



**WILLIAMSON
& HENRY**
Solicitors & Estate Agents



KIRKBRIDE HOUSE

GELSTON, CASTLE DOUGLAS, DG7 1SU

Attractive and well-presented barn conversion in a rural Galloway location offering spacious family accommodation throughout. Viewing highly recommended.



Ground Floor:

Entrance Hallway
Shower Room
Dining Room
Garden Room
Kitchen
Utility Room
Sitting Room
Inner Passage
Bathroom
2 Double Bedrooms
Rear Study / Porch

First Floor:

2 Further Double Bedrooms
Master Bedroom with ensuite
Bathroom

Outside:

Private Parking
Double Garage
Stable / Store / Drying Room

Generous garden grounds with mature woodlands extending to approximately $\frac{3}{4}$ of an acre.

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Kirkbride is a lovingly renovated steading conversion offering surprisingly spacious and light accommodation throughout. The property enjoys a secluded position six miles north of the harbor town of Kirkcudbright and only three miles from the market town of Castle Douglas.

This delightful conversion is in excellent condition and benefits from large characterful public rooms, oil fired central heating, and double glazing throughout. Kirkbride is set within delightful garden grounds which are a haven for wildlife and birds.

This property would suit a number of different buyers due to its flexible accommodation and idyllic rural location from a full time family home in the heart of the beautiful Dumfries and Galloway countryside to those looking for an investment opportunity to operate as a high end self-catering holiday let.

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 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

Enter through wooden glazed door in to:-

ENTRANCE HALLWAY **1.63m x 1.38m**

Cupboard housing fuse box and meter. Ceiling light. Solid oak floor. Doorways leading to open plan dining room and shower room.

SHOWER ROOM **1.69m x 1.62m**

White wash hand basin, W.C. Mira Sport electric shower with shower cubicle. Shaver point. Tiled floor to ceiling. LED recess spotlights. Radiator with thermostatic valve. Wooden double glazed window with lovely outlook to the front garden with curtain pole and pelmet above. Towel rail. Wood effect vinyl floor.

DINING ROOM

5.63m x 4.85m (narrowing to 2.16m under stairs)

Spacious dining room with wooden beam detail. Solid oak staircase leading off to all first floor accommodation. Wooden glazed doorways leading off to both the kitchen and rear porch and opening out on to the magnificent garden room. 2 Radiators. 2 Ceiling lights. Sunvic heating thermostat.

GARDEN ROOM

6.45m x 4.95m

This magnificent room has an abundance of natural light from the large architectural windows and vaulted ceiling with 4 velux windows. This room enjoys wonderful views of the garden and surrounding countryside to the front. French doors lead out from the garden room out to the front patio area providing a sheltered spot for alfresco dining. Slate flooring with under floor heating. Stone feature fireplace with wood burning stove on black stone hearth with rustic wooden oak beam above. Deep window seats with storage beneath. Recessed LED ceiling lights. Wall thermostat. Bose built-in sound system with speakers mounted on the vaulted ceiling beams.

KITCHEN

3.91m x 3.01m

Airy and light farmhouse kitchen with cream shaker style fitted kitchen units with wooden butchers block work surface above. White ceramic Belfast sink with mixer tap above and double granite draining board to side. Tiled splashback. Pan rack. Freestanding Rangemaster oil fired stove. Rangemaster extractor hood. 2 freestanding Bosch 'Hydrosensor' dishwashers. Integrated freezer. 2 uPVC double glazed windows with deep sills overlooking the shared courtyard garden to the rear. LED ceiling lights. Smoke alarm. Chrome heated towel rail. Vinyl Flooring. Exterior door leading to front garden and further door leading to:-

UTILITY ROOM

5.36m x 2.88m

Spacious utility room with fitted Shaker style kitchen units and butcher block work surface with inset Belfast sink and mixer tap above and granite draining board to one side. Tiled splashback. 2 large built-in cupboards with shelving one of which houses the oil fired central heating boiler. Space for under counter fridge freezer. Plumbing for washing machine. Space for tumble dryer. Storage cupboard. Electric 'Delonghi' panel heater. LED ceiling spotlights. Wooden double glazed window overlooking the delightful front garden and surrounding farmland. Vinyl wood effect floor.

SITTING ROOM

Another bright and spacious room which can be accessed directly from the Dining Room or from the Garden Room gives additional entertaining space which links well to the other public rooms. This room has plentiful natural light from the 2 uPVC double glazed windows to the side. Large wood burning stove with tiled hearth and heat proof surround. Double radiator with thermostatic valve. TV aerial point. Carpet. Doorways leading to inner hallway and inner passage.

