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Solicitors & Estate Agents



DOONHILL HOUSE AND COTTAGES

NEWTON STEWART, DG8 6JD

Unique opportunity to purchase a magnificent detached Victorian house nestled in private garden grounds extending to 2.5 acres with three separate cottages.

Doonhill House

Ground Floor:

Entrance Porch
Reception Hallway
Main Hall
Sitting Room
Billiard Room
Lounge
Rear Hall
Laundry /Utility Room
Cloakroom
Kitchen
Dining Room

First Floor:

Master Suite Hallway
Master Bedroom
Dressing Room/ Bedroom 2
Master Bedroom Ensuite
Office/Bedroom 3
Sitting Room/Bedroom 4
Bedroom 5
Bathroom/Ensuite
Bedroom 6
Bedroom 7 with Dressing Room & Ensuite

Outside:

Garden Grounds extending to 2.5 acres
Garden Store

Cottages

Gardener's Cottage/Workshop
Stable Cottage No. 1 & 2

www.williamsonandhenry.co.uk



Doonhill House is an imposing detached Victorian house nestled within 2.5 acres of private garden grounds. The property offers bright, spacious accommodation throughout whilst retaining many of its original features. Including ornate ceiling cornicing and hardwood window shutters which adds to the charm and ambience.

As well as the main house, there are a total of three cottages: two semi-detached cottages, which are in the former stable block, and a detached Gardener's cottage which was used as a workshop. These additional properties are well placed to accommodate guests, senior members of the family who wish to be closer to their younger family or indeed they could provide additional income as holiday lets.

Accessed via a private gravel driveway which leads to the front of the property there is ample parking for a number of vehicles. The secluded and tranquil garden grounds of Doonhill House wrap around the main house; being well sheltered by the original estate wall providing wonderfully private grounds.

This delightful space is mainly laid to lawn with a variety of interesting areas well stocked with shrubs and perennial plants, providing colour all year round, as well as a sheltered patio area providing an ideal location for alfresco dining.

The unique location of Doonhill House and cottages means they are well located to access all the local amenities of the market town of Newton Stewart. This busy Galloway market town, set on the banks of the River Cree, lies in a genuinely rural area that is regarded by many as the gateway to the scenic Galloway hills. The town contains a: museum, leisure centre, post office, cinema along with multiple banks and a wide range of shops, offices, businesses, hotels and restaurants.

The area has a wide range of sport and outdoor activities with opportunities to: take up shooting, fish on the nearby rivers, golf and enjoy an extensive range of walks and cycle paths.

ACCOMMODATION

Entrance through solid wooden door with glazed panel above into:-

ENTRANCE PORCH **2.07m x 1.52m**

Ornate wood trimmed paneling to walls. Ceiling cornicing. Ceiling light. Recessed obscure double glazed sash and case window with working wooden shutters and deep sill. Victorian patterned tiled floor. Wooden door with stained glass paneling leading into:-

RECEPTION HALLWAY **7.73m x 4.12m Narrowing to 3.13m**

Spacious and light open plan reception hallway. Picture rail. 2 large wooden sash and case windows with working shutters, each with cast iron radiator beneath, and one with window seat. Deep skirting boards. Recessed book shelves. Open fireplace with polished stone hearth and mantel. Candelabra ceiling light with ornate ceiling rose. Smoke alarm. Wall lights. 2 walk-in cupboards (1.49m x 1.40m) with shelving, hanging rail and coat hooks. Carpet. Doorway leading to dining room. Reception hallway opening in to:-

MAIN HALL **7.73m x 1.37m widening to 3.13m**

Ornate ceiling cornicing. Ceiling rose. Ceiling light. Smoke alarm. Picture rail. Cast iron radiator. Under stairs storage cupboard. Carpeted staircase leading to first floor accommodation. Doorways leading to sitting room, billiard room, lounge and rear hall.

SITTING ROOM **5.17m x 4.43m**

Accessed directly from the hallway or through the sliding doors from the Billiard room, this everyday sitting room has 2 sash and case wooden windows with working shutters, each with cast iron radiators beneath. Picture rail. Deep skirting. Central fireplace with dark polished stone hearth and light marble surround and mantel. Ornate ceiling cornicing. Ceiling light. Wall lights. Carpet. Smoke alarm.

