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PUMP COTTAGE

BORGUE, KIRKCUDBRIGHT, DG6 4SN

Beautifully presented three bedroomed detached cottage with fine views across neighbouring farmland to the sea beyond.



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Accommodation:

Ground Floor:

Conservatory
Reception Hallway
Sitting Room
Open Plan Kitchen / Diner
Utility Room
W.C.
Shower Room
Double Bedroom 1
Double Bedroom 2
Double Bedroom 3 with ensuite

Attic Floor:

Landing
Attic Room 1
Attic Room 2

Outside:

Garage. Shed. Garden.



Pump Cottage is a delightful property tucked away on a quiet country lane on the outskirts of the village of Borgue. The property enjoys fine views across neighbouring farmland to the front and rear with the rear facing rooms benefiting from sea views.

This charming home feels like a characterful country cottage benefits from UPVC double glazing, and air source heat pump.

The village itself is a very friendly and active community, with many events organised in the village hall. This part of Dumfries & Galloway is renowned for its excellent scenery. Inland there are magnificent hills and lochs, whilst Borgue is particularly well placed to enjoy the many attractive areas of coastline in close proximity, with Carrick and Sandgreen being perhaps the best known.

Kirkcudbright is an attractive harbour town situated on the banks of the River Dee. The town itself is of historic and architectural interest with its ancient High Street, Tolbooth Arts Centre, Stewartry Museum and numerous galleries. Long frequented by artists, Kirkcudbright was home to the renowned artist, EA Hornel, one of the "Glasgow Boys". This tradition is maintained today by a flourishing colony of painters and craft workers which has led to Kirkcudbright being named the "Artists' Town".

Kirkcudbright enjoys a wide variety of mainly family owned shops, pubs, hotels and restaurants, whilst offering a wide range of facilities, including its own golf course, marina, swimming pool and an active summer festivities programme, including its own Jazz Festival and Tattoo.

ACCOMMODATION

Pump cottage can be accessed directly from the front garden into the utility room, or indeed as the current owners do from the rear garden through the conservatory.

CONSERVATORY 2.94m x 2.90m

Entered from the rear garden through uPVC double glazed door into modern Anglian conservatory with windows on two sides. Roman blinds. Deep sill. Wall lights. Tile effect vinyl flooring. Wooden obscure glazed door with glazed panel to side into:-

RECEPTION HALLWAY 1.97m x 4.58m

Wide reception hallway with carpeted staircase with wooden handrail and banister leading to attic level. Fitted carpet. Wooden dado rail. Built in cupboard with hanging rail and shelving. Further built in cupboard with shelving. Radiator with thermostatic valve. 3 ceiling lights. Ceiling cornicing. Dado rail. Smoke alarm. Doorways leading off to all ground floor accommodation.

SITTING ROOM 4.25m x 4.69m

Good sized, bright rear facing sitting room with ample natural light from 2 uPVC double glazed windows to rear overlooking garden and 2 further uPVC double glazed windows to side with sea views. Fitted carpet. Radiator with thermostatic valve. Feature fireplace with slate hearth and inset electric wood burning stove with tiled surround and wooden mantle above. 3 wall lights. Ceiling cornicing. Ceiling lights. Smoke alarm.

KITCHEN / DINER 4.23m x 5.86m

Generous open plan Kitchen / Diner with an abundance of natural light from dual aspect windows to front and side with roller blinds above. Rustic oak effect vinyl flooring. Radiator with thermostatic valve. Feature fireplace with slate hearth, tiled surround and painted wooden mantle above. Electric Nobo panel heater.

The Kitchen area benefits from a good range of oak fitted kitchen units with laminate work surfaces. Tiled splash backs. Electric freestanding cooker with Hygena extractor fan above. Stainless steel 1 1/2 bowl sink with mixer tap. Freestanding Kitchen Island with butcher block work surfaces. 2 ceiling lights. 2 halogen spotlights. Wooden door leading from kitchen into:-

UTILITY ROOM 3.63m x 2.23m

Good range of additional pine fitted kitchen units with laminate work surfaces. Wooden obscure glazed door leading to front garden. Hot water cylinder. Stainless steel sink with taps and drainer to side. Tiled splash backs. Plumbing for washing machine. Miele freestanding fridge. uPVC double glazed window to front. Smoke alarm. 2 ceiling lights. Rustic oak effect vinyl flooring.

W.C.

0.78m x 1.75m

White wash hand basin. White W.C. Radiator with thermostatic valve. Built in shelving. Recessed LED ceiling spotlights. Vinyl tile effect flooring.

