



**WILLIAMSON
& HENRY**
Solicitors & Estate Agents



LANGTOO BANK

CORSOCK, CASTLE DOUGLAS, DG7 3DW

Charming detached Galloway cottage situated on the edge of the village of Corsock enjoying a pleasant outlook to front and rear.

Accommodation:

Ground Floor: Entrance Vestibule
Reception Hallway
Sitting Room
Laundry Cupboard
Bathroom
Open Plan Kitchen / Diner /
Family Room

First Floor: Landing
Bedroom 1 with Dressing Room
Bedroom 2

Outside: Front and Rear Gardens.
2 Stables and a Tack Room.
2 Sheds. Greenhouse.

Double glazing throughout. LPG central heating.



Langtoo Bank is a well presented detached 2 bedroom Galloway cottage located on the edge of the village of Corsock on the edge of the Galloway Forest Park. The property offers bright, spacious and flexible accommodation, set within generous garden grounds that is sure to appeal to a number of different buyers.

This delightful well-presented home is now ready for its next chapter.

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 from front garden through uPVC double glazed door into:-

ENTRANCE VESTIBULE

Amtico style tiled flooring. Electric panel heater. uPVC double glazed windows on 3 walls providing natural light. Coat hooks. Wooden glazed door leading into:-

RECEPTION HALLWAY

Bright reception hallway with doorways leading off to all ground floor accommodation. Carpeted staircase with painted wooden handrail and banister leading to first floor level. Wooden cupboard housing electric RCD consumer unit. Ceiling light. Engineered oak floor.

SITTING ROOM 3.30m x 4.36m

Light and airy front facing reception room with a pleasant outlook to front and rear. uPVC double glazed window overlooking the front garden across to the hills beyond. Wooden window shutters. Roman blind. To the rear of the sitting room a uPVC double glazed door with curtain pole and curtains above leads out to the rear garden. Feature fireplace with inset cast iron wood burning stove set on slate hearth with wooden mantle above. Wall lights. Radiator. Ceiling cornicing. Engineered oak flooring.

LAUNDRY CUPBOARD

Former under stair storage cupboard which has been cleverly turned into a laundry room by the current owners. Laminate flooring. Tiled splash backs to waist height. Built in shelving. Plumbing for washing machine. Further under stair storage area to side. Ceiling light.

BATHROOM

2.44m x 1.82m

Modern bathroom with suite of white wash hand basin, and W.C. Bath with mains shower above. Tiled splash backs. uPVC obscure double glazed window to rear with deep sill beneath. Fixed bathroom mirror. Wall light. Extractor fan. Ceiling light. Engineered oak flooring.

OPEN PLAN KITCHEN / DINER / SNUG 4.23m x 2.44m

Running the full depth of the property, this delightful open plan Kitchen, Dining, Snug area is ideal for modern living and entertaining, with natural engineered oak flooring throughout.

Dining / Snug Area

3.04 x 4.38m

To the front of this room is a large uPVC double glazed window to side with deep sill beneath and further uPVC double glazed window to front. Roman blinds. BT telephone point. Recessed alcove. Feature fireplace with cast iron wood burning stove set on slate hearth with wooden mantel above. Step up to:-

Kitchen Area

Located to the rear of and overlooking the rear garden is a spacious contemporary kitchen area with a good range of shaker style kitchen units with butcher block solid wooden work surfaces. Black sink with drainer to side and mixer tap above. Large uPVC picture window to rear with Roman blind above. Integrated electric oven. 4 burner gas hob. Stainless steel splash back and stainless steel extractor chimney hood above. Radiator. Space for freestanding fridge freezer. uPVC obscure glazed door leading out to garden. Coat hooks. Ceiling light.

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

First Floor Accommodation

LANDING

Fitted carpet. Velux window to front. Partially coombed ceiling. Ceiling light. Doors leading off to both bedrooms.



BEDROOM 1 WITH DRESSING ROOM **3.26m x 4.63m**

Generous double bedroom benefiting from large uPVC double glazed picture window to rear overlooking garden with curtain pole and curtains above. Wall lights. Radiator. Partially coombed ceiling. Ceiling light. Opens into:-

Dressing Room **1.79m x 1.81m**

Fitted carpet. Built in shelving providing useful additional storage and hanging rail. Ceiling light.

BEDROOM 2 **3.03m x 4.63m**

Further double bedroom with built in wardrobe providing useful additional storage. uPVC double glazed picture window to rear with curtain track and curtains above. Partially coombed ceiling. Fitted carpet. Radiator. Wall lights.

Outside

Steps from the lane lead up through a gate into the front garden which is mainly laid to grass, with stone dyke wall to front and a path leading to the rear garden.

The generous rear garden at Langtoo Bank can be accessed directly from the house, and front garden. Immediately to the rear of the sitting room is a generous paved patio area ideal for alfresco dining. Steps lead up from the patio to a large lawned area which has a number of well-established shrubs and trees. This delightful garden is fully enclosed and borders on to neighbouring farmland.

A good sized stone built byre is set within the rear garden with power and lighting. This detached outbuilding has the original cobbled floor. It is thought that subject to appropriate planning consent it may be possible to convert to an annexe or home office, garden room, studio or gym.

To the side of the rear garden are a block of 2 stables and tack room with concrete apron. Although there is no grazing land available with the property it is thought that grazing may be available nearby for lease. Purchasers would need to make their own enquiries about the possibility of this.

BURDENS

The Council Tax Band relating to this property is C.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band E.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, LPG central heating and septic tank 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/BARRS01-01





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