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Solicitors & Estate Agents



RAMERISH RETREAT

LAURIESTON, CASTLE DOUGLAS, DG7 2PY

Architect designed detached country cottage located in quiet rural location making for an idyllic escape to the country.



Accommodation:

Ground Floor:

Reception Hallway
Open Plan Kitchen / Dining /
Family Room
Utility
Bathroom
Double Bedroom 1

First Floor:

Landing
Double Bedroom 2
Double Bedroom 3

Outside:

Driveway. Log Store.
Bin Store. Garden.

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Ramerish Retreat is a beautifully converted form stable which has been thoughtfully designed and renovated throughout to a high standard. This delightful home offers bright spacious accommodation throughout ideal for modern living.

Situated in the Galloway Forest Dark Sky Park in a rural location between Gatehouse of Fleet and Laurieston within the UNESCO Galloway Biosphere, this delight home is ideal for those looking for peace and tranquility. The garden and surrounding area is visited by a variety of wildlife and birds.

Ramerish Retreat was once the stable block for Lochenbreck Spa Hotel. This building and area is steeped in history and is documented to have attracted the poet Robert Burns and the artist Malcolm MacLachlan Harper. Many forest walks from the doorstep and Lochenbreck loch less than 1/2 a mile away.

The current owners operate Ramerish Retreat as a successful 5 star self-catering holiday let, lots of additional information can be found on the Ramerish Retreat website. The property would also be suited as a permanent home. The property has a short term lets license which has been granted by Dumfries and Galloway Council which will be transferable to any new owner should they wish to continue as a holiday let.

Castle Douglas is a thriving Galloway market town, lying approximately 18 miles south-west of Dumfries, but only 9 miles from Ramerish Retreat, 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 wooden double glazed door from rear with glazed panel to side into:-

RECEPTION HALLWAY 4.95m x 1.73m x 4.28m x 1.35m
Oak wood effect tile flooring. Radiator. Wooden double glazed window to rear. Architectural feature window to rear with curtain pole and curtains above. Smoke alarm. Recessed LED ceiling spotlights. Carpeted staircase with painted wooden handrail and banister leading to first floor level. Doors leading off to:-

OPEN PLAN KITCHEN/DINING/FAMILY ROOM 7.57m x 4.40m
Bright, spacious open plan kitchen / dining / family room. Ideal for modern living with a good range of grey high gloss kitchen units with tiled splash backs. Wood effect laminate work surfaces. Stainless steel 1 ½ bowl sink with mixer tap above. Zanussi electric hob with extractor above. Zanussi electric double oven. Integrated Zanussi fridge freezer. Integrated Zanussi dishwasher. 2 radiators. Vaulted ceiling giving an additional feeling of space. Light from 2 architectural triangular windows on gable end. Feature cast iron wood burning stove. Wooden double glazed door leading out to beautiful terraced decked area and further door with large glazed side panel leading out to rear garden. Curtain pole and curtains above. Wood effect tile flooring. Ceiling light.

UTILITY ROOM 2.06m x 1.67m
Fitted kitchen units with wood effect laminate work surfaces. Radiator. Double glazed window to rear with curtain pole and curtains above. Carbon monoxide detector. Ceiling light. Worcester oil fired boiler. Hoover washing machine. Under stair storage cupboard. Wood effect tile flooring.

BATHROOM 2.30m x 3.10m
Suite of white wash hand basin, W.C. and slipper style bath with mixer tap above and shower attachment. Large walk in shower cubicle with monsoon rainfall shower head and separate shower attachment. Obscure glazed window to rear with roman blind above. Shaver point. Fixed bathroom cabinet. Xpelair extractor fan. Heated chrome towel rail. Recessed LED ceiling spotlights. Oak wood effect tile flooring.

DOUBLE BEDROOM 1 2.99m x 4.60m
Light, bright, spacious double bedroom benefiting from 2 large built in wardrobes (1 with shelving and the other with hanging rail and shelving above). Large wooden double glazed window overlooking woodland garden with curtain pole and curtains above. Further large tilt and turn window / door giving access directly to the decking area to front with curtain pole and curtains above. Radiator. Recessed LED ceiling spotlights. Fitted carpet.

Carpeted staircase with painted wooden handrail and banister leading to first floor landing.

