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THE COACH HOUSE

69 MAIN STREET, KIRKCOWAN, NEWTON STEWART, DG8 0HQ

Well-presented detached family home providing spacious accommodation inside and out. Viewing highly recommended.

Accommodation:

Ground Floor:

Entrance Hallway
Family Room / Bedroom 4
Sitting Room
Kitchen Diner
Utility / Boot Room

First Floor:

2 Double Bedrooms (One Ensuite Bathroom)
1 Single Bedroom / Bunk Beds / Office
Shower Room

Outside:

Large enclosed garden
Large Shed
Small Shed/Playhouse
Glasshouse (greenhouse)
Off Street Parking for 2 Cars

Oil Fired Central Heating. Double Glazing.



Situated in the heart of Kirkcowan, 'The Coach House' is conveniently located for all local amenities on a quiet main street, only a short walk away from the village shop, primary school, park and doctor's surgery. There are a series of local circular walks which take in the scenic views around the village. Fishing is currently available, along designated stretches of local rivers, through a village syndicate, at a minimal annual cost.

This lovely family home provides spacious flexible accommodation throughout and would suit a number of different buyers. Although recently modernized, the property has retained its charm and character, with ceiling cornicing, deep skirting boards and windowsills. Due to the positioning of the property, where the gable of the building sits on the Main Street, the main door for the property opens out onto the side garden and accessed via a pedestrian gate directly from the main street.

To the rear of the property is a large, enclosed garden, with vehicle access, and parking for two cars.

The village of Kirkcowan is located approximately 7 miles to the west of Newton Stewart. With the A75 Euro route being only a few minutes' drive to the north, there are easy links to the local towns of Stranraer, Wigtown and Newton Stewart and thereafter the major towns of Kircudbright, Castle Douglas and Dumfries.

Kirkcowan is a vibrant Galloway village which also has a Doctors' Surgery, Post Office and shop, Garage, Community Hall and Play Park. It has good public transport links. Buses regularly pass through the village heading both West to Stranraer and East to Dumfries. The Community Hall has regular events throughout the year including a small flower and craft show. Newton Stewart, offers a wider range of shops and services, including a leisure centre, cinema, secondary school, Library and three supermarkets. Wigtown is known as the 'Scottish Book Town' with a popular annual festival and within a few miles is the Galloway Forest Park which is renowned for cycling and Dark Skies events.

The village also benefits from a community fund set up to administer a grant from the local wind farms (see <https://kcdt.uk>). It has previously provided money to improve the village play park, a transport bus for elderly residents and a winter fuel allowance for all villagers.

ACCOMMODATION

The Coach House main entrance is through pedestrian gate leading from Main Street along a gravel path which then continues round to the rear garden as well as giving access to the utility room.

Enter through solid wooden door with curtains and curtain pole above in to:-

ENTRANCE HALLWAY **4.54 m x 1.68m**

Spacious entrance hall with doorways leading off to the main living accommodation and carpeted staircase leading to first floor accommodation. Ceiling cornicing. Ceiling light. Smoke alarm. Radiator with thermostatic valve. Coat hooks. Rustic Oak wood effect laminate flooring with inset coir door mat. Carpeted staircase leading to first floor accommodation.

Spacious under stair storage cupboard with coat hooks.

FAMILY ROOM/BEDROOM 4 **5.53m x 3.99m**

Currently used as a family room, this bright spacious room has also previously been used as a double bedroom. This room enjoys natural light provided by two large wooden sash and case windows with deep sills looking onto Main Street, with further window to side overlooking the entrance gate and side garden. Multifuel wood burning stove set on a flagstone hearth with solid wooden mantel above. Curtain poles and curtains above both windows. Ceiling cornicing. 2 ceiling lights. TV aerial point. Radiator with thermostatic valve. Rustic Oak wood effect laminate floor. Fitted Bookshelves. Original Wooden Cottage door.

