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& HENRY  
Solicitors & Estate Agents









# CARSE OF TROSTRIE

TWYNHOLM, KIRKCUDBRIGHT, DG6 4PS

**A unique opportunity to purchase this well-proportioned, light, bright, spacious Galloway property with an attached annexe, located on a former drovers' road overlooking rolling fields across to the Galloway hills and beyond.**

## **Main House**

### **Ground Floor:**

Entrance Vestibule  
Reception Hallway  
Sitting Room  
Lounge  
Inner Hallway  
W.C.  
Kitchen / Diner  
Utility Room  
Conservatory  
Inner Hallway with storage area leading to:  
Reception Room 3 with Kitchenette Area

Rear Hallway  
Shower Room  
Double Bedroom 3

### **First Floor:**

Landing  
Family Bathroom  
Master Double Bedroom 1  
Double Bedroom 2  
Airing/store cupboard

## **Carse Cottage**

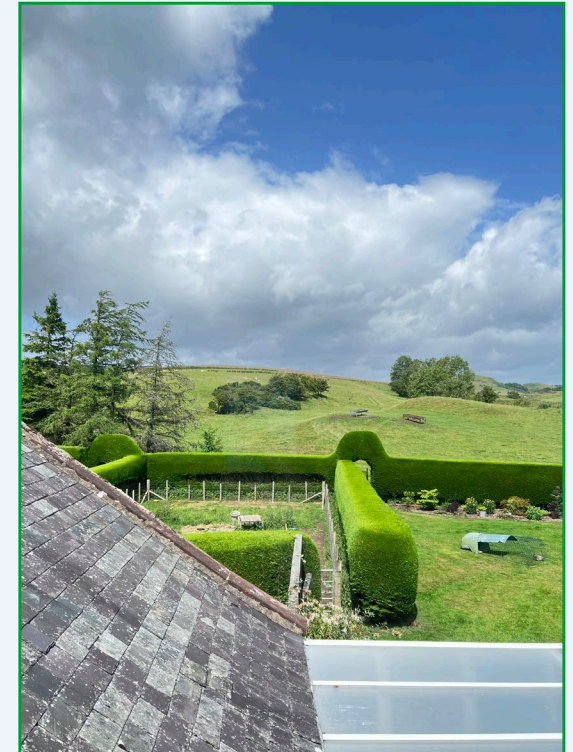
### **Ground Floor:**

Dining / Utility Room  
Inner Hallway  
Shower Room  
Rear Reception Hallway

### **First Floor:**

Landing  
Double Bedroom 1  
Bathroom  
Double Bedroom 2

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Carse of Trostrie is a delightful country house and annexe, located in a quiet rural location a short distance from the village of Twynholm and the A75.

This charming property consist of the Main House and Carse Cottage, a self-contained annexe. The current owners live in the main house and rent out Carse Cottage as successful self-catering accommodation. Due to the flexible nature of the layout and potential to produce additional income we believe that this beautifully presented property is sure to suit a number of different buyers.

Twynholm is an active community benefiting from a Primary School, Garage (which also offers many of the facilities of a village shop), and a Pub/Hotel. There are many community activities organised in the nearby Village Hall. Twynholm provides easy access to the main road through the area, the A75.

Further facilities are available in Kirkcudbright approximately 3½ miles away, which is an attractive harbour town situated on the banks of the River Dee. Of historic and architectural interest with its ancient High Street, Kirkcudbright Galleries, Tolbooth Arts Centre, Stewartry Museum and numerous smaller independent galleries. Long frequented by artists it was home to the renowned artist, EA Hornel, one of the "Glasgow Boys". Kirkcudbright is popular with tourists attracted by the well renowned galleries and maintains a flourishing colony of artists and craft workers which has led to it being called the "Artists' Town". Kirkcudbright enjoys a wide variety of mainly family owned shops, pubs, hotels and restaurants whilst offering a wide range of facilities including its own golf course, marina, swimming pool and an active summer festivities programme including its own jazz festival and tattoo.

## ACCOMMODATION

### Main House

There are two main entrances into the main house, the original Front entrance and vestibule is accessed from a lawned area sitting adjacent to the former drover's road overlooking garden ground. The current owners use the conservatory at the back of the property as their main entrance. There is also an entrance into reception room 3.

### **ENTRANCE VESTIBULE** 1.44m x 1.23m widening to – 1.78m

Accessed from the front garden, this is a bright, useful entrance vestibule space, with large built in cupboard with shelving. Oak effect vinyl flooring. BT point. Ceiling light. Original wooden glazed door, with glazed side panels into:-

### **RECEPTION HALLWAY** 1.86m x 3.22m

Well proportioned bright and airy reception hallway, doorways leading off to 2 formal reception rooms and a carpeted staircase with wooden handrail and banister leading to first floor level. Radiator. Fitted Carpet. Ceiling light. Ceiling cornicing. Smoke alarm. Doorway leading through into inner hallway.