First Floor Accommodation

LANDING 2.30m x 2.91m
Bright, airy first floor landing. Large Velux window providing additional natural light. Radiator. Ceiling light. Smoke alarm.

DOUBLE BEDROOM 2 2.99m x 4.25m
Fitted carpet. Velux window to rear. Radiator. Ceiling light.

DOUBLE BEDROOM 3 2.97m x 4.43m
Fitted carpet. Partially coombed ceiling. Velux window to rear with blind. Ceiling light.

Outside

Ramerish retreat is well positioned within a large plot, bordered by fencing and stone dyke wall. A sweeping graveled driveway provides a generous parking area with parking for a number of cars, or motor home.

To the front is a delightful decking area running the full length of property, overlooking a large formal lawned area to the front with a number of mature shrubs and trees which wraps around the property. Wooden outbuilding housing a dog/bike shower and utilities, side building houses bin store and log store.

Detached Outbuilding

LAUNDRY ROOM / DOG SHOWER 5.55m x 3.65m
Large laundry area with concrete floor. Large walk in shower area ideal for hosing off after playing in the garden, dogs, mountain bikes. Double glazed window to side. Electric Triton shower. Built in shelving. Door to large walk in cupboard.

BURDENS

The property is currently rented out as a self catering holiday let and is currently subject to Small Business Rates.

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, private drainage, oil fired central heating 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

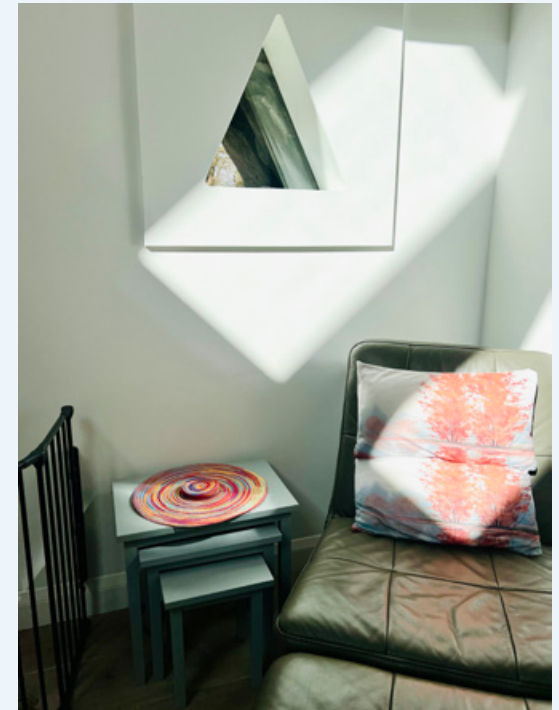
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

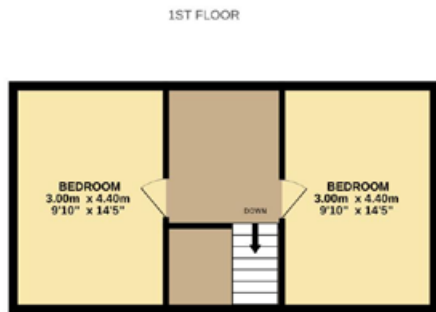
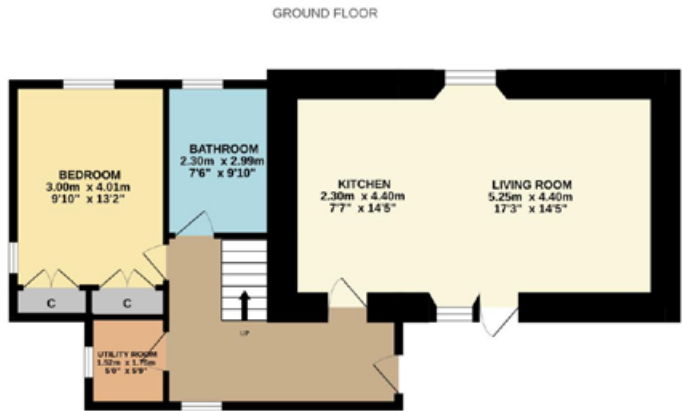
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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/WILSA05-02





While every effort has been made to ensure the accuracy of the description contained herein, measurements of floors, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency over the years.
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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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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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