



WILLIAMSON
& HENRY
Solicitors & Estate Agents



PENNYGHAEL HOUSE

NEWTON STEWART ROAD, KIRKCOWAN, NEWTON STEWART, DG8 0HA

Substantial Victorian detached villa, providing bright spacious accommodation with fine views.

Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Sitting Room
Dining Room
Snug
Rear Inner Hallway
Open Plan Kitchen / Diner
Conservatory
Utility Room
W.C.

First Floor:

Landing
Double Bedroom 1
Double Bedroom 2
Bathroom
Double Bedroom 3
Double Bedroom 4

Outside:

Front and Rear Gardens. Garage. Outside Tap. Outside Light.
Log Store.

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Pennyghael House is a fine example of a beautifully presented detached Victorian home which has been sympathetically modernised by the current owners whilst retaining much of its original features, character and charm.

This well-proportioned detached home provides bright and spacious accommodation throughout with many of the rooms having delightful views across the garden to the front or across neighbouring farmland to the Galloway Hills to the rear.

Set back from the main road and accessed by a long driveway this delightful home benefits from a quiet and private location whilst being a short walk away from the village shop, doctors surgery and bus stop.

Newton Stewart is a busy Galloway market town set on the banks of the River Cree in a genuinely rural area and regarded by many as the gateway to the Galloway hills. The area has a wide range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers, golf, and with an extensive range of walks and cycle paths.

ACCOMMODATION

Accessed from the front garden steps lead up to the main entrance. Entered via wooden storm doors into:-

ENTRANCE VESTIBULE 1.26m x 0.62m

Solid floor with inset coir mats. RCD fuse box and electric meters. Wooden 15 pane glazed door opens into:-

RECEPTION HALLWAY

Bright spacious reception hallway. Carpeted staircase leading to first floor level. Beautiful original handrail with wrought iron balustrade. Smoke alarm. Ornate ceiling cornicing. Ceiling light. Doorways leading off to all main ground floor accommodation. Telephone point. Fitted carpet. Radiator. Wooden stripped door into:-



SITTING ROOM 4.96m x 4.20m

Well proportioned, bright, spacious reception room with uPVC sash and case windows to front with painted wooden shutters. Feature fireplace with tiled hearth and surround with wooden painted mantle above. Radiator. Picture rail. Shelved alcove. Ornate ceiling rose. Ceiling cornicing. Ceiling light. Fitted carpet.

DINING ROOM 3.93m x 4.79m (archway into window) x 4.20m

Bright, spacious, front facing formal dining room. uPVC double glazed sash and case window to front with painted wooden shutters. Picture rail. Feature recessed archway. Fireplace (which is capped off) with tiled hearth and surround with painted wooden mantle. Built in cupboard with shelving to one side. Ceiling cornicing. Ceiling light with ornate ceiling rose. Fitted carpet.

SNUG

4.24m x 3.42m

Side facing snug. uPVC double glazed window to side with painted wooden shutters. Fitted carpet. Feature inglenook fireplace with woodburning stove set on a slate hearth with wooden mantle above. Radiator. Wall lights. Ceiling light. Centaurplus Horstmann central heating control. Picture rail. Ceiling cornicing.

REAR INNER HALLWAY 2.64m x 1.01m x 2.01m x 0.90m

Wooden 15 pane glazed door from reception hallway into inner 'L' shaped hallway. Ceiling lights. Large walk-in pantry cupboard with partially coombed ceiling, ceiling light and coat hooks. Parquet effect laminate flooring. Doors leading off to utility room, kitchen and W.C. 15 pane glazed door leads into:-

OPEN PLAN KITCHEN / DINER

Accessed from the rear hallway through a 15 pane wooden glazed door.

Kitchen Area 2.41m x 3.34m

Large uPVC double glazed picture window to rear with fine views across neighbouring farmland to the Galloway hills beyond. Further uPVC double glazed window to side overlooking garden providing additional natural light. Stainless steel sink with drainer to side and mixer tap above. Oak fitted kitchen units with



laminate work surfaces. Tiled splash backs. Samsung electric induction hob with stainless steel electric double oven. Integrated fridge. Beko integrated dishwasher. Partially coombed wooden clad ceiling. Spotlights. Parquet effect laminate flooring. Opens into:-

Dining Area 2.81m x 4.14m

uPVC double glazed picture window to rear overlooking garden with horizontal blind and shelf below. Wooden glazed door with step leading down to conservatory. Oil fired Royal Range cooker (no longer connected) with shelf above. Built in cupboard with shelving housing immersion switch. Wooden clothes pulley. Picture rail. Built in dresser with shelving and cupboard beneath. Radiator. Fluorescent strip light. Parquet effect laminate flooring. Wooden glazed door leads into:-

CONSERVATORY 2.47m x 4.90m

2 Steps down into conservatory. Painted exposed wall. Radiator. Wrap round glazed windows. uPVC double glazed French doors leading out to rear garden. Wall lights. Switch for outside lights. Wood effect laminate flooring.