SITTING ROOM **5.49m x 4.25m (narrowing to 3.21m)**

Enter through original cottage wooden door with original ironmongery. This well positioned room is accessed directly off the hallway. Currently with multiple use as an entertaining/dining and office area. Natural light is provided by the large wooden double-glazed window overlooking the side garden with curtain pole and curtains above. Telephone point. 2 Radiators with thermostatic valve. Ceiling lights. Rustic Oak Wood effect laminate floor. Doorway leading to kitchen.

KITCHEN **5.87m x 3.79m**

The Coach house has a lovely large bright spacious farmhouse style kitchen. The kitchen area has cream shaker style fitted kitchen with butcher block style work surfaces and tiled splash back behind. There is a recently purchased work 'island'. Circular stainless-steel sink with mixer tap and separate drainer. Large electric induction Range cooker with Rangemaster extractor hood above. Space for under counter freezer or storage. A freestanding fridge is provided along with a freestanding dishwasher. Recessed LED ceiling spotlights. Ceramic tiled floor.

To the rear of the kitchen is an area currently used as a seating area with a sofa facing the French double doors to take full advantage of the beautiful garden view and regular bird visitors. The pendant light fitting above would also lend itself to use as a dining area instead, as there is ample room to replace a sofa with a dining table and chairs. Loft access hatch. Extractor fan. One large and one small radiator, both with thermostatic valves. Ceramic tiled floor. Doorway leading to:-

UTILITY/BOOT ROOM **3.96m x 1.97m**

Accessed directly from the kitchen and the side garden, this room is currently used as a utility room and space for an additional large fridge freezer. It is also ideal for families or those who love the outdoors with the Counter-top Belfast style sink to one side with mixer tap. Tiled splashback. Tiled from floor to chest height on three walls. Ceiling light. Coat hooks. Ceramic tiled floor. Wooden double glazed windows overlooking side. Plumbing for washing machine with work surface above. Washing Machine and Tumble dryer included.



Carpeted staircase leading to first floor landing. Large window overlooking side offering plentiful natural light onto the staircase and top landing. Bannister to one side.

First floor accommodation

LANDING 2.58m x 1.81m

Light spacious landing with doorways leading to:-

SINGLE/BUNK BED BEDROOM 1 / OFFICE 4.15m x 2.42m

Wooden double-glazed sash and case window overlooking front with roller blind (to match feature wall paper). High ceiling. Ceiling cornicing. Ceiling light. Radiator with thermostatic valve. Carpet. Multiple double power points.

DOUBLE BEDROOM 2 3.35m x 3.15m

Wooden sash and case double glazed windows front and side with peaceful views over countryside beyond with inset blinds. Deep windowsills. Ceiling cornicing. Ceiling light. Radiator with thermostatic valve. Built-in wardrobe with shelving and hanging rail and sliding doors (one with full length mirror). Carpet.

DOUBLE BEDROOM 3 (with ensuite)

3.46m x 3.43m narrowing to 2.71m

Wooden double-glazed window with deep windowsill overlooking side with roller blind, curtain pole and curtains above. Radiator with thermostatic valve. Large built-in wardrobes with hanging rails, shelving and sliding doors. Ceiling cornicing. Ceiling light. Carpet. Doorway leading to:-

ENSUITE 2.70m x 1.95m

White W.C, wash hand basin with mixer tap above and bath with mixer tap with shower attachment. Respatex wall panelling on two walls. Ceiling cornicing. Expelair extractor fan. Ceiling light. Radiator with thermostatic valve. Large built-in cupboard with shelving and hanging rail and sliding doors.

SHOWER ROOM

White wash hand basin with vanity unit underneath and mixer tap above. Vanity mirror. White W.C. Large walk-in shower with respatex wall panelling on two walls, mains power shower with monsoon rainfall water head and massage jets. Expel air extractor fan. Obscure glazed double-glazed window to front with deep tiled window shelf. Ceiling light. Stainless steel heated towel rail. Coat hook. Anti-slip vinyl floor.

