

Impressive coastal property with flexible accommodation and sea views.

Rickwood Hotel, Heugh Road, Portpatrick, DG9 8TD



8



7



2

| Offers Over £525,000

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About this property

Rickwood House occupies a prominent position within the pretty harbour village of Portpatrick, on Scotland's south-west coast. The village is celebrated for its picturesque setting, with a charming seafront, rugged coastline and access to excellent walking routes along the surrounding cliffs and countryside.

Rickwood House is a substantial and characterful detached villa set within private grounds in an elevated position overlooking Portpatrick Harbour and the Irish Sea. This Edwardian villa was built around 1905 for the factor of Dunskey Estate which, at that time owned most of the village and surrounding farms. It was known as The Factor's House and was the factor's family home and office until the 1950s. It was also formerly operated as a guesthouse and offers particularly versatile accommodation that can be readily adapted to suit a variety of requirements, whether as a private residence, multi-generational home or lifestyle business.

The accommodation is arranged over two principal floors, with additional attic space, and extends to approximately 3,447 sq ft. The layout is both practical and adaptable, with the potential to create separate guest accommodation if desired.

The principal reception rooms are well balanced and filled with natural light, offering both formal and informal living spaces. The lounge provides

a comfortable focal point, centred around a fireplace with stove, while the dining room is generously proportioned and well suited to entertaining. A conservatory offers an additional sitting area, enjoying a bright aspect and outlook across the gardens towards the coastline. The kitchen is well arranged with fitted cabinetry and ample work surfaces, designed to support both everyday living and larger gatherings. Ancillary accommodation includes a useful utility/laundry room, WC and additional storage.

The bedroom accommodation is extensive and thoughtfully arranged across both ground and first floors. In total there are six spacious double bedrooms, all of which benefit from en-suite facilities, and one further bedroom with separate shower room.

Rickwood House is set within well-maintained gardens that wrap around the property, comprising areas of lawn, established shrubs and sheltered seating areas. To the rear, a patio with hot tub provides an attractive outdoor space, well suited to relaxation and informal entertaining. A number of outbuildings and an external store offer further useful storage and ancillary space. The property is approached via a sweeping gravel driveway, providing ample parking for multiple vehicles.

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About this property

Having being owned by our clients for over 25 years, Rickwood has previously traded as a small hotel and latterly as a very successful licensed guest house. The business traded at a very high standard and had been awarded a 4 star accolade from Visit Scotland and ranked as the No 1 Guest House in Portpatrick, including a 5 star rating on TripAdvisor, establishing it as one of the finest and most popular guest houses in the area.

Being the only 4 star Guest House in Portpatrick at the time, the business had built up an excellent reputation, with many guests returning year after year for the exceptional service that was provided. The business traded with 6 tastefully decorated ensuite bedrooms with the addition of a spacious owners accommodation which provided bedroom, bathroom and large living room, separate from the public areas. This allowed a business and family home all under one roof giving a fantastic lifestyle opportunity for the owners.

Rickwood certainly lends itself to both the residential and commercial market and could easily establish itself within the local market, once again, as a fine family lifestyle business opportunity or equally as a fine family home.



Rickwood Hotel,
Heugh Road,
Portpatrick,
Stranraer,
Dumfries and Galloway, DG9 8TD



Gross internal area (approx)
320.23 sq.m (3447 sq.ft)

