B7004 towards Isle of Whithorn. Upon entering the village, turn left onto Tonderghie Road. Millers Byre is on the left after 0.2 of a mile.

### Selling agents

#### Davidson & Robertson

Rural Centre  
West Mains  
Ingliston  
Edinburgh  
EH28 8LT

Tel: 0131 449 6212  
Email: sales@drrural.co.uk  
Web: www.drrural.co.uk



## Description

Perched in an elevated position overlooking the picturesque harbour and village of Isle of Whithorn, Millers Byre offers a rare opportunity to acquire a spacious and well-maintained home in one of Dumfries and Galloway's most charming coastal settings. Enjoying both tranquility and convenience, the property combines the serenity of rural life with easy access to the amenities of nearby Newton Stewart.

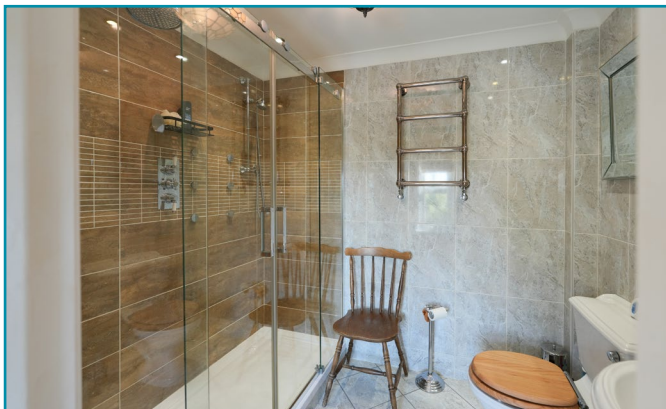
This generously proportioned home constructed approximately 18 years ago has been lovingly maintained by the current owners. Bathed in natural light, the accommodation is arranged over two floors and thoughtfully designed to suit modern family living.

On the ground floor, the home comprises a welcoming entrance vestibule, an expansive sitting room with a large log burner, separate dining room, well-appointed kitchen, utility

room, a double bedroom, and a stylish bathroom. Upstairs, a spacious landing leads to the master bedroom with en suite bathroom and walk-in wardrobe, two additional double bedrooms—one boasting panoramic views to the south and east—and a luxurious family bathroom complete with a jacuzzi bath and steam room shower. A spiral staircase at the rear of the property provides access to a fifth bedroom, ideal as a guest room or creative space.

Outside, the well-kept garden features a large paved terrace to the south, perfect for entertaining, with four raised beds for easy gardening. A spacious driveway leads to a double garage, complemented by a refuse area and firewood storage to the rear. An oil tank is discreetly located behind the garage. With its stunning location, ample living space, and thoughtfully landscaped grounds, Millers Byre presents an exceptional lifestyle opportunity on Scotland's beautiful southwest coast.





## Services

The property benefits from double glazing throughout and underfloor heating in parts of the ground floor, with heating and hot water supplied by an oil-fired boiler. Drainage is to the mains sewer.

## Council Tax

This property is in the Council Tax Band G.

## Fixtures & Fittings

All fixtures & fittings are included in the sale at no extra charge. No warranties are given for the fitted appliances.

## Energy Performance Certificate Rating

The EPC rating has been assessed as Band C. For full copies of the EPC information and copies of the reports please contact the Selling Agent.

## Broadband

Ultra-Fast Broadband is available with speeds of up to 1,800mbps.

## Local Authority

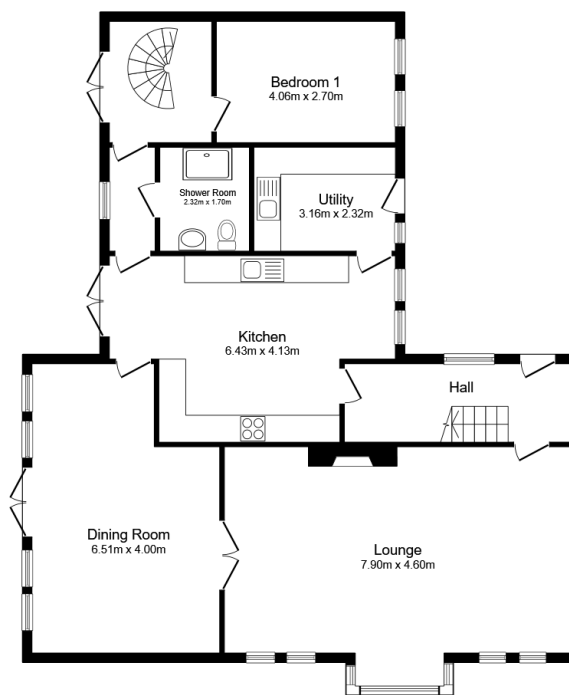
Dumfries & Galloway Council  
Council HQ  
English Street  
Dumfries  
DG1 2DD  
Tel: 030 33 33 3000

