



Rafters
Kippford | Dalbeattie | Kirkcudbrightshire | DG5 4LG

FINE & COUNTRY

RAFTERS





Rafters &
Broomhill



KEY FEATURES

- Superb, detached modern family home
- Enviably elevated position with views over the Solway Firth
- High quality, flexible accommodation
- 5 bedrooms
- 2 fabulous open plan reception rooms
- Integral double garage
- Landscaped gardens front and rear, with decked terrace for entertaining

Rafters sits in an enviable elevated position in a quiet location within the sought-after sailing village of Kippford. It enjoys superb views over the Solway Firth and to the surrounding hills beyond, and boasts excellent walking routes from the doorstep, including the lovely coastal walk from Kippford to nearby Rockcliffe.

The house was built to an exacting standard by the present owners approximately 8 years ago, and offers high quality, flexible accommodation that was designed to make the most of the fantastic views. Features throughout the house include underfloor heating, multi-fuel stoves, quartz worksurfaces to many areas, oak doors and staircase and excellent storage to name a few.

A part glazed door opens into the hall, with tiled floor and direct access to the ground floor bathroom, bedroom and main reception room/kitchen. The ground floor bedroom is generous in proportion with built-in mirrored wardrobes and enjoys a dual aspect with sliding doors opening directly on to the decked terrace. Adjacent to this bedroom is a lovely modern bathroom, comprising bath and separate shower unit with rainhead attachment, making these two rooms ideal for guests or perhaps a dependant relative.

The kitchen/dining/living room is the real heart of the home and has direct access to the large, decked terrace via sliding doors, connecting the outside with the inside and offering superb entertaining space and impressive views from every angle. This large space is flooded with natural light and has a tiled floor and contemporary multi-fuel stove. The kitchen is fitted with oak cabinets under quartz worksurfaces, and integrated appliances include a dishwasher and undercounter fridge. There is also a generous island with breakfast bars at either end. Adjacent to the kitchen is a useful pantry/utility room which offers excellent storage (units and quartz surfaces match the kitchen) and an integrated washing machine. Doors from here lead to the garden and to the integral double garage.













At the top of the stairs you arrive at a fantastic open plan first floor sitting room that enjoys views over the Solway First through sliding doors and a glazed Juliet balcony. There is a multifuel stove with stone surround and to the rear of the room is a kitchenette/drinks station, with fitted cabinets, quartz surfaces, sink and integrated fridge, making this whole area an ideal entertaining space.

There are four double bedrooms on the first floor. The principal bedroom is flooded with light and enjoys a dual aspect with window to the side elevation and double doors that open to a Juliet balcony, offering superb views. There is a wall of built-in wardrobes and an additional shelved storage cupboard and a smart modern en-suite bathroom, comprising bath with shower over, WC, bidet and twin marble sinks set into a bespoke vanity unit.

The second bedroom is also located to the front of the property so boasts great views from its Juliet balcony and is very generous in size. The third double bedroom is located to the rear of the house, overlooks the back garden and has fitted wardrobes. The fourth bedroom is presently used as a study and access to the loft can also be gained from here. The loft has a built-in ladder, power, and is partially boarded. The family shower room, comprising large walk-in shower unit with rainhead attachment, WC and wash hand basin set in a suspended vanity unit, completes the accommodation.











OUTSIDE

Rafters is approached via short section of shared tarmac driveway to access the private gravelled drive. The drive then wraps around the house, culminating at the integral double garage to the rear. It is worth noting that the garage has an electronically operated door, power and light, and pedestrian doors to the rear garden and into the house.

All areas of the garden have been beautifully landscaped and feature an array of specimen trees, plants and bushes. There are flowering borders, seating areas from which to enjoy the view and areas of lawn. The raised decked terrace with glazed balcony is the ideal entertaining and relaxing area and also offers some covered storage underneath.

LOCAL AREA

Kippford is one of the most desirable areas in the region, featuring beautiful coastal walks as well as being on the edge of Dalbeattie Woods, which is ideal for cycling and walking. Kippford is a picturesque sailing village and a popular holiday destination, four miles from Dalbeattie. Within the village are two inns, the award-winning Solway Sailing Club, a cafe/gift shop, village hall and a 9 hole golf course.

The nearby town of Dalbeattie offers a large range of amenities as well as primary and secondary schools, health centre and veterinary services. The region's capital of Dumfries is 18 miles to the east and offers a wide range of services including a major hospital.

The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and a wide range of outdoor pursuits. The Solway Coast is popular with sailors and Kippford have safe moorings.

Transport links to the area are very good. There is a main line railway station in Dumfries, and there are regular flights to the rest of the UK, Ireland and Europe from Prestwick Airport, which is about 1 1/2 hour's drive to the north. Edinburgh and Glasgow can be reached in less than two hours.











INFORMATION

ADDITIONAL INFORMATION

Services: Mains electricity and water. Drainage to private septic tank (registered with SEPA). Oil fired central heating with underfloor heating to the ground floor, radiators to the first floor. CCTV.

Fast broadband connected; it is worth noting that there are Fibre connections in the vicinity.

