



**WILLIAMSON
& HENRY**
Solicitors & Estate Agents



FELLNAW COTTAGE

FELLNAW FARM, RINGFORD, CASTLE DOUGLAS, DG7 2AP

A delightful 3 bedroom detached cottage enjoying uninterrupted views across farmland to the front and set within 5.96 acres of land.



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Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Double Bedroom 1
Double Bedroom 2
Bathroom
Sitting Room
Double Bedroom 3
En-suite Shower Room
Kitchen
Rear Vestibule

Outside:

Garden Ground and land extending to 5.96 acres

Large Modern Barn



Fellnaw Cottage is a delightful country cottage which sits within its own garden grounds and grazing land extending to 5.96 acres. This lovely property has been recently refurbished and renovated throughout by the current owners and provides bright and airy accommodation throughout. This delightful cottage enjoys an uninterrupted views across neighbouring farmland nestled in a peaceful rural setting whilst being a short distance away from the A75.

The cottage and land are sure to suit a number of different buyers, and also benefits from a good sized modern barn with power. For those looking at the property for equestrian purposes the nearby BEIRC riding centre which is a short distance away benefits from two indoor riding arenas, and outdoor arena and regular competition and training opportunities.

Ringford itself is a small rural village which lies approximately six miles from the town of Castle Douglas and 4.5 miles away from Kirkcudbright.

Castle Douglas is a thriving Galloway market town, lying approximately 18 miles south-west of Dumfries and enjoying an enviable range of shops and other facilities in a town now promoted as a "Food Town". The town also has a wide range of facilities including excellent primary and secondary schools, modern Health Centre, supermarkets and a thriving community run theatre, The Fullarton, nearby.

The Artist's town of Kirkcudbright is also a short drive away, with excellent shops, restaurants, golf course and hosts various arts and crafts festivities throughout the year.

The Dumfries and Galloway Region is renowned for its beautiful countryside with rolling pastures broken by stone dykes and amenity woodland with a rugged coastline. Benefiting from the Gulf Stream, the general climate is mild and there are consequently many beautiful gardens nearby including the National Trust Gardens at Threave.

ACCOMMODATION

Entered from the front garden through a solid wooden door into:-

ENTRANCE VESTIBULE **1.47m x 1.59m**

Bright entrance area with ample natural light from a UPVC window to front. Original tiled floor. Ceiling light. Wood paneling on all walls. Doorway opening into:-

RECEPTION HALLWAY **4.50m x 1.00m**

Built in cupboard with shelving. Ceiling light. Loft access hatch. Doors leading off to sitting room, two double bedrooms and main bathroom. Fitted carpet. Radiator.

DOUBLE BEDROOM 1 **3.00m x 3.79m**

uPVC double glazed window to front with views across farmland to the hills beyond. Built in cupboard with coat hooks. Fitted carpet. Radiator.

DOUBLE BEDROOM 2 **3.18m x 3.78m**

uPVC double glazed window. Cupboard with coat hooks. Radiator. Fitted carpet.

BATHROOM **2.00m x 1.97m**

Contemporary bathroom suite of white wash hand basin, W.C. and L shaped bath with electric shower above. uPVC obscure glazed window. Chrome towel rail. LED ceiling lights. Tiled from floor to ceiling. Ceramic tiled floor. [underfloor electric heating]

SITTING ROOM **4.81m x 3.21m x 3.65m (widening to)**

Bright and spacious reception room enjoying fine views across neighbouring farmland. Large uPVC double glazed picture window to front. Feature fireplace with brick surround and open fire place. Fitted carpet. TV aerial point. Ceiling light.

DOUBLE BEDROOM 3 **3.03m x 4.83m**

Good sized double bedroom benefiting from natural light from 2 uPVC double glazed windows with roman blinds above. Fitted carpet. Radiator. Ceiling light. Door opening into:-

EN-SUITE SHOWER ROOM

Modern shower room with suite of white W.C. and sink set into built in vanity unit. Mains water shower. Chrome heated towel rail. Backlit vanity mirror. Tiled splash backs. Ceiling light. [underfloor electric heating]

KITCHEN

2.83m x 3.84m

Good sized contemporary kitchen with space for a table and chairs. A range of shaker style fitted kitchen units provide ample storage. Wood effect laminate work surfaces. Tiled splash backs. Bosch integrated electric oven. Lamona gas hob. Stainless steel sink with mixer tap and drainer. Integrated wine chiller. Integrated Lamona dishwasher. Integrated fridge-freezer. Radiator. Wood effect vinyl flooring. uPVC double glazed window to rear. Ceiling lights. Door leading to:-

REAR VESTIBULE **1.36m x 1.84m**

Tiled floor. Radiator. Coat hooks. UPVC double glazed door leading out to rear garden.

OUTSIDE

Fellnaw Cottage benefits from a generous garden area immediately to the rear and side of the property providing ample parking for a number of cars and providing easy access to the large agricultural barn. To the left adjacent to the cottage is a good sized, well drained paddock with mains fed water trough which borders the lane leading to the cottage and can be accessed directly from the garden.

BURDENS

The Council Tax Band relating to this property is a band C

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is F.

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 the office.

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).

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

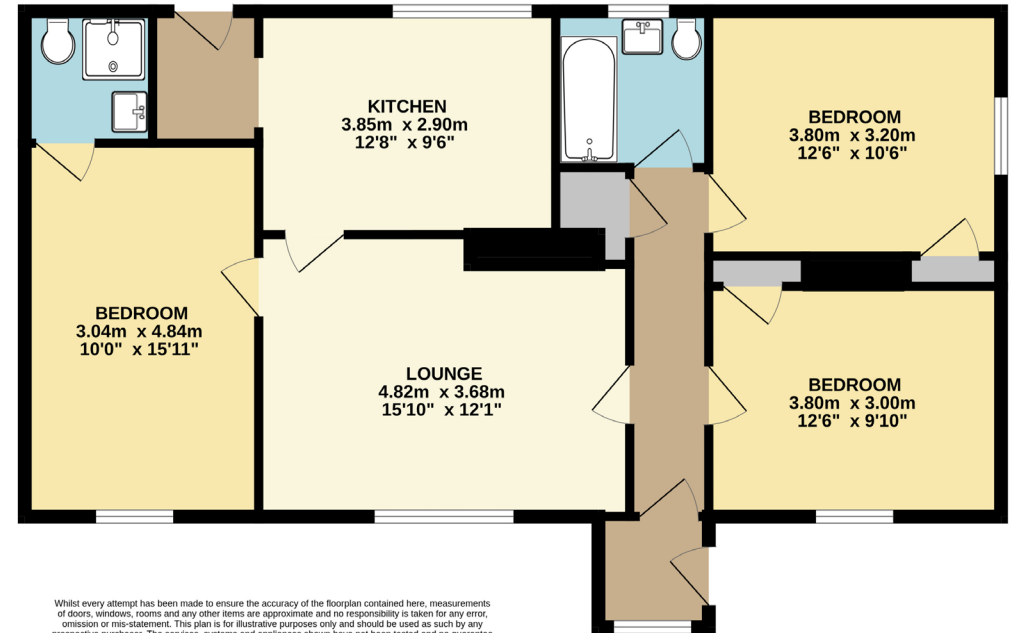
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/GALLP01-01





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