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Solicitors & Estate Agents



WICKHAM PLACE

BARHOLM MAINS, CREETOWN, NEWTON STEWART, DG8 7EN

Former estate stable block dating from 1800's which has been converted to provide light, spacious accommodation throughout designed by Robert Adams.

Accommodation:

Ground Floor: Entrance Porch
Rear porch/Boot Room
W.C.

West Wing

Ground Floor: Kitchen
Inner Hall
Lounge and Snug

First Floor: 5 Double Bedrooms
Shower Room
Bathroom

East Wing

Ground Floor: Hallway
Bathroom
Kitchen/Utility Room
Snug
Family Room/Lounge

First Floor: 3 Double Bedrooms

Outside:

Garden. Courtyard Garden.
Wooden Store/Bike Shed.

www.williamsonandhenry.co.uk



Wickham Place is a substantial Grade former stable block constructed from local granite under slate roof. The front of the property has three feature stone archways which are likely to be the original coach openings for the former stable block which now form doorways with Georgian style wooden glazed doors and side windows providing an abundance of natural daylight.

This unusual property offers bright and spacious rooms on all levels with Georgian style glazed windows in all rooms. Due to the flexible nature of the layout and the ability for both wings of the property to be self-contained this charming property is sure to suit a number of different buyers.

Located in a secluded woodland setting on the fringes of Creetown the property the property is conveniently located for easy access to the A75 and the local village.

The village of Creetown sits close to the A75 Euro Route, which allows quick access to be taken to other nearby towns, such as Gatehouse of Fleet (approximately 12 miles), and Newton Stewart (approximately 6 miles), where there is a wider range of facilities available. Creetown itself offers facilities including village shop, butchers shop, nursery and primary school, dispensing GP surgery, filling and MOT station, Gem Rock Museum and local history museum, performing arts facilities, playing fields with MUGA, community woodlands and youth club.

Creetown is well served by public transport with the bus stop for journeys to the East and West of the region a short walk away from the property. There are many beautiful sandy beaches and rocky coves within easy reach, and equally dramatic inland scenery, with magnificent hills, glens and lochs. Galloway Forest Park is particularly convenient. A wide variety of outdoor pursuits can be enjoyed in the area, including sailing, fishing, golf, cycling and hill walking

ACCOMMODATION

Enter through double 15 pane double doors with glazed panes to either side and above, in to:-

ENTRANCE PORCH

Dado rail. High ceiling. Ceiling light. Tiled floor. Doorways leading in to West wing, east wing, rear boot room and W.C.

REAR PORCH/BOOT ROOM

Ceiling light. Coat hooks. Tiled floor. Wooden door with cat flap out to rear garden.

W.C.

White wash hand basin and W.C. Ceiling light. Carpet.

WEST WING

Step up through uPVC glazed door from entrance porch in to:-

KITCHEN

Light and bright large farmhouse style kitchen/dining room. Fitted shaker style kitchen units with granite work surface. White Belfast sink with mixer tap above. Tiled splashback. Siemens gas hob. Britannia electric hot plate to side. Stainless steel extractor fan. Built-in Bosch double oven. Beko dishwasher. Pantry cupboard housing electric fuse box with light and coat hooks. Central solid oak kitchen island with adjoining oak table with granite work surface. Large radiator with thermostatic valve. Sash and case window with outlook to front with curtain track above. 2 Sash and case windows to rear with roller blinds above. Recessed alcove currently housing Siemens fridge freezer. Built-in cupboard housing Worcester Bosch boiler. Recessed ceiling lights. Ceiling pan rack. Vinyl floor. Doorway leading in to:-

INNER HALL

Ceiling light. Smoke alarm. Carpeted staircase leading to first floor accommodation. Wooden floorboards. Doorway leading in to:-

LOUNGE AND SNUG

Snug Area

Large sash and case window with outlook to front. Large sash and case window with outlook to rear with curtain pole and curtains. Fireplace with cast iron wood burning stove on flagstone hearth. TV aerial point. Radiator with thermostatic valve. Carpet.

Brick arch with curtain pole leading in to:-

Lounge Area

Sash and case window to side with deep sill. High ceiling with wooden beam detail. 2 Radiators with thermostatic valves. Wall lights. Ceiling lights. Carpet.