BILLIARD ROOM **6.79m x 5.19m**

Large front facing reception room with interlinking sliding doors opening to the smaller more intimate Sitting Room. Large sash and case bay hardwood feature window with outlook to garden, seating underneath. 2 Large sash and case windows to side with working shutters. Cast iron radiators beneath all windows. White marble central fireplace with tiled hearth. Ornate ceiling cornicing. Ceiling light. Smoke alarm. Deep skirting boards. Carpet. Doorways to main hall and into:-

LOUNGE **7.22m x 5.10m**

Accessed directly from the Main Hall and Billiard Room. Dark marble feature fireplace with flame effect fire. Bay window and further sash and case window, all with working shutters and cast iron radiators beneath. Picture rail. Ornate ceiling cornicing. Candelabra ceiling light. Ornate ceiling rose. 2 recessed shelved alcoves. Carpet. Smoke alarm.

REAR HALL **8.63m x 1.47m**

Accessed from main hallway and dining room. Cupboard with sliding doors housing electric meter and fuse box. Ornate ceiling cornicing. Recessed ceiling spotlights. Smoke alarm. Carpet. Doors from rear hall leading to laundry room, dining room and kitchen. Glazed door with glazed panels to either side and above leading out to paved patio area.

LAUNDRY /UTILITY ROOM **5.10m narrowing to 3.44m x 4.21m**

Hardwood fitted units with wooden work surface. 2 large sash and case windows with working shutters and vertical blinds. Marble sink unit with mixer tap above and marble work surface and drainer. Marble splash back. Recessed alcove with shelving unit. Cast iron radiator. Smoke alarm. Tile effect vinyl flooring. Wooden glazed door with venetian blind leading out to paved patio area. Interior doorway leading to:-

CLOAKROOM **2.30m x 1.62m**

White sink and WC. Wooden sash and case window to rear with wooden venetian blind and deep sill. Picture rail. Ceiling cornicing. Ceiling light. Cast iron radiator. Tile effect vinyl flooring.

KITCHEN **9.24m narrowing to 7.51m x 5.27m**

This lovely, light and exceptionally spacious contemporary shaker style fitted kitchen has ample storage and preparation space with marble work surfaces. Franké dual stainless steel sinks with mixer tap inset into marble surface with integral drainer. De Dietrich induction hob with marble splash back. Neff stainless steel extractor hood. Bosch double oven. Large central island with marble work surface. Smoke alarm. Heat sensor. Ceiling spotlights. Ornate cornicing. PIR alarm sensor. Deep skirting boards. Underfloor heating. Tile effect vinyl flooring. Wooden double glazed door leading to patio area with glazing to either side (all fitted with vertical blinds) and glazing above. Another wooden sash and case window leading to rear garden with vertical blinds. Wooden double glazed door leading to side garden with glazing to either side (all fitted with vertical blinds) and glazing above.

DINING ROOM **6.53m x 4.56m**

This bright and spacious formal dining area can be accessed directly from the reception hallway or via double wooden doors from the rear hall. 2 large sash and case windows with working shutters overlooking the front garden provide ample natural light. Picture rail. Ornate ceiling cornicing. 2 recessed ceiling down lighters. Smoke alarm. PIR light sensor. Carpet.

From the main hallway a carpeted staircase, with original hardwood handrail and banister, leads to first floor accommodation.

First Floor Accommodation

Staircase to mezzanine landing where stairs split, walk-in cupboard. Staircase with wooden handrail straight ahead leads to:-

Master Suite Hallway Area **3.77m x 1.31m**

Bright spacious hallway with hardwood sash and case window overlooking rear garden with horizontal wood effect blind. Two smoke alarms. Picture rail. Spotlight. Radiator with thermostatic valve. Carpet. Access to sun terrace.

MASTER SUITE

MASTER BEDROOM **7.54m x 5.26m**

Bright very spacious Master Bedroom with 3 large sash and case windows to front and side with wooden venetian blinds and cast iron radiators underneath. Wooden double glazed door with glazed panels to either side and above, with curtain pole, onto balcony with sandstone wall topped with wrought iron. Ornate ceiling cornicing. Ceiling spotlights. Carpet. Smoke alarm.