### **SITTING ROOM** 3.67m x 3.57m

Bright, spacious, well-proportioned reception room. Large uPVC double glazed tilt and turn window to front providing ample natural light. Roman blind. Cast iron wood burning stove set on slate tiled hearth. TV aerial point. Radiator. Ceiling cornicing. Ceiling light. Fitted Carpet.

### **LOUNGE** 5.63m x 3.76m

Immaculately presented and well-proportioned reception room. This wonderful space benefits from uPVC double glazed windows to front and rear providing a view across the garden grounds and farmland beyond. Curtain track and curtains. TV aerial point. Inglenook inset fireplace. Cast iron multi fuel stove sat on tiled hearth with wooden mantle above. 2 radiators. Ceiling cornicing. Ceiling light. Fitted carpet. Deep skirting boards.

### **INNER HALLWAY** 2.42m x 1.10m x 3.64m x 0.78m (L shaped)

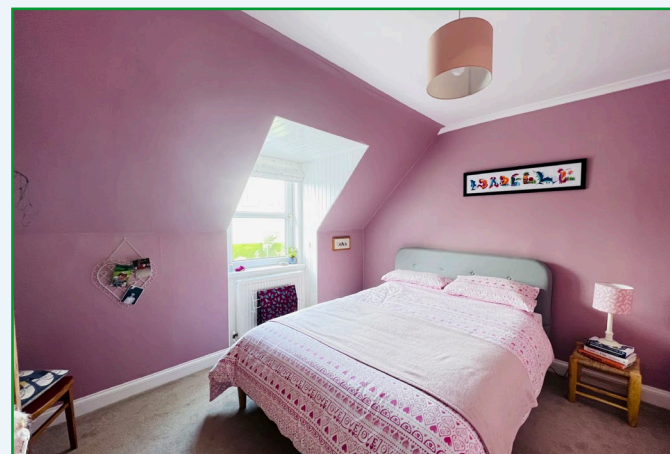
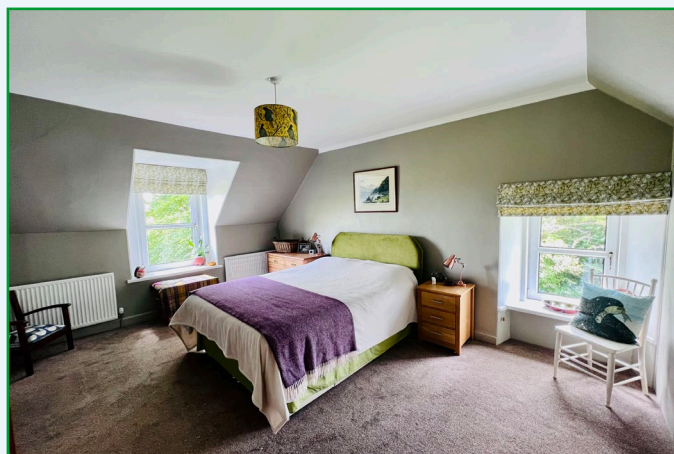
Accessed directly from the main reception hallway. Oak effect vinyl flooring. Under stair storage cupboard. Ceiling light. Doorway leading off to:-

### W.C. 1.54m x 1.69m

Oak effect vinyl flooring. White, wash hand basin and W.C. Obscure glazed uPVC window to rear. Tiled deep sill beneath. Radiator. Loft access hatch. Ceiling light.

### **KITCHEN / DINER** 3.49m x 5.08m

This well laid out Kitchen / Dining area has ample storage from a range of fitted shaker style kitchen units in white with beech block work surfaces. Well thought out breakfast bar, 2 UPVC double glazed windows to side and rear and secondary glazed window into conservatory. Roman blinds. Black 1 ½ bowl sink with mixer tap. LPG range cooker. Plumbing for dishwasher. 2 radiators. Space for freestanding fridge-freezer. Large double pantry cupboard with LED lighting and shelving providing easily accessible additional storage. Recessed LED ceiling lights. This well-proportioned room also has plenty of space for a sofa as the current owners use it or for a dining table if required.





**UTILITY ROOM** **3.28m x 1.54m**

Wood effect vinyl flooring. Large built in cupboard with shelving providing useful additional storage. Coat hooks. Built in shelving. Plumbing for washing machine and space for additional white goods. Clothes pulley. Half Glazed doorway into rear inner hallway.

