



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents



# STABLE COTTAGES AND GARDENERS COTTAGE

DOONHILL HOUSE NEWTON STEWART, DG8 6JD

**Unique opportunity to purchase a portfolio of three separate cottages with their own private garden ground set within the grounds of Doonhill House.**

## **Stable Cottage No. 1**

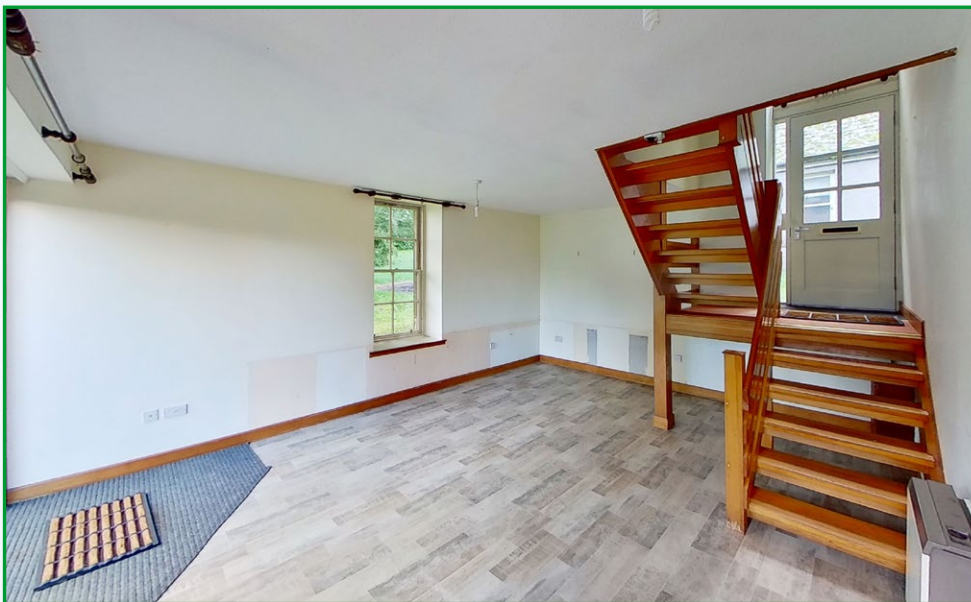
Sitting Room  
Kitchen Diner  
Bathroom  
2 Bedrooms

## **Stable Cottage No: 2**

Sitting Room  
Kitchen Diner  
Bathroom  
2 Double Bedrooms

## **Gardeners Cottage:**

Sitting Room  
Kitchen  
Bedroom  
Bathroom



This portfolio of three cottages: two of which are semi-detached, which are in the former stable block, and a detached Gardener's cottage which has been used as a workshop by the current owners benefit from their own private garden grounds set within the policies of Doonhill House. They have their own access road which therefore means not having to go through Doonhill House's grounds to gain access.

The unique location of the 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 cottages are just a few metres from Blairmount Park which is a great place for walks. They are only a 4 minute walk from the High School and a 3 minute walk from the swimming pool and gym.

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.

Stable Cottage number 1 and number 2 have a connecting door way and it is though that they could be easily converted to become one larger detached house, with the adjacent Gardener's cottage being suitable as a workshop / studio / home office or as a self-contained self-catering unit.

#### 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 W/C, 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. 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 W/C, 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

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

Stable Cottage 1 -

Stable Cottage 2 -

Gardeners Cottage -

#### SERVICES

The agents assume that the subjects are served by mains water, mains electricity, please note that the Cottages do not have mains gas.

#### 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

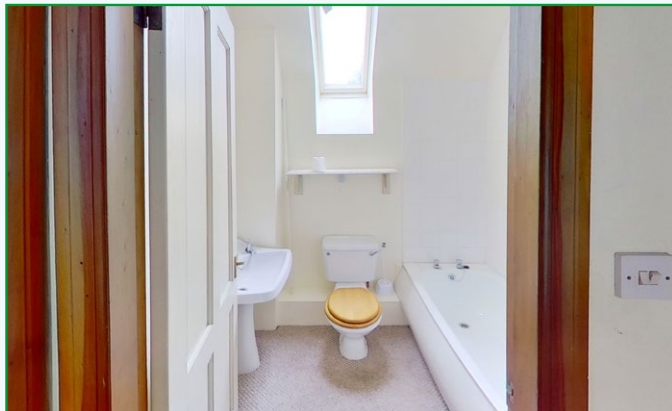
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO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

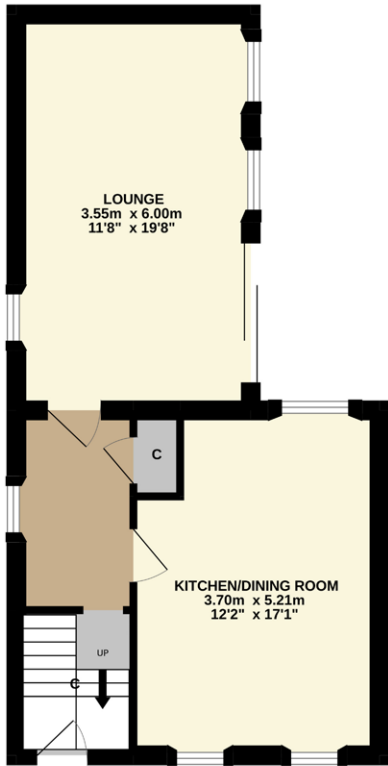
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/SAK/CHRU01-01

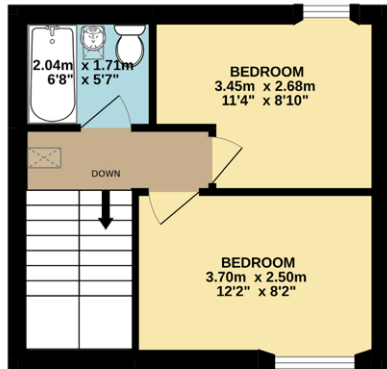


## STABLE COTTAGE NO. 1

GROUND FLOOR

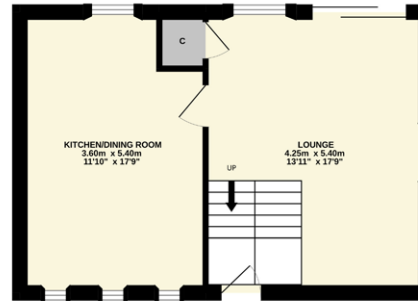


1ST FLOOR

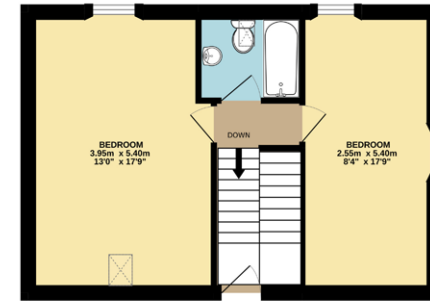


## STABLE COTTAGE NO. 2

GROUND FLOOR

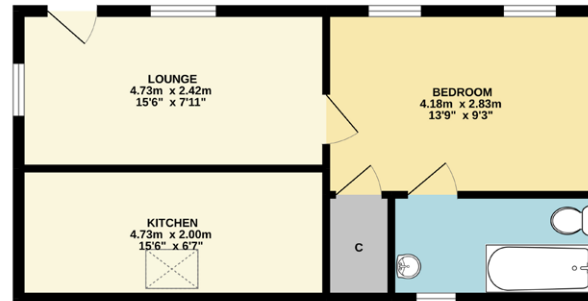


1ST FLOOR



## GARDENERS COTTAGE

GROUND 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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**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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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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