DRESSING ROOM/BEDROOM 2 **4.82m x 4.11m narrowing to 3.46m to front of wardrobes**

Freestanding ornate wardrobes with drawers beneath. 2 wooden sash and case windows to front with radiator beneath. Ceiling light. Carpeted. Loft access hatch. Smoke alarm. Carpet. Doorway leading to:-



ENSUITE BATHROOM**4.75m x 2.39m**

White W.C, bidet and twin white wash hand basins inset into wooden vanity unit with marble work surface and splash back with large mirror behind. Slipper bath with mixer tap and shower attachment. Large walk in double shower with tiled splash back, monsoon rainfall shower head and separate shower head attachment. Extractor fan. Sash and case obscure glazed window with venetian blind. Radiator with thermostatic valve. Towel rails. Shelving. Ceiling spotlights. Wall light. Carpet.

Staircase from mezzanine landing with original hardwood handrail and banister leads to:-

Main First Floor Hallway**7.30m x 2.54m narrowing to 1.22m**

Built-in cupboard with shelving and coat hooks. Feature internal stain glass window. Picture rail. Two smoke alarms. Ceiling light. Carpet.

OFFICE/BEDROOM 3**4.67m x 4.09m**

Wooden sash and case window with working shutters to front with cast iron radiator beneath. Ceiling light. Shelving. Smoke alarm. Carpet.

SITTING ROOM/BEDROOM 4**4.82m x 4.00m**

Wooden sash and case windows with working shutters to side and to front. Cast Iron radiator beneath one window. Ceiling light. Carpet. Smoke alarm.

BEDROOM 5**5.20m x 4.09m**

Wooden sash and case windows to side and front with roller blinds and working shutters, one with radiator beneath and one with built in drawers beneath. Built in cupboard with hanging rail and shelving. Ceiling light. Carpet. Smoke alarm.

BATHROOM/ENSUITE**3.59m x 2.96m**

White wash hand basin set into hardwood freestanding vanity unit with mirror and light above. Large walk in shower with monsoon rainfall shower head with separate

shower head attachment. Large ceramic tiles to lower part of all walls. Obscure glazed wooden sash and case wooden window with wooden venetian blind and working shutters. Towel rail. Ceiling lights. Tile effect vinyl flooring.

BEDROOM 6**5.17m x 3.93m**

2 large wooden sash and case windows to side and front with roller blinds and working shutters. Ceiling light. Ceiling cornicing. Deep skirting boards. Carpet. Smoke alarm.

BEDROOM 7 WITH ENSUITE & DRESSING AREA**Bedroom****5.58m x 5.14m**

Fitted carpet. Ornate cast iron fireplace with marble surround and tiled hearth. Sash and case recessed window with roller blinds to front and large sash and case window with working shutters to side overlooking garden with deep sill and radiator beneath. Doorway into dressing area. Smoke alarm.

Dressing Area**2.29m x 1.75m**

Entered from hallway and bedroom. 2 built in cupboards, one housing the hot water cylinder, the other with built in shelving and storage cupboards above. Ceiling light. Carpet.

Ensuite Bathroom**3.13m x 2.56m**

Entered from dressing area. Bath and white wash hand basin inset into hardwood vanity unit with marble work surface. Integrated vanity mirror. Shelving. Tiling on all walls up to picture rail level. Wooden obscure glazed sash and case window with roller blind and working shutters and cast iron radiator beneath. Ornate ceiling cornicing. Ceiling light. Carpet.

GARDENER'S COTTAGE**ACCOMMODATION**

Wooden glazed door leading from garden into:-

ROOM 1**4.60m x 2.31m**

Room 1 has power. Sash and case window to front. Wooden effect laminate flooring. Further sash and case window to side. Archway opening into what would have been the kitchen.

KITCHEN**3.99m x 1.87m**

Ceramic tiled floor. Radiator with thermostatic valve. Ceiling light. Velux window. Tiled splash back in areas. Power. Doorway from main, room 1 into room 2.

CUPBOARD**1.67m x 1.43m**

Built in cupboard with light.

ROOM 3**4.08m x 2.73m**

Laminate flooring. Three wooden sash and case windows. Skirting boards. Ceiling lights. Radiator with thermostatic valve. Inner window. Wooden door opening into bathroom.