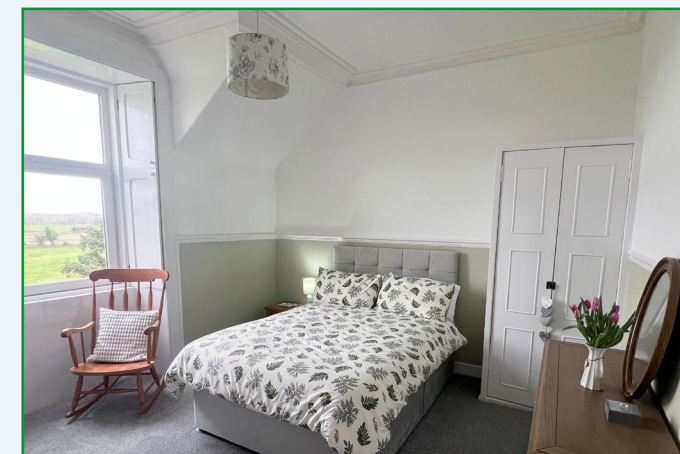
UTILITY ROOM 3.90m x 2.47m

Accessed from the rear hallway through a wooden obscure glazed door. Built in wall cupboards providing useful additional storage. Plumbing for washing machine. Space for tumble dryer. Double Belfast butler sink with taps above. Double glazed window to rear. Original well pump. Built in shelving. Partially coombed ceiling. Coat hooks. Loft access hatch. Ceiling light. Radiator. Electric water pump and water filters. Wooden glazed door leading to rear garden. Flagstone floor.

W.C. 1.09m x 1.30m

White wash hand basin set into built in vanity unit with laminate work surface. Tiled splash back. W.C. uPVC obscure glazed window with roman blind above. Painted wooden clad ceiling. Ceiling light. Partially coombed ceiling. Parquet effect laminate flooring.

Carpeted Staircase with wrought iron balustrade and wooden handrail leading to first floor level.



First Floor Accommodation

LANDING

Carpeted first floor landing. Large uPVC double glazed picture window to rear flooding the stairwell with natural light. Curtain pole and curtains above. Ornate ceiling corning. Loft access hatch. Smoke alarm. Ceiling light. Radiator. Doors leading off to all bedrooms and family bathroom.

DOUBLE BEDROOM 1 3.90m x 4.51m

Good sized bedroom with uPVC double glazed picture window to side with fine views and wooden painted shutters. Picture rail. Partially coombed ceiling. Ceiling corning. Ceiling light. Fitted carpet. Radiator. White wash hand basin with tiled splash back.

DOUBLE BEDROOM 2 4.23m x 4.19m

uPVC double glazed sash and case window to front with wooden painted shutters. Picture rail. Partially coombed ceiling. Ceiling corning. Ceiling light. Fitted carpet. Radiator. White wash hand basin inset into vanity unit. Tiled splash back. Fitted glass shelf and light above.

BATHROOM 2.15m x 1.63m

Suite of white wash hand basin, W.C. and bath with Shower Force electric shower above. Tiled floor to ceiling on one wall. Tiled to head height on other walls. Radiator. Painted wood paneled partially coombed ceiling. Velux window. Ceiling light. Tile effect vinyl flooring.

DOUBLE BEDROOM 3 4.17m x 3.40m

Front facing. UPVC double glazed sash and case window to front with wooden painted shutters. Inset cast iron fireplace (which is capped off) with painted wooden mantle above. Partially coombed ceiling. Ceiling corning. Ceiling light. Radiator. Dado rail. White wash-hand basin. Fitted Carpet.

DOUBLE BEDROOM 4 3.53m x 4.12m

Rear facing. Large uPVC double glazed picture window to rear with wooden painted shutters. Superb views. Built in wardrobe with shelving. Dado rail. Ceiling corning. Ceiling light. Partially coombed ceiling. Fitted carpet. Radiator. White wash hand basin with tiled splash back.

OUTSIDE

Private driveway through wrought iron gates leads down to a generous gravel parking area and garage.

The property is well positioned within a generous plot bordered by stone dyke wall on two sides and fencing at the other side. The front garden area is mainly laid to lawn and interspersed with a number of mature shrubs and trees. A gravel path leads round to the rear of the property.

Large rear garden is mainly laid to lawn with two substantial patio areas. One immediately outside the main house which wraps round to the conservatory with further terraced patio area to side. The rear garden is a delightful private space enjoying fine views across neighbouring farmland towards the Galloway hills beyond. Outside tap. Outside light. Log Store.

GARAGE 4.24m x 4.63m

Concrete floor. Up and over door. Fluorescent strip light. Electric socket to front.

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 private water supply, mains electricity, 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. 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/WILLS05-01





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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