INNER PASSAGE

5.94m x 0.78m

Built-in wooden bookshelves. Wooden glazed window with outlook to inner shared courtyard. Radiator with thermostatic valve. Carpet. This leads to:-

BATHROOM

2.58m x 1.57m

White wash hand basin, W.C. and bath with central mixer tap above. Wooden bathroom cabinet. Corner curved shower with Mira Sport electric shower. Extractor fan. Tiled floor to ceiling. Heated chrome towel rail. uPVC obscure glazed window to side with deep sill. Radiator with thermostatic valve. Recessed ceiling spotlights. LED strip lights. Loft access hatch. Vinyl effect laminate floor.

DOUBLE BEDROOM 1

3.34m x 2.60m

This good sized double bedroom has a large uPVC double glazed picture window to the side with curtain pole and curtains above. Built-in cupboard with hanging rail and shelf. Ceiling light. Radiator. Smoke alarm/carbon monoxide detector. Carpet.

DOUBLE BEDROOM 2

3.76m x 3.52m

uPVC double glazed window with outlook to side with deep sill, curtain pole and curtain. Radiator with thermostatic valve. Built-in cupboard with hanging rail and shelving. Ceiling light. Carpet.

REAR STUDY / PORCH

4.38m x 1.30m

3 uPVC double glazed windows. Oak flooring. Ceiling light. Loft access hatch. Built-in desk with shelving above. uPVC double glazed door leading to inner courtyard.

Solid oak staircase leads to first floor accommodation



First floor accommodation

LANDING 7.85m x 1.29m

Shelved under eaves storage cupboards. 3 large Velux windows to front with roller blinds. Ceiling spotlights. Smoke alarm. Carpet.

DOUBLE BEDROOM 3 4.50m x 3.90m

uPVC double glazed window with outlook to front with deep sill, curtain pole and curtains. Radiator beneath. Ceiling lights. Loft access hatch. Carpet.

BATHROOM 3.17m x 1.98m (narrowing to 0.95m)

White wash hand basin, W.C. and Jacuzzi bath with mixer tap above and tiled surround. Mira Sport shower above bath. Radiator. Ceiling light. Loft access hatch. Velux window. Built-in storage cupboard housing hot water cylinder. Wood effect vinyl floor.

DOUBLE BEDROOM 4 3.19m x 2.9m

Wooden velux window with outlook to inner courtyard with Velux blind. Coombed ceiling. Walk-in storage cupboard with hanging rail and shelf. Radiator with thermostatic valve. Carpet.

MASTER BEDROOM 4.51m x 3.45m

Large uPVC double glazed with deep sill with outlook to farmland. Coombed ceiling. 3 Built-in wardrobes (1 with hanging rail; 2 with shelving). Ceiling light. Radiator with thermostatic valve. Further shelves cupboard. Smoke alarm. Loft access hatch. Carpet. Doorway leading to:-

ENSUITE 2.35m x 2.19m

Wall mounted 'his and hers' sinks with mixer taps above. W.C. Corner shower unit with Mira Sport electric shower. Extractor fan. Velux window with outlook to front. Tiled floor to ceiling. Chrome heated towel rail. Ceiling light. Wooden beam detail. Wood effect laminate floor.

OUTSIDE

Kirkbride House is accessed off a quiet country lane just off the B727 road between Kirkcudbright and Gelston.

A wooden five bar gate opens on to a large graveled area providing ample parking and turning space. The front garden is mainly laid to lawn which leads down to approximately ¼ of an acre of mature deciduous woodland. This lovely private woodland area is haven for birds and becomes a carpet of bluebells each spring! To the far side of Kirkbride House is a large double garage with electricity and a stable / storage room ideal for storage of bikes / drying of outdoor clothes this useful area has power and Belfast sink. There is a paved and decked area immediately to the front of the house providing a sheltered spot for enjoying the peaceful location and beautiful sunsets yet giving easy access to the house. Oil Tank. Wood / Log store.

To the rear of the property is a shared enclosed courtyard garden. This is shared with the steading cottage at the far end of the barn and is laid to lawn.

Please note that the property known as 'The Steading' may be available for purchase separately.



BURDENS

The Council Tax Band relating to this property is TBC. The rateable value is £3,000, however the property is subject to Small Business Rates Relief.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, oil tank and 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

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/SM/RYANA01-01

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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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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