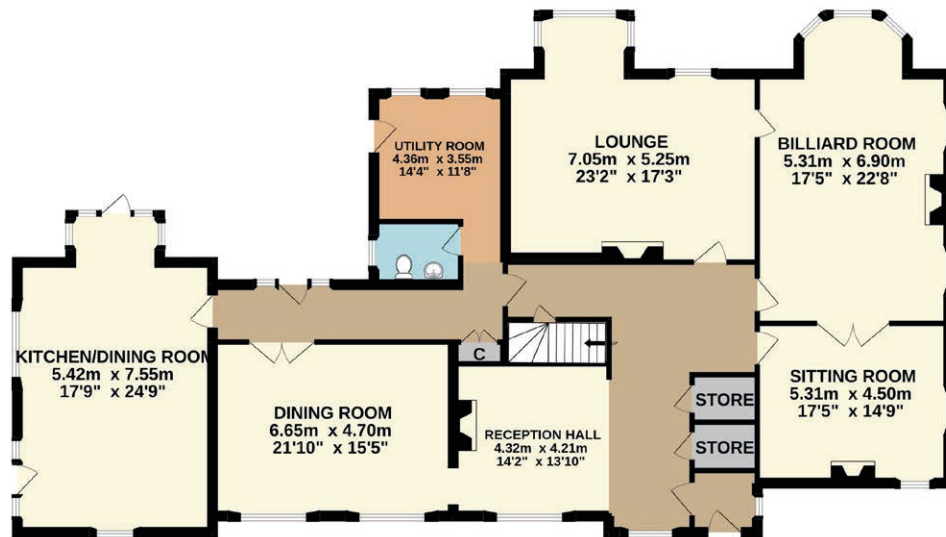
BATHROOM**3.18m x 1.42m**

Tile effect flooring. Wood paneling to waist height. Suite of which WC, bath and wash hand basin inset into vanity unit. Small double glazed window to rear. Extractor fan. Bath with mixer tap and shower attachment.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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STABLE COTTAGE NO. 1

Semi Detached Stone Cottage in former Stable Block.

ACCOMMODATION

SITTING ROOM **5.45m x 3.40m**

Aluminum sliding patio doors from decking area into sitting room. Dimplex night storage heater. Sash and case windows to two sides. Steps leading up to inner hallway.

INNER HALLWAY **2.55m x 1.56m**

Fully carpeted. Sash and case window to side. Doorway to cupboard. Doorway leading to kitchen.

KITCHEN **5.00m x 3.58m narrowing to 2.74m**

Ceramic tiled floor. Tiled splash back on walls. Two sash and case windows to rear. Covered doorway between cottage and Stable Cottage No. 2.

Under stairs storage cupboard housing electric fuse box. Wooden staircase to first floor level with mezzanine at half turn with doorway to rear. Carpeted landing.

FIRST FLOOR LEVEL:

HALLWAY **2.80m x 0.75m**

Doorway into bathroom.

BATHROOM **1.88m x 1.58m**

Suite of champagne coloured WC, wash hand basin and bath with tiled splash back. Wooden velux window. Ceiling light. Mira Sport electric shower. Partially coombed ceilings.

BEDROOM 1 **3.30m x 2.56m**

Sash and case window to front. Extractor fan. Fully carpeted. Partially coombed ceilings.

BEDROOM 2 **3.59m x 2.37m**

Partially coombed ceilings. Wooden double glazed window to front.

OUTSIDE

Delightful decking area immediately to the front of both stable cottages providing direct access to the main living accommodation of each.

STABLE COTTAGE NO. 2

The second of two semi-detached cottages in the former stable block.

ACCOMMODATION

SITTING ROOM **5.57m x 4.13m**

UPVC sliding patio doors into sitting room. Curtain pole above patio doors. Wooden leaded windows to front. Wooden sash and case window to side with curtain pole above and deep sill. Wood effect vinyl flooring. Wooden carpeted staircase to first floor level. Doorway leading to kitchen.

KITCHEN **5.07m x 3.48m**

Ceramic tiled floor. Shaker style fitted kitchen units with Formica work surface. Electric integrated hob with white integrated oven beneath and extractor fan above. Tiled splash back. Wooden sash and case window to front overlooking decking area. Stainless steel one and a half bowl sink with tiled splash back. Three original cottage windows to rear with curtain poles above. Former doorway connecting cottage 1 and 2. Dimplex night storage heater. Wooden staircase up to first floor level. Carpeted at mezzanine level with a doorway leading to the rear garden.

FIRST FLOOR LEVEL:

Doorways off to two double bedrooms and bathroom.

BEDROOM 1 **5.18m x 2.40m**

Two sash and case windows, one to front and side. Dimplex panel heater. Small window to rear. Loft access hatch. Doorway to bathroom.

BATHROOM **1.89m x 1.57m**

Suite of white WC, wash hand basin and bath. Velux window. Shelving. Ceiling light. Tiled splash back from bath to ceiling.

DOUBLE BEDROOM **5.15m x 3.50m**

Fully carpeted. Velux wooden window to rear. Sash and case window to front overlooking decking. Dimplex panel heater.

OUTSIDE

Delightful decking area immediately to the front of both stable cottages providing direct access to the main living accommodation of each.

BURDENS

The Council Tax Band relating to property Doonhill House is band H. Currently, the cottages are not Council Tax liable. However their old (2008) Council Tax Bandings were as follows:
Stable Cottage 1 was band D.
Stable Cottage 2 was band D.
Gardener's Cottage was band B.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for each of the properties are noted below
Doonhill House Main – D

Stable Cottage 1 – E

Stable Cottage 2 – D

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage. Please note that the Cottages do not have mains gas.

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 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (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 332 057.

Ref: SAK/CHRUD01-01

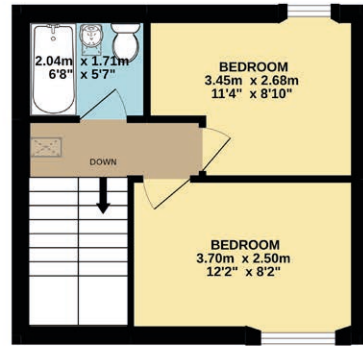


GROUND FLOOR

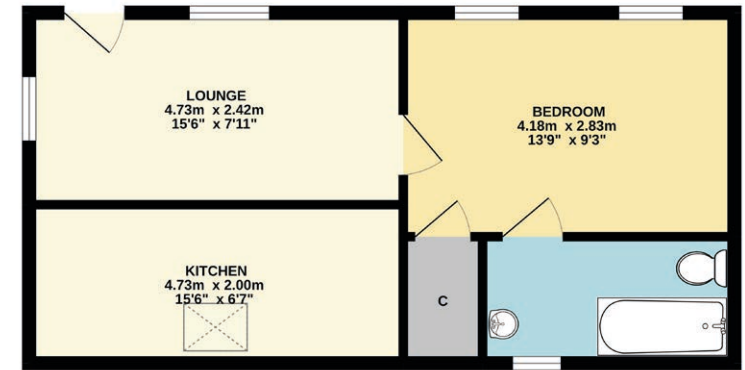


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1ST FLOOR

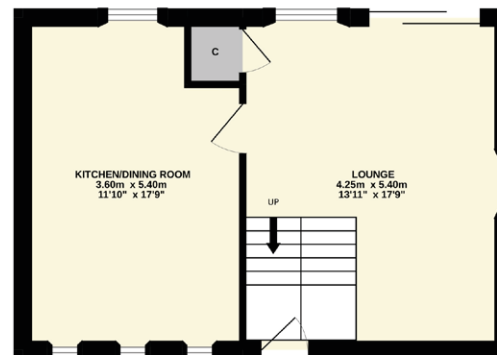


GROUND FLOOR

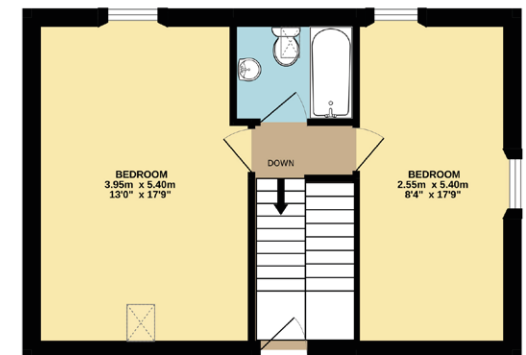


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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs 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.

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