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Solicitors & Estate Agents



TARFF BRIDGE COTTAGE

TWYNHOLM, KIRKCUDBRIGHT, DG6 4NQ

Beautifully presented 3 bedroomed detached home which has been extensively renovated and extended to a high standard throughout. Viewing highly recommended.



Accommodation:

Ground Floor:

Entrance Hallway
Sitting Room
Open Plan Family Room /
Kitchen Dining Area
Utility Room
Master Bedroom Suite with
En-suite

First Floor:

2 Double Bedrooms
Shower Room

Outside:

Garage with W.C.
Large Wooden Shed
Garden extending to approx
1/2 acre.

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Tarff Bridge Cottage is a beautifully presented three bedroomed detached home providing bright, spacious accommodation which is sure to suit a number of different buyers. Located in a quiet rural location with an open aspect this well-proportioned home is within easy access of the A75 and within a short distance of a bus stop.

The current owners have renovated and extended the property to an exacting specification throughout creating a light and airy home ideal for modern living. This charming cottage is well positioned within a generous landscaped garden.

Twynholm is an active community benefiting from a Primary School, Garage (which also offers many of the facilities of a village shop), and 2 Pubs/Hotels. There are many community activities organised in the nearby Village Hall. Twynholm provides easy access to the main road through the area, the A75.

Further facilities are available in Kirkcudbright approximately 3½ miles away, which is an attractive harbour town situated on the banks of the River Dee. Of historic and architectural interest with its ancient High Street, Tolbooth Arts Centre, Stewartry Museum and numerous galleries. Long frequented by artists it was home to the renowned artist, EA Hornel, one of the “Glasgow Boys”. Kirkcudbright is popular with tourists attracted by the well renowned galleries and maintains a flourishing colony of artists and craft workers which has led to it being called 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

Entered through wooden door with obscure glazed panels from the front garden into:-

ENTRANCE HALLWAY **1.75m x 1.47m**

Bright and airy entrance hallway with solid wooden floor. Ceiling light. Smoke alarm. Ceiling cornicing. Wooden glazed door opening into:-

SITTING ROOM **4.09m x 2.71m**

Bright reception room with wooden double glazed sash and case window to front with deep sill beneath and Roman blind above. Inset living flame effect gas fire. Built in shelving. Recessed LED ceiling spot lights. Ceiling cornicing. Radiator with thermostatic valve. Hard wired FTTP internet point. TV aerial point. BT point. Solid Wooden floor. Double wooden glazed doors opening into:-

OPEN PLAN FAMILY ROOM/ KITCHEN DINING AREA

9.23m x 3.52m widening into the kitchen 6.46m

This spacious open plan family room/kitchen dining area is a wonderful addition to this delightful property providing a generous area ideal for family life or entertaining. Thermostatic controller. Solid Wooden floor.

Family Room Area

This light and airy reception area has an abundance of natural light from two sash and case windows to side with Roman blind above. Aluminium double glazed bi-folding doors opening out directly to the rear garden. Curtain pole and curtains above. Ceiling cornicing. LED ceiling spot lights. Radiator with thermostatic valve. Opens into open plan kitchen dining area.

Dining Kitchen Area

Spacious and light open plan kitchen dining area with vaulted ceiling and wooden beamed detail. High gloss Howdens fitted kitchen units in cream with pull out pantry doors, soft closing doors and cupboards. Tiled splashbacks. Granite work surfaces. Stainless steel 1½ bowl sink with mixer tap above and drainer to side. Bosch 4 burner gas hob. Low voltage strip lights under cupboards. Bosch chimney style extractor hood above. Bosch electric oven and grill. Bosch integrated dishwasher. Bosch integrated fridge-freezer. Two sash and case windows to rear with Roman blinds above overlooking the rear garden across to farmland beyond. Two further sash and case windows to side with Roman blinds above. Radiator with thermostatic valve. Ceiling lights. Solid oak staircase with handrail and glass balustrade leading to first floor level. uPVC double glazed French doors opening on to patio with curtain pole and curtains above. Doors leading off to utility room and Master Bedroom.

