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Solicitors & Estate Agents



LOCHENBRECK COTTAGE

LAURIESTON, CASTLE DOUGLAS, DG7 2PY

Detached bungalow well positioned within extensive garden grounds.

Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Lounge
Kitchen
Utility Room
Family Room / Lounge
Snug / Double Bedroom 4
Shower Room
Double Bedroom 1
Double Bedroom 2
Double Bedroom 3
Bathroom

Outside:

Rear garden. Large wooden outbuilding. Large open fronted wood store. Further separate detached wooden log store. 2 wooden sheds (1 with hen house). Wooden lean to housing oil tank. 2 greenhouses.

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Lochenbreck Cottage is sited on the plot that once held Lochenbreck Spa Hotel. The hotel had famous people stay such as Malcolm MacLachlan-Harper and Robert Burns. The Chalybeate spa well remains visible today. Lochenbreck cottage is a well-proportioned detached bungalow enjoying a quiet rural location situated in the Galloway Forest Dark Sky Park in a rural location between Gatehouse of Fleet and Laurieston within the UNESCO Galloway Biosphere, this delightful home is ideal for those looking for peace and tranquility. The garden and surrounding area is visited by a variety of wildlife and birds.

This spacious family home benefits from bright flexible accommodation ideal for modern living whilst enjoying peace and tranquility. The house benefits from solar panels and a new air source heat pump central heating system.

The large double garage has planning permission for two further bedrooms, living area with laundry room/bathroom extension (potential annexe). The building warrant for this work has just expired in June 2024 but can be reapplied for by any new owner.

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

Entered through double wooden storm doors from front garden into:-

ENTRANCE VESTIBULE **1.37m x 0.79m**

Tiled floor. Coat hooks. Ceiling cornicing.



RECEPTION HALLWAY **1.35m x 3.02m widening to 2.01m**

Bright L shaped reception hallway. Hardwood floor. Radiator. Coat hooks. 2 ceiling lights. Loft access hatch with Ramsey ladder. Smoke alarm. Ideal Halo heating thermostatic controller. Doors leading off to all main accommodation. Large under stair storage cupboard.

LOUNGE **5.23m x 4.87m**

Feature fireplace with inset cast iron wood burning stove set on slate hearth with tiled surround. uPVC double glazed picture window to front with windows on each side. Wooden folding doors open into family room/lounge. Archway leads into kitchen. Radiator. Recessed ceiling spotlights. Hardwood floor.

KITCHEN **7.35m x 2.83m**

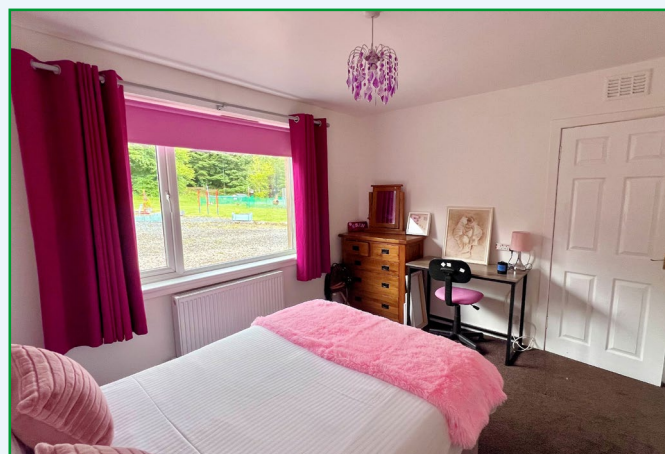
Hardwood flooring. Radiator. Built in pantry cupboard providing useful additional storage. Fitted kitchen units with laminate work surfaces. Beko electric oven. Logik freestanding fridge freezer. 5 burner gas hob with extractor hood above. Tiled splash backs. uPVC double glazed window to rear. Stainless steel 1 1/2 bowl sink with mixer tap and drainer. Candy dishwasher. Contemporary vertical radiator. Wooden glazed door leading to lounge. 2 Light tubes providing additional natural light. Smoke alarm. Glazed door leading into:-

UTILITY ROOM **3.00m x 2.58m**

Fitted kitchen units provide further additional storage in this well positioned utility room. Stainless steel sink with mixer tap and drainer to side. 2 uPVC double glazed windows overlooking rear garden. Built in shelving. Cupboard housing electric meter and consumer unit. uPVC door to rear garden. Tile effect vinyl flooring.

FAMILY ROOM / LOUNGE **5.63m x 7.25m**

Bright and spacious reception room with feature brick built fireplace with tiled hearth and surround with inset large wood burning stove. 2 radiators. Large uPVC double glazed picture window to side. Large bay style uPVC double glazed window to front. Radiator beneath. Built in cupboard. Ceiling spotlights. Loft access hatch. Fitted carpet.