**CONSERVATORY** **3.05m x 2.54m**

Exposed painted wall. Flagstone floor. uPVC double glazed windows on two walls. Wooden sash glazed window, secondary glazed to the kitchen, lending additional natural light into the kitchen. PIR light. Glazed door to the rear graveled path.

**INNER HALLWAY WITH STORAGE AREA**

Space for boot rack. Ceiling light and access to storeroom and conservatory and reception room 3. Opening into storage area with large uPVC window to rear. Current owners have free standing wooden shelving. BT phone/BB point. Carpet tiles.

**RECEPTION ROOM 3 WITH KITCHENETTE AREA** **7.77m x 7.16m**

This bright, beautiful, spacious open plan room has ample natural light from two large picture windows which look across neighbouring farmland and a glazed uPVC door leading to an outside patio area. There are two further large uPVC picture windows to the rear, overlooking the garden. Fitted carpet. Picture rail. Recessed LED ceiling lights. 3 radiators with thermostatic valves. TV aerial point. Door opening into store room.

There is a contemporary fitted kitchen area with wood effect butchers block work surface. Hoover under counter fridge freezer. Built in integrated dishwasher. Electric oven and halogen hob with stainless steel chimney extractor hood above. Radiator with thermostatic valve. Recessed LED ceiling spotlights. Ceiling heat sensor. Wood effect laminate flooring. Half Glazed Doorway into:

**REAR HALLWAY**

Door to rear garden. Built in cupboard. Ceiling light. Carpeted flooring. Radiator with thermostatic valve. Coat hooks. Wooden door to inner hall:

**SHOWER ROOM** **2.68m x 1.62m**

Contemporary shower room with offset quadrant shower cubicle with mains water shower and tile effect splash back. Suite of white wash hand basin and WC. Radiator with thermostatic valve. Wall light.

**DOUBLE BEDROOM 3** **3.84m x 3.45m**

Good sized double bedroom with two built in wardrobes with hanging rail and shelving. Fitted carpet. Large uPVC double glazed picture window overlooking farmland across to the Galloway hills. Radiator with thermostatic valve. TV aerial point.

From main reception hallway, carpeted staircase with painted wooden handrail and banister leading to first floor level

**First Floor Accommodation****LANDING** **1.85m x 2.19m**

Carpeted. Large Velux window providing additional natural light. Loft access hatch. Ceiling light. Doorways off to airing/store cupboard, two double bedrooms and family bathroom.

**FAMILY BATHROOM** **2.44m x 3.66m**

Suite of white, wash hand basin, W.C. and bath. Mains shower above bath. Shower curtain track and curtain. Tiled splash back. Extractor fan. Radiator. Period style heated towel rail. Partially obscure glazed tilt and turn window to front with views over farmland. Fitted carpet.

**MASTER DOUBLE BEDROOM 1** **4.91m x 3.73m**

Dual aspect windows to front and side, deep sills beneath. Roman blinds above. 2 radiators. Wall with cleverly built in wardrobes with hanging rail and shelving. Fitted carpet.

**DOUBLE BEDROOM 2** **2.99m x 3.65m**

Good sized double bedroom. Fitted carpet. Radiator. uPVC double glazed tilt and turn window. Roman blind. Partially coombed ceiling

**AIRING/STORE ROOM** **1.31m x 1.87m**

Wood effect vinyl flooring. Velux window. Potterton hot water tank and central heating controls. Spot light.

**Carse Cottage**

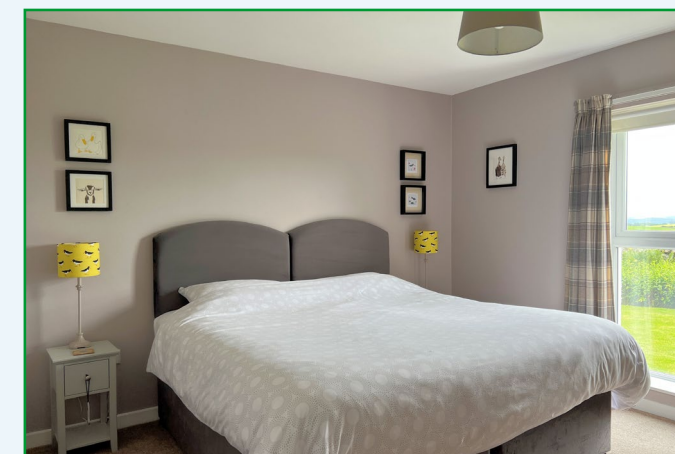
Accessed through uPVC obscure glazed door from gravel driveway into:-

