



WILLIAMSON
& HENRY
Solicitors & Estate Agents



TORWILKIE

BALMACLELLAN, DG7 3QB

Torwilkie is an attractive traditional Galloway cottage tucked away in the heart of the Glenkens, a short drive from the local village of Balmaclellan. The property has approximately 10 acres of grazing ground. The property also benefits from a stone byre which may be suitable for further development.

Ground Floor:

Entrance Hallway
Kitchen
Rear Porch
Dining Room
Sitting Room
Sun Room
Bathroom
Double Bedroom

First Floor:

Landing
3 Bedrooms
Bathroom

Outside:

Garden with wood store.
Garden Store. Large detached stone byre.

Approx. 10 acres of grazing land.



Torwilkie is a wonderful country property located in the heart of the Glenkens but convenient for access to all local amenities. This is an ideal lifestyle property which would be attractive for a variety of purchasers and uses; those who own horses/livestock or those who wish to become self-sufficient or simply those who want to enjoy everything the countryside has to offer.

The house itself offers well proportioned; light and bright accommodation with all rooms having windows overlooking the rear garden and grazing land that belongs to Torwilkie and beyond to the village of Balmaclellan.

The detached stone built former dairy byre at the far end of the garden is in good condition and could be used as a barn or stables. Alternatively, conversion of this outbuilding (subject to Local Authority Consents) could provide the opportunity to generate an income from renting this out as a holiday rental or as a self-contained home for other members of the family. (It is understood that this building has previously had planning consent for conversion)

Balmaclellan is an interesting village, quietly placed off the Kenbridge – Corsock Road so is convenient for the main A713 running between Ayr and Castle Douglas. The main local centre of Castle Douglas is little more than 20 minutes by car. Dumfries and Ayr are similarly easily accessible. New Galloway is less than 2 miles from Balmaclellan and Dalry is less than four miles from Torwilkie. Between them they have a reasonable range of local services including general grocery shops, hotels and restaurants. Dalry has a senior and primary school and New Galloway a primary school. New Galloway has a nine-hole golf course, a modern medical practice and the purpose built “CatStrand” of the Glenkens Community Arts Trust initiative offers an excellent range of community activity and artistic and musical performances.

Balmaclellan itself has an excellent shop and is visited by a mobile Bank and Post Office. There is a Post Office in nearby New Galloway. The Village Hall in Balmaclellan enjoys a number of community activities. The surrounding area offers excellent walking and other rural pursuits.

How to get there:-

Coming from Castle Douglas, head towards Balmaclellan, taking the turning for Balmaclellan Village across from the Ken Bridge Hotel. Follow this road up to the village of Balmaclellan, continuing on the A712 sign posted for Crocketford. As you

continue past the village of Balmaclellan there is a turning on the right which is signposted Blowplain Caravan Site. (There is a Caravan Club sign at this junction). The next entrance on the left is the turning for Torwilkie and Torwatletie. Turn left onto this tarmac road. Continue along this road and when the road splits to the left; take the left fork - there is a post bin and a sign for Torwilkie. Continuing along this road, you will arrive at the house.

ACCOMMODATION

ENTRANCE HALLWAY 15'4 x 4'8 (4.72m x 1.47m)

Access is through a wood and glazed door into the carpeted hallway. Radiator, telephone point and staircase leading to first floor level.

L-SHAPED KITCHEN 7'8 x 8'10 (2.39m x 2.48m) 12'9 x 8'6 (3.96m x 2.65m)

Accessed from the hallway, this spacious room offers a good number of fitted kitchen cupboards for storage. It has wood-effect vinyl flooring, limed oak-effect fitted kitchen with formica work surfaces. There is a large larder style cupboard housing the Worcester oil boiler. Stainless steel one and a half bowl sink with mixer tap. Oil fueled AGA. Built-in seating bench area with storage underneath. Large hard wood double glazed windows overlooking the front driveway and further double glazed picture window looking out over the garden and grazing land. Sink with tiled splash-back. Integrated dish-washer. Electric hob. Plumbing for washing machine.

REAR PORCH 4'10 x 4'6 (1.25m x 1.42m)

Accessed from the kitchen or via wooden glazed door from the driveway. Coat hooks, ceiling light, fuse box. Vinyl floor.