Service Charge: There is a service charge applicable to cover costs relating to the upkeep of the private access road. This is approximately £67 per annum.

EPC: Rating C

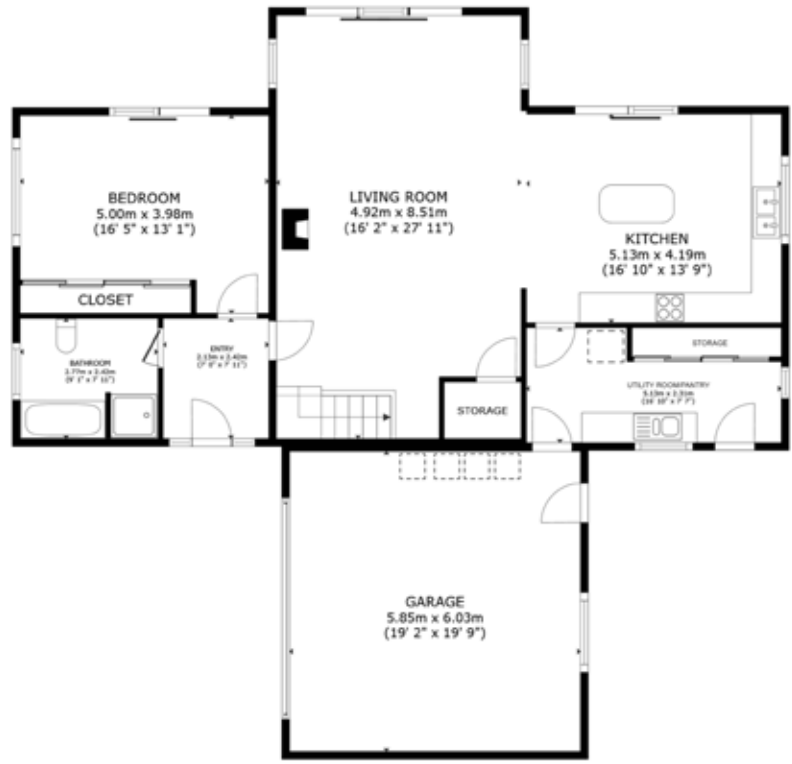
Local Authority: Dumfries & Galloway. Council Tax Band G

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

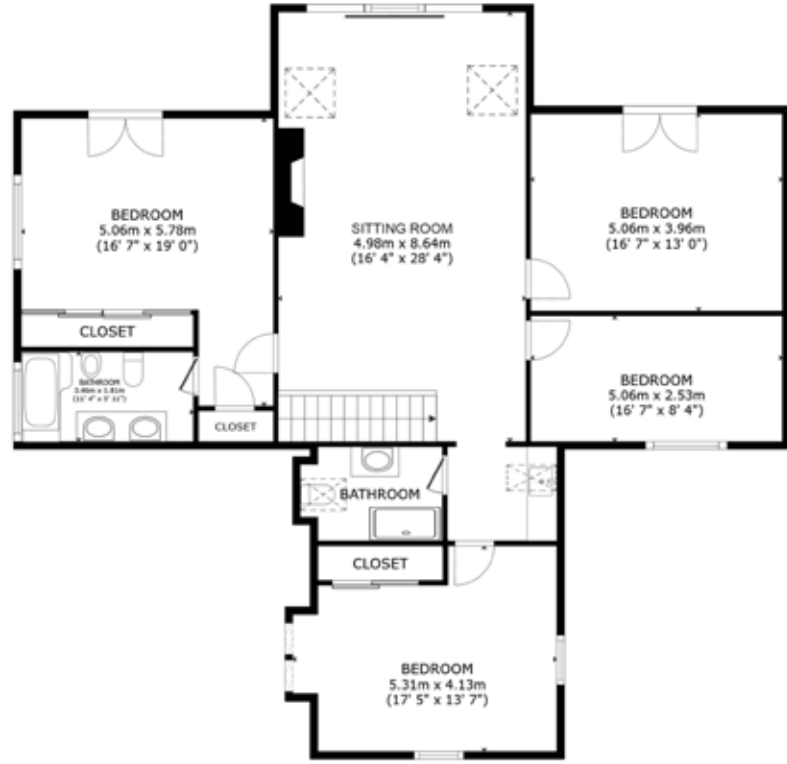
Viewings: Strictly by appointment with the selling agents, Fine & Country South Scotland.

Offers: All offers should be made in Scottish Legal Form to the offices of the Sole Selling Agents, Fine & Country South Scotland by email to southscotland@fineandcountry.com

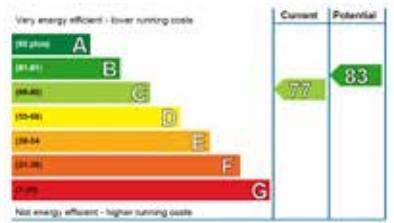
Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.



FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 111.2 m² (1,197 sq.ft.) FLOOR 2 141.6 m² (1,524 sq.ft.)
 EXCLUDED AREAS : GARAGE 35.3 m² (380 sq.ft.)
 TOTAL : 252.8 m² (2,721 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 05.09.2024





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THE FINE & COUNTRY
FOUNDATION

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