UTILITY ROOM **3.46m x 1.92m**

Fitted kitchen units with laminate work surfaces. Stainless steel inset sink with mixer tap above. Tiled splash backs. Primeline extractor fan. Bloomberg washing machine. Sash and case window to side with Roman blind above. uPVC obscure glazed door leading to rear garden. Cupboard housing Worcester gas fired boiler. Loft access hatch. Ceiling cornicing. Fluorescent strip light. Radiator with thermostatic valve. Coat hooks. Ceramic tiled floor.

MASTER BEDROOM SUITE **4.05m x 3.58m**

Generous Master bedroom suite benefiting from ample natural light from front and rear facing sash and case windows with Roman blinds above and deep sills beneath. Radiator with thermostatic valve. Ceiling cornicing. Recessed LED ceiling spot lights. Smoke alarm. Built in double wardrobe with hanging rail and shelving above. Carpet. Door leading into:-

ENSUITE BATHROOM **2.95m x 2.47m**

Contemporary suite of white W.C. and wash hand basin with mixer tap set into modern high gloss vanity unit providing useful additional storage. Extra deep bath with mixer tap above. Chrome heated towel rail. Fixed bathroom mirror with shaver light and point above. Ceiling cornicing. Recessed LED ceiling spot lights. Further chrome heated towel rail fitted electric fused spur time switch. Large corner shower cubicle with mains shower above. 2 Extractor fans. Partially coombed ceiling. Tiled from floor to ceiling. Built in cupboard with shelving providing useful additional storage. Ceramic tiled floor.

Wooden staircase with handrail and glass balustrade leading to first floor level

FIRST FLOOR LANDING

Two large built in cupboards with shelving on either side. 2 ceiling lights. Partial coombed ceiling. Smoke alarm. Carpet. Doors leading off to two further double bedrooms and shower room.

DOUBLE BEDROOM 2 (Right) **4.17m under eaves x 3.23m under eaves**

Front facing with wooden sash and case window to front and blind above. Partially coombed ceiling. Radiator with thermostatic valve. Ceiling light. Built-in wardrobe. Carpet.

SHOWER ROOM **3.10m x 1.99m**

Light bright spacious shower room with wooden sash and case window to front and blind above. Suite of white W.C. and wash hand basin set into modern vanity unit with shaver light and shaver points above. Fixed bathroom cabinet. Large corner shower cubicle with mains shower above. Tiled from floor to ceiling. Ceiling light. Ceiling cornicing. Partially coombed ceiling. Extractor fan. Radiator with thermostatic valve. Heated towel rail. Ceramic tiled floor.

DOUBLE BEDROOM 3 (Left) **4.19m x 2.80m**

Front facing with wooden sash and case window to front and blind above. Partially coombed ceiling. Radiator with thermostatic valve. Ceiling light. Carpet.



OUTSIDE

Tarff Bridge Cottage is well positioned within a generous plot. This beautifully landscaped garden benefits from a wrap round paved patio and formal lawned area which enjoys a pleasant open aspect across neighbouring farmland. A number of well-established flower beds are stocked with a variety of mature shrubs and perennials giving colour and interest all year round.

A wrought iron gateway gives access through a hedge into a wild flower garden extending down to Old Tarff Bridge to a pleasant decking area overlooking the River and neighbouring farmland.

GARAGE **5.62m x 5.25m**

Concrete floor. Electric up and over door garage door. uPVC double glazed windows to side. uPVC double glazed pedestrian door leading out to rear garden. Three fluorescent strip lights. Built in work bench with laminate work surface. RCD consumer unit. Loft access hatch. Inset sink with mixer tap above and storage beneath. Door into:-

W.C. **1.51m x 0.99m**

White W.C. Ceiling light.

SHED **3.06m x 2.69m**

Large wooden shed with built in shelving providing useful additional storage. Decking area immediately adjacent to the shed with solid wood round picnic bench.

BURDENS

The Council Tax Band relating to this property is C.

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 private on site 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

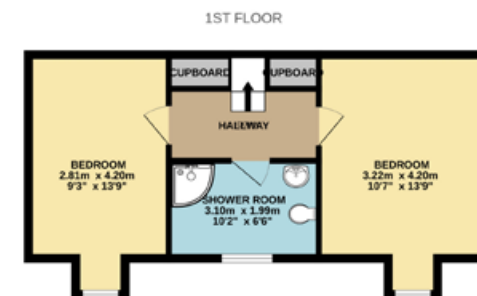