SNUG / DOUBLE BEDROOM 4 WITH SHOWER ROOM **2.86m x 4.09m**

Accessed directly from family room this cosy room could be used as a home office, snug or bedroom if required. uPVC double glazed sliding doors leading out to garden with curtain pole and curtains above. Radiator. Partially coombed ceiling. Ceiling light. Fitted carpet. Door into:-

SHOWER ROOM **0.87m x 2.00m**

Tile effect vinyl flooring. Walk in shower cubicle with mains shower above. White W.C. and wash hand basin inset into vanity unit. Respatex shower paneling around shower. Tiled splash backs. White heated towel rail. White radiator. Extractor fan. Ceiling light.

DOUBLE BEDROOM 1 **3.38m x 2.84m**

Bright front facing double bedroom with ample natural light from uPVC double glazed picture window with roller blind above. Radiator. Built in wardrobe with hanging rail and shelving. Ceiling light. Fitted carpet

DOUBLE BEDROOM 2 **3.58m x 3.11m**

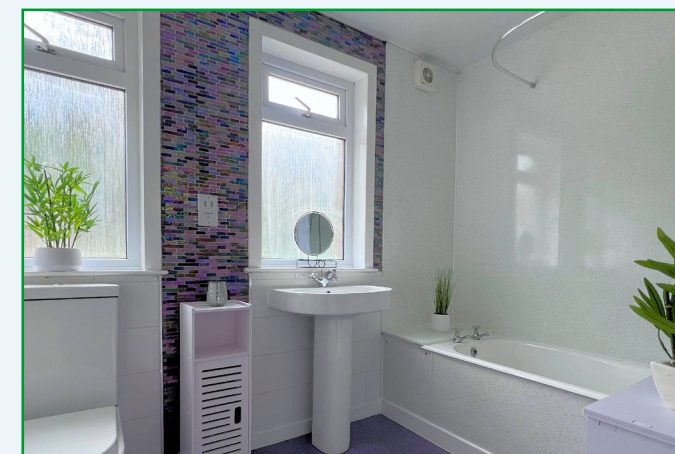
Further front facing double bedroom overlooking garden. Built in wardrobes with hanging rail and shelving and cupboards above. Further built in cupboard with hanging rail and shelving. uPVC double glazed window with curtain track and curtains above. Ceiling light. Fitted carpet. Radiator.

DOUBLE BEDROOM 3 **2.83m x 3.70m**

Overlooking the Rear facing. Fitted carpet. Built in wardrobe with hanging rail and shelving. uPVC double glazed picture window to rear with curtain pole and curtains above. Radiator. Ceiling light.

BATHROOM **1.96m x 2.70m**

Suite of white wash hand basin, W.C. and bath with mains shower above. Manrose extractor fan. Respatex style wall paneling around bath. Tiled splash backs. Radiator. uPVC obscure double glazed windows to rear. Chrome heated towel rail. Recessed LED ceiling spotlights. Two uPVC obscure glazed windows providing ample natural light. Anti-slip vinyl flooring.



Outside

Rear garden is mainly laid to lawn with graveled driveway to side and further generous graveled area immediately adjacent the house with large outbuilding to left, large wood store to rear and further outbuildings.

This generous garden is ideal for a number of different buyers, with plenty of space for a family, or indeed for those who wish to cultivate and grow their own vegetables.

LARGE WOODEN OUTBUILDING

Room 1 3.30m x 1.21m

Concrete floor. Partially coombed ceiling.

Workshop / bike store. 2.36m x 6.07m

Concrete floor. Shelving. Power.

Large open fronted wood store. Further separate detached wooden log store.

2 wooden sheds. 1 with hen house. Wooden lean to housing oil tank. 2 greenhouses.

Double Garage.

MISCELLANEOUS

A copy of the extension plan can be requested by contacting our office.

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, mains gas 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 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.

Ref: SAK/LNM/WILSA05-01





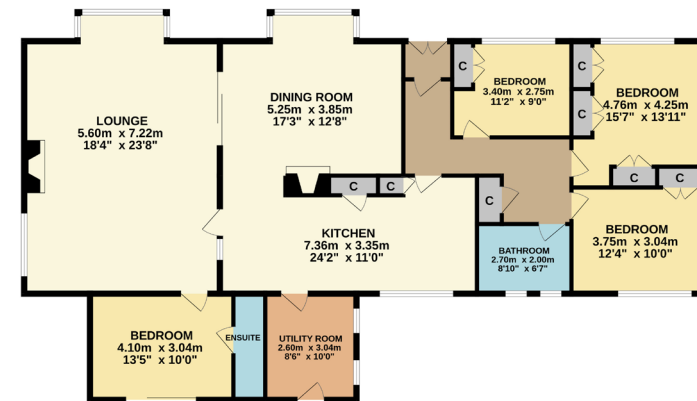
PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
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GROUND FLOOR



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