Large architectural feature Georgian panes windows and French doors leading out to front patio with curtain track.

Carpeted staircase leading to first floor accommodation

First floor accommodation

LANDING

Bright and spacious landing with doorways leading off to bedrooms. 2 Sash and case windows overlooking rear garden. 2 Velux windows. Built-in cupboards with shelving. 3 radiators with thermostatic valves. Ceiling lights. Carpet. Doorway leading through to east wing first floor landing.

DOUBLE BEDROOM 1

Sash and case window with outlook to front with deep sill and curtain track. High ceiling. Radiator with thermostatic valve. Wall lights. Ceiling light. Carpet.

DOUBLE BEDROOM 2

Sash and case window with outlook to front with roller blind. Wall lights. Ceiling light. Partial coombed ceiling. Carpet.

DOUBLE BEDROOM 3

Beautiful well-proportioned bedroom with outlook to front garden. Sash and case window with curtain track and curtains. Partially coombed ceiling. Radiator with thermostatic valve. Ceiling light. Carpet

Steps from landing leading to:-

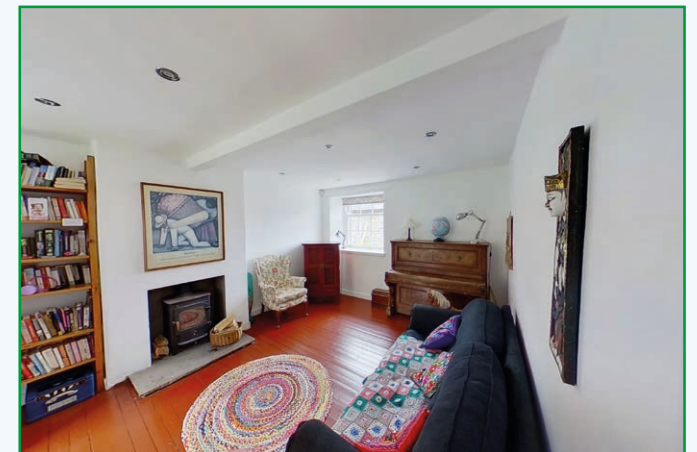
DOUBLE BEDROOM 4

Nice bright spacious room. Sash and case window with outlook to side with curtain track. Radiator with thermostatic value. Ceiling light. Built-in cupboard with hanging rail and shelving. Carpet.

DOUBLE BEDROOM 5

Sash and case window with outlook to front with curtain track and curtains. Built-in cupboard. Radiator with thermostatic value. Partially coombed ceiling. Carpet.

Steps from landing leading to:-



MEZZANINE LANDING

Ceiling light. Carpet. Doorways leading to shower room and bathroom.

SHOWER ROOM

Built-in shower cubicle with mains power shower with monsoon rainfall water head and tiled splashback. Manrose extractor fan. Recessed ceiling spotlights. Vinyl floor.

BATHROOM

White wash hand basin inset in to wooden painted vanity unit with mirror behind, W.C. and deep double ended bath with central mixer tap and shower attachment. Arched window with outlook to front with deep sill, curtain pole and curtains. Wood panelling on all walls to waist height. Manrose extractor fan. Ceiling spot lights. Radiator with thermostatic valve. Vinyl floor.

EAST WING

Step up through uPVC glazed door from entrance porch in to:-

HALLWAY

Sash and case window with outlook to front with roller blind above. Ceiling light. Smoke alarm. Radiator with thermostatic valve. Recessed alcove with hanging rail. Painted wooden floorboards. Doorways leading to bathroom and kitchen/utility and lounge. Carpeted staircase leading to first floor accommodation with wooden handrail.

BATHROOM

White wash hand basin, W.C. and bath with Triton electric shower above. Shower curtain pole. Partial tiled walls on two sides. Ceiling spot lights. Obscure glazed sash and case window to rear with bamboo roller blind above. Vinyl floor.

KITCHEN/UTILITY ROOM

Built-in cupboards with formica work surface. Stainless steel sink with mixer tap. Sash and case window with outlook to rear with roller blind above. Recessed alcove with shelving. Plumbing for washing machine. Space for under counter fridge. Cooker electric point. Worcester Bosch boiler. Radiator with thermostatic valve. Thermostat controller. Partial coombed ceiling. Vinyl effect floor.