SHOWER ROOM 1.83m x 3.04m

Good sized family shower room with suite of white wash hand basin with mixer tap inset into high gloss vanity unit and W.C. Walk in shower cubicle. Triton electric shower. Tiled splash backs. uPVC obscure glazed window to front with roman blind above. Vent axia extractor fan. Radiator. Chrome towel rail. Recessed LED ceiling spotlights. Ceiling light. Vinyl tile effect flooring.

DOUBLE BEDROOM 1 3.44m x 3.94m

Light, bright, spacious front facing double bedroom. 2 uPVC double glazed windows to rear overlooking garden. Radiator. Built in wardrobe with hanging rail and shelving with bi-folding doors. 2 wall lights. Fitted carpet.

DOUBLE BEDROOM 2 3.49m x 3.04m

The smallest of the three double bedrooms is used by the current owners as a music room, over looking the front garden across neighbouring farm land. Fitted carpet. Radiator. Built in wardrobe with hanging rail and shelving with bi-folding doors. Electric Nobo panel heater. 2 wall lights.

DOUBLE BEDROOM 3 4.93m x 3.49m

Master Bedroom with an abundance of natural light from 2 uPVC double glazed windows to rear overlooking garden with a distant sea view. 2 wall lights. 2 ceiling lights. Fitted carpet. Radiator. Door opening into:-

Ensuite 1.84m x 2.59m

Good sized en-suite shower room. Vinyl tile effect flooring. White WC. White sink with mixer tap inset into contemporary vanity unit. Obscure uPVC double glazed window to front with roller blind above. Chrome towel rail. Radiator. Vent axia extractor fan. Shaver point. Large walk in shower cubicle with Triton electric shower. Tiled splash backs. Recessed LED ceiling spotlights. Ceiling light.

Attic level Accommodation

Carpeted staircase with wooden handrail leading to first floor level.

LANDING 2.33m x 2.22m

Carpeted. Coombed ceiling. Doors leading off to two attic rooms.

ATTIC ROOM 1 4.43m x 2.45m (to under eaves)

Tile effect vinyl flooring. Velux window to rear. Radiator. Heavily coombed ceiling. Ceiling light.

ATTIC ROOM 2 6.86m x 2.45m

Currently used as a studio / office. Fitted carpet. 3 under eaves storage cupboards. Radiator. 2 fluorescent striplights. Velux window to rear.

GARAGE 3.67m x 5.05m

Concrete floor with wood effect vinyl flooring. uPVC double glazed window to rear. Electric roller door giving access to driveway and garden. Fluorescent strip lights. To the rear of the garage is a workshop area with power and lighting which is accessed directly from the front garden.



Outside

Front Garden

The front garden is mainly laid to gravel and bordered by wooden fencing with double gates leading off the lane into the front garden. A graveled path leads round to the rear of the property. The front garden area is bordered by well-established flower beds with a number of mature shrubs. Large wooden shed.

Rear Garden

Generous rear garden with a delightful paved patio immediately adjacent to the conservatory. The property benefits from a gravel driveway providing parking for a number of cars or indeed a motor home. The garden has a number of private seating areas as well as formal lawned garden which are bordered by flower beds with a variety of mature shrubs, and perennials giving colour and interest all year round such as Japanese acer. This delightful cottage garden enjoys fine views across neighbouring farmland to the sea beyond. There are fruit trees such as apple, cherry and plum. There are also damson and oak saplings and escalonia hedging.

BURDENS

The Council Tax Band relating to this property is E.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is C.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

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."

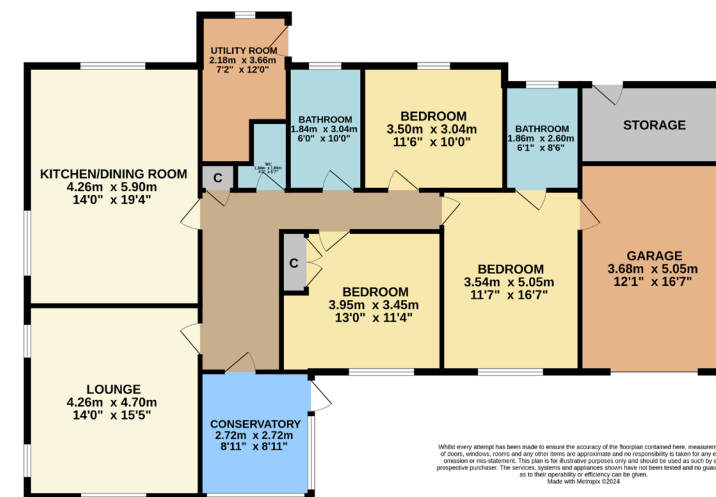
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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/FANM01-02

GROUND FLOOR



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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