## Plans, Areas and Schedules

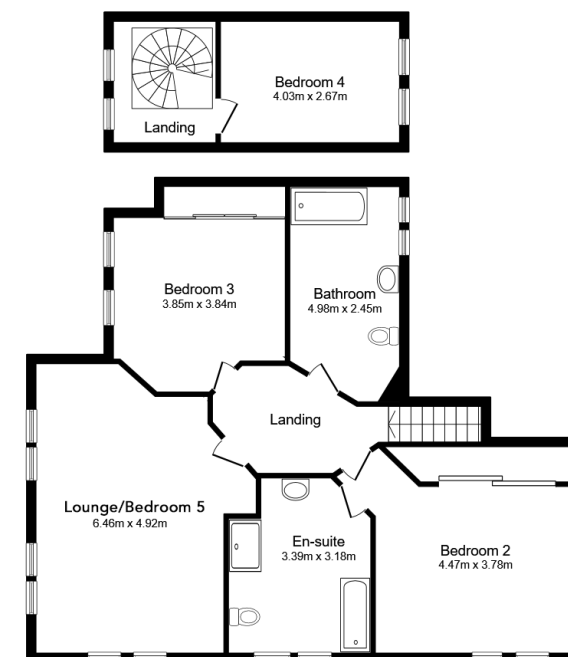
These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been checked and computed by the selling agents however the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof. For the avoidance of doubt any areas stated should be classed as indicative and the Purchase should carry out their own due diligence.

## Solicitor

TBC



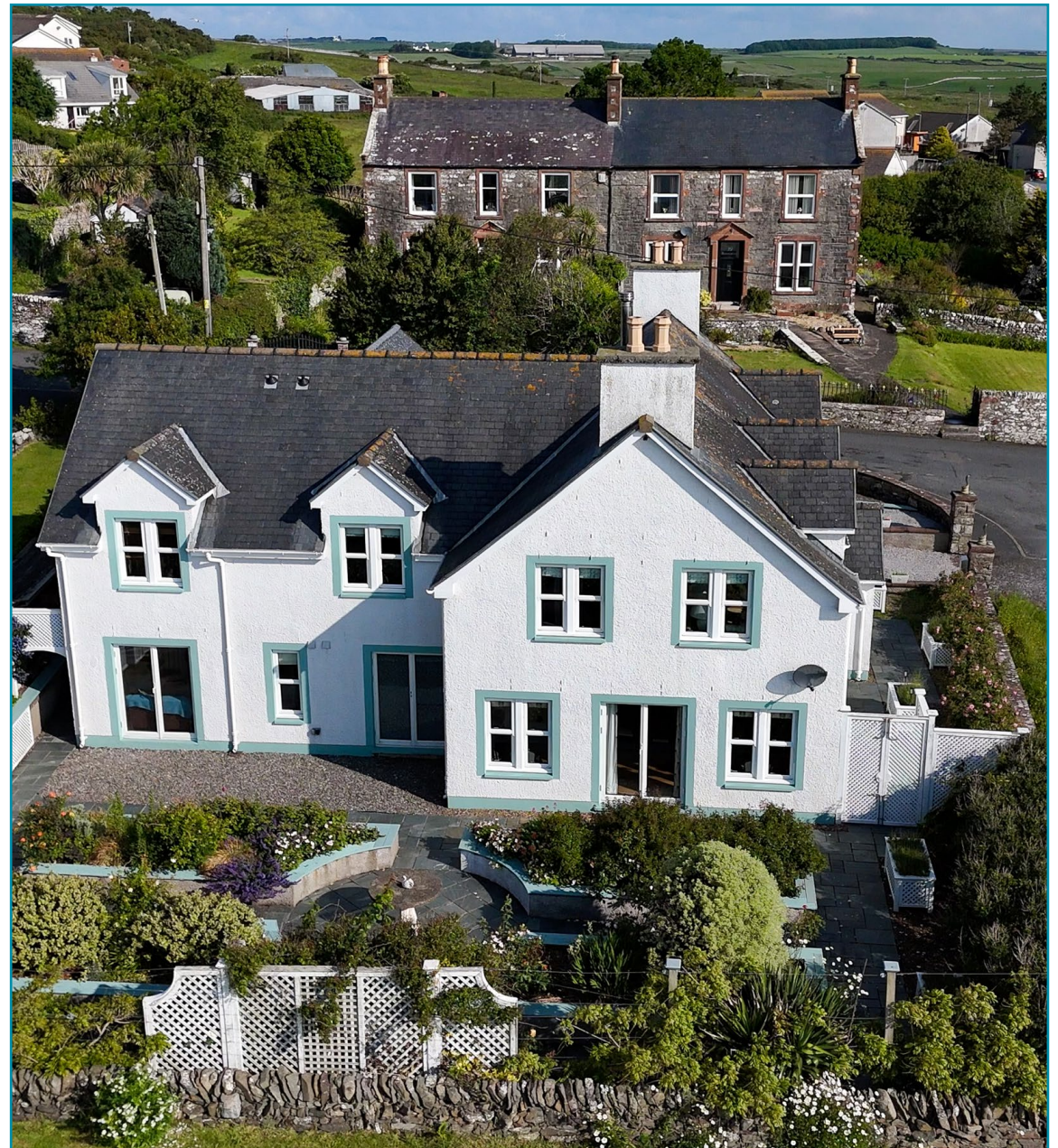
Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







### Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 01900 268633 / 0131 449 6212 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.

When viewing potential purchasers shall hold a copy of these sale particulars and notify the Selling Agents prior to viewing. For your own personal safety, please be aware of any potential hazards when viewing.

### Date of Entry

By mutual agreement.

### Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

### Important Notes

The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties.

### Closing dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

### Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist

Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

### Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

### Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.
4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.

5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.
6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.
7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.
8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.
9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.
10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.
11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Photographs taken June 2025, Particulars prepared June 2025





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**THE RURAL EXPERTS**

**PARTICULARS AND MISREPRESENTATION** – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

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