SNUG

Cast iron wood burning stove with flagstone hearth. Sash and case windows with outlook to front and rear. Radiator with thermostatic valve. Recessed ceiling spot lights. Painted wooden floorboards.

FAMILY ROOM/LOUNGE

Bright and spacious entertainment room. Large architectural feature Georgian panes windows and French doors leading out to front patio with curtain track. Sash and case window with outlook to side. Ceiling lights. Ceiling light. Radiator with thermostatic valve. Oak effect laminate floor.

Carpeted staircase leading to first floor accommodation with wooden handrail

First floor accommodation

LANDING

Sash and case window with outlook to rear with roller blind above. Radiator with thermostatic valve. Ceiling light. Carpet. Doorway leading through to west wing first floor landing.

DOUBLE BEDROOM 6

Sash and case window with outlook to front with curtain track and curtains. Built-in cupboard. Ceiling light. Radiator with thermostatic valve. Loft access hatch. Partial coombed ceiling. Carpet.

Steps from landing up to:-

DOUBLE BEDROOM 7

Sash and case window with outlook to rear with curtain track and curtain. Ceiling light. Radiator with thermostatic valve. Deep built-in cupboard. Carpet.

DOUBLE BEDROOM 8

Sash and case window with outlook to rear with roller blind above. Radiator with thermostatic valve. Ceiling spot lights. Carpet.

OUTSIDE

Front Garden

The garden to the front is mainly laid to lawn interspersed with a paved Patio area which runs along the entire front of the property and can be accessed directly from the central entrance porch and both French doors from the main lounge areas in both the west and east wings. The garden is bordered by stonedye walls to the front and wooden fence. The delightful front garden has a mixture of mature shrubs. Outdoor tap. To the west is a wooden fence and gate leading to large wooden store/bike shed.

Next to the East Wing are stone steps that lead up to a "drying green" which is laid to lawn. Adjacent to the track leading to the property is an area of mature woodland.

Rear Garden

The courtyard garden to rear of property is fully enclosed and be accessed directly from the utility room and from the side of property. Directly behind the west wing of the property is a concrete patio area with inlaid mosaic tiles with Gravel area and raised flower bed. The current owners have a wooden fence and pedestrian gate separating the garden to the east which has largely been left as a blank canvas for the new owners except for a wooden storage shed.

BURDENS

The Council Tax Band relating to this property is .



ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is [INSERT RATING]

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.

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).

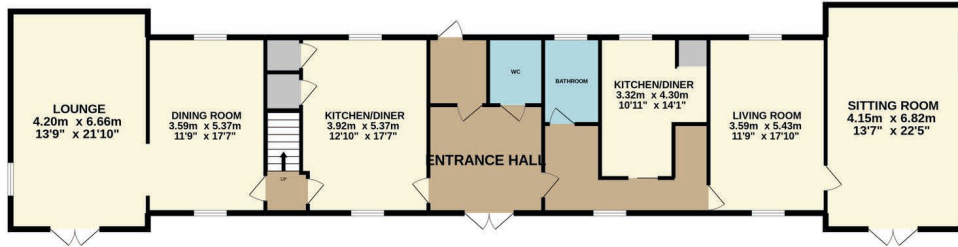
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

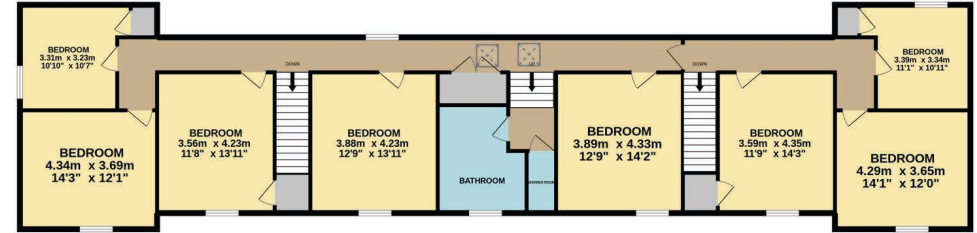
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GROUND FLOOR



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

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

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