DINING ROOM 10'3 x 15'9 (3.15m x 4.87m)

Accessed via the kitchen, this room is a light, bright room with sliding wood and glazed doors leading off to the sitting room. There is a large picture window over the garden ground and grazing land. Radiator Curtain pole with curtains. Ceiling rose. Original cornicing. Carpeted.

SITTING ROOM 20'2 x 12'4 (6.16m x 3.79m)

Accessed via the hallway or dining room. There is an open fireplace with tiled hearth and surround with wooden painted mantel above. Large picture window overlooking

the garden and farmland down towards Balmaclellan. Carpeted. Dimmable wall lights. Wooden Glazed sliding doors leading to the sun room with curtain pole and curtains above. Sliding doors leading to the dining room.

SUN ROOM 10'3 x 8'5 (3.14m x 2.62m)

This delightful room overlooks the garden and grazing land that belongs to Torwilkie. It looks west over towards Balmaclellan and the farmland beyond. It has wood-effect vinyl flooring. Large picture windows on three walls. Wood glazed door to garden.

BATHROOM 7'9 x 5'9 (2.41m x 1.81m)

Obscure glazed hardwood window. White sink and WC. Respatex walls and ceiling with LED ceiling lights. Vinyl flooring. Walk-in shower with mains shower and monsoon rainfall shower head. Two heated electric towel rails. Extractor fan.

DOUBLE BEDROOM 1 12'6 x 11'7 (3.87m x 3.59m)

This large bedroom has three built-in wardrobes with hanging rails and shelving. Large double glazed window to the front overlooking the garden. Loft access hatch. Radiator.

Staircase to first floor level is fully carpeted with wooden bannister. Large window midway overlooking the driveway. Radiator.

Staircase leading from ground floor to the spacious bright landing and all first floor accommodation.

First Floor Accommodation

BEDROOM 2 13'7 x 8'4 (4.20m x 2.57m)

Carpeted. It has five large under eaves storage cupboards on two walls. Large Velux window overlooking the main garden and one smaller Velux window towards the driveway. Radiator.

BEDROOM 3 12'3 x 11'2 (3.77m x 3.42m)

Double bedroom which is fully carpeted with double glazed dormer window overlooking the garden. Radiator. Built-In double cupboard.



BATHROOM 4'3 x 7'7 (1.33m x 1.79)

Suite of white sink, WC. White Bath with obscure glazed shower screen and mains shower above. Tiled Splash back. Tile effect flooring. Extractor fan. Ceiling light. Velux window. Electric towel radiator.

BEDROOM 4 9'3 x 9'3 (2.86m x 2.84m)

Radiator Window overlooking the garden and built-in under eaves storage.

OUTSIDE

Outside there is a large gravel driveway with parking for several cars. The property is accessed via a tarmac track off the A712 between Balmaclellan and Corsock. There are gravel paths around the property with mature shrubs and lawn to the right. The garden faces west towards Balmaclellan overlooking the land which belongs to the property. The 10 acres begins from the garden hedge down to the first gate and wraps round to the east of the property along the access track to Torwilkie.

There are two storage cupboards accessed to the rear and side of Torwilkie which have been used by the current owners as storage for logs and garden equipment. There is additional storage underneath the sunroom.

Stone Byre

There is a large stone byre with power and water which is split into three sections located at the far end of the garden which is accessed by way of a grass access track from the driveway. It is understood that the previous owners had had Planning Consent to convert this into a dwelling house so this may be something that could potentially be developed subject to local Planning consents. Alternatively, this building would be ideal as a garden office / artist's studio or stable and tack room and feed room.

- Storage Area - 12'4 x 14' 3.80m x 4.46m**
- Workshop Area - 15'7 x 14'6 4.80m x 4.46m**
- Former Byre Area - 29'5 x 14'6 9.64m x 4.46m**

BURDENS

The Council Tax Band relating to this property is a band F.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a band E

SERVICES

The agents assume that the subjects are served by a septic tank drainage, mains water, and oil fired central heating, but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332057.

Ref: HMS/PL/WILLI02-86





PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

GENERAL OFFICE: 13 St. Mary Street, Kirkcudbright, DG6 4AA Tel: (01557) 330692

NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 13 St Mary Street, Kirkcudbright, DG6 4AA

Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.



www.williamsonandhenry.co.uk