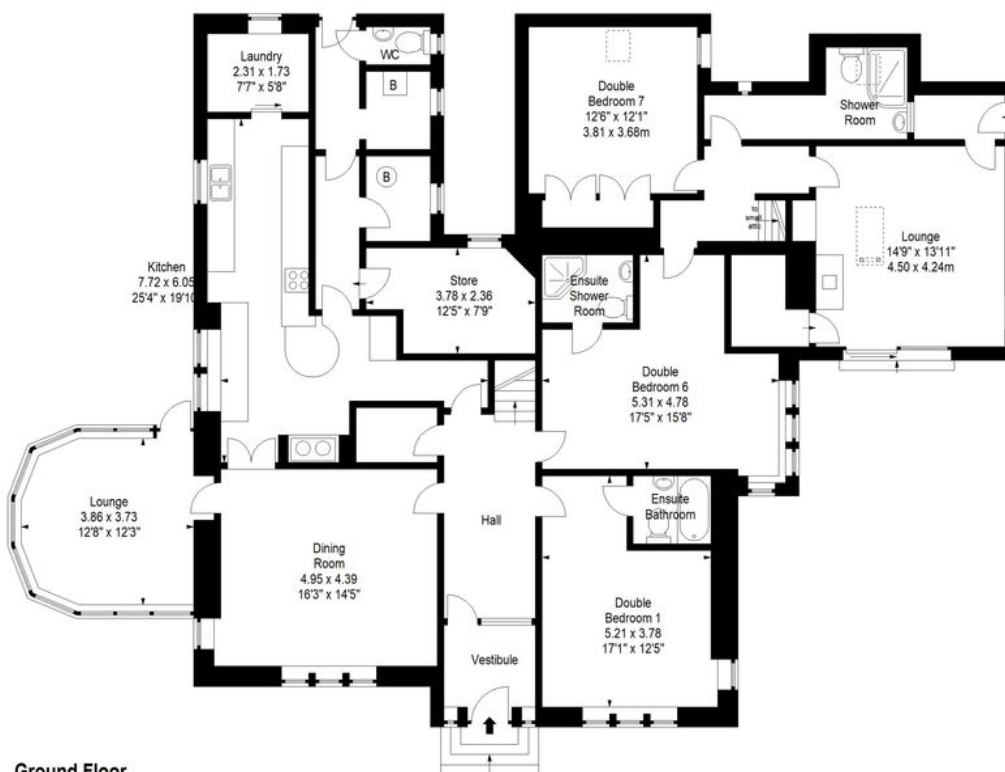
Attic
Gross internal area (approx)
39.39 sq.m (424 sq.ft)

Storages
Gross internal area (approx)
38.27 sq.m (412 sq.ft)

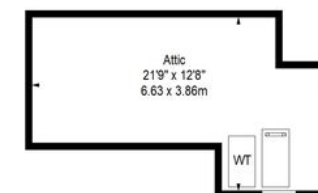
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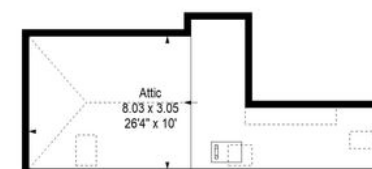
Ground Floor



Ground Floor



Attics



First Floor

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Key Information

Local Authority

Dumfries and Galloway

Council Tax

Band = NA

Tenure

Freehold

Services & Additional Information

Mains water

Mains electricity

Mains drainage

Heating - wood pellet biomass

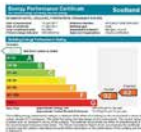
central heating system

Solar panels

EPC

PROPERTY

Rating = Exempt



Local Area

Portpatrick is a small harbour village on the west coast of the Rhins of Galloway in south west Scotland. It sits on the edge of the Irish Sea, with views across to Northern Ireland on clear days, which is only around 21 miles away.

Portpatrick offers a relaxed coastal lifestyle centred around its picturesque harbour, with a selection of cafés, restaurants and pubs, many enjoying views across the water. The village has a strong community feel and provides day to day amenities, while also serving as a popular base for outdoor pursuits and coastal living. Despite its peaceful setting on the Rhins of Galloway, Portpatrick is within easy driving distance of Stranraer, which provides wider services and connections, including ferry links to Northern Ireland.

Portpatrick is particularly renowned for its access to exceptional walking, with the village marking the western starting point of the Southern Upland Way, a long-distance coast to coast route. The surrounding coastline offers a variety of scenic paths, including clifftop walks, beaches and routes towards nearby landmarks such as Dunskey Castle, and Rickwood is less than 200 metres from Portpatrick Dunskey Golf Club.

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More Information



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