OUTSIDE

The Coach House has a large, enclosed garden with pedestrian access from Main Street as well as vehicular access to the rear of the garden.

The large enclosed and private rear garden offers an ideal family garden, divided into 'areas' which lend themselves to quiet contemplation, entertaining, pottering and play. From the rear of the kitchen there is a large, graveled area which has been used for alfresco dining, leading to a lawned area, with space to play games or pitch a gazebo/child's tent. (Inset housing for rotary washing line). Beyond this and separated by a wooden arch and trellis, is the wildlife pond and greenhouse to the left and the parking /further seating/BBQ area to the right. Leading on to the double vehicular access

gate. The garden benefits from mature trees, perennial and annual flower borders, and small wildlife-friendly areas.

Oil tank. Large wooden shed with metal roof. Further smaller wooden shed/play-house, Greenhouse/Glasshouse and Two spacious wood stores.

BURDENS

The Council Tax Band relating to this property is D

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a band F.

SERVICES

The subjects are served by mains water, mains electricity, Oil-fired heating and hot water and mains drainage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting our 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.

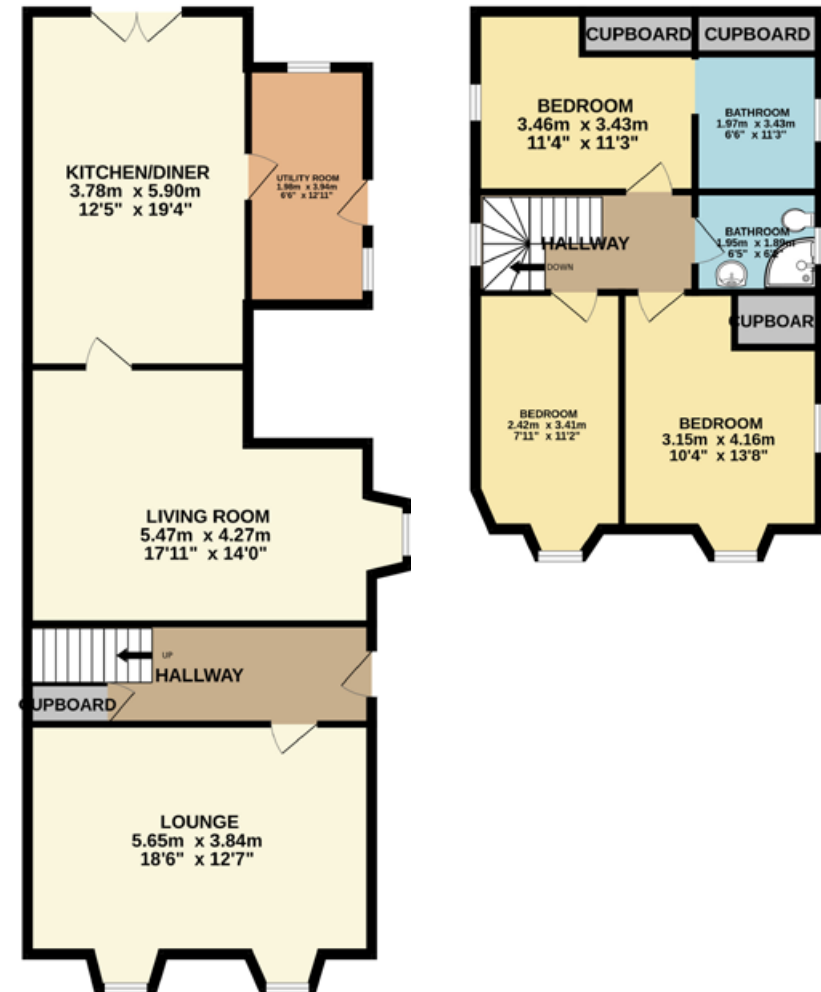
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GROUND FLOOR

1ST 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
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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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