**DINING / UTILITY ROOM** **4.38m x 3.40m narrowing to – 3.09m**

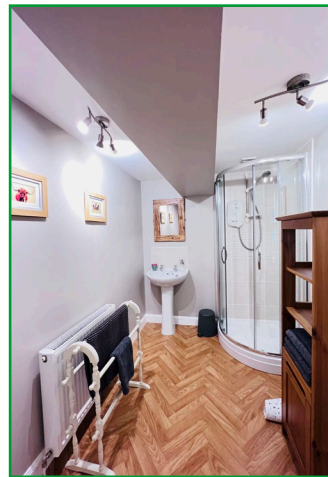
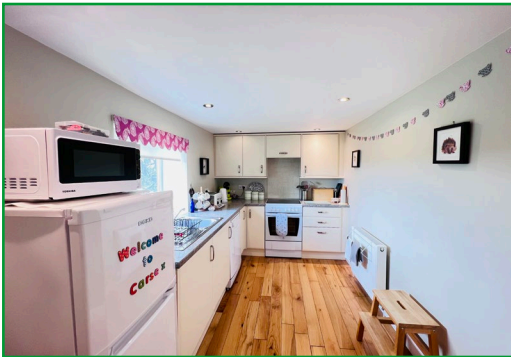
Engineered oak flooring. uPVC double glazed picture window to side. Roller blind above. Deep sill beneath. Beko washing machine. Fitted kitchen unit with laminate work surface above. uPVC double glazed window to rear. Deep sill. Coat hooks. Ceiling light. Carbon monoxide detector. Door leading to cupboard housing the oil system boiler. Door leading to:-

**INNER HALLWAY** **2.25m lengthening to - 4.37m x 2.12m narrowing to – 1.17m**

Engineered oak flooring. Built in storage cupboards along one wall. Radiator. Doorways leading off to open plan lounge/dining room and Shower room. Four step wooden staircase leading to rear reception hallway, with rear entranced door.









**SHOWER ROOM**                      **2.89m x 1.85m**

Parquet effect vinyl flooring. Suite of white wash hand basin, W.C. and quadrant shower cubicle with Mira Sport electric shower above. LED ceiling lights. Tiled splash backs.

**REAR RECEPTION HALLWAY**    **2.54m x 0.83m**

Vinyl parquet effect flooring. uPVC obscure glazed door to rear. Ceiling light. Carpeted staircase with varnished handrail and painted banister leading to first floor.

**First Floor Accommodation****LANDING**                              **3.36m x 2.54m**

Fitted carpet. Large uPVC double glazed window to rear overlooking driveway and farmland beyond. Roman blind. Radiator. Cupboard housing pressurised hot water tank with lighting and shelving. Partially coombed ceiling. Doors leading off to two double bedrooms and bathroom.

**DOUBLE BEDROOM 1**                **3.31m x 4.51m**

Good sized light and airy side facing double bedroom. 3 under eave storage cupboards with Deep shelving above. Built in wardrobe with hanging rail and shelving. Radiator. Coombed ceiling. Fitted carpet. Ceiling light.

**BATHROOM**                            **1.70m x 2.53m**

Suite of white wash hand basin, W.C. and bath with tiled splash backs to waist height. Partially coombed ceiling. Extractor fan. Period style chrome heated towel rail. Fitted mirror. Velux Window. Ceiling light.

**DOUBLE BEDROOM 2**                **3.73m narrowing to - 3.15m x 4.77m  
(into eaves) x 3.93m**

Another good sized double bedroom with 2 built in storage cupboards, one with hanging rail the other with shelving. uPVC double glazed window to front providing fine views across neighbouring farmland to the hills beyond. Partially coombed ceiling. Ceiling light. Radiator.

**OUTSIDE**

Carse of Trostrie is well positioned within wrap round garden grounds extending to approximately 1 acre, to the side and rear of the property is a gravel parking area providing ample parking and turning space for a number of cars and a large shed with attached wood store.

The garden has a number of lawned areas sectioned with mature, well-maintained hedges and a number of well stocked flower beds, mature trees and 2 small burns. There is a secure sheltered paddock area (currently housing goats), bordered by tall hedging.

There is a small patio area to the front with open views to the hills and beyond. An attached green house to the side of the Main House and a small paved area close by, looking out to the side of the garden.

**BURDENS**

The Council Tax Band relating to this property is F.

**ENERGY PERFORMANCE RATING**

The Energy Efficiency Rating for this property is E.

**SERVICES**

The agents assume that the subjects are served by mains water, mains electricity, and drainage by septic tank 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](http://www.onesurvey.org)

**GENERAL ENQUIRIES, VIEWING & OFFERS**

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

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](mailto: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/LNM/NEWHM01-01







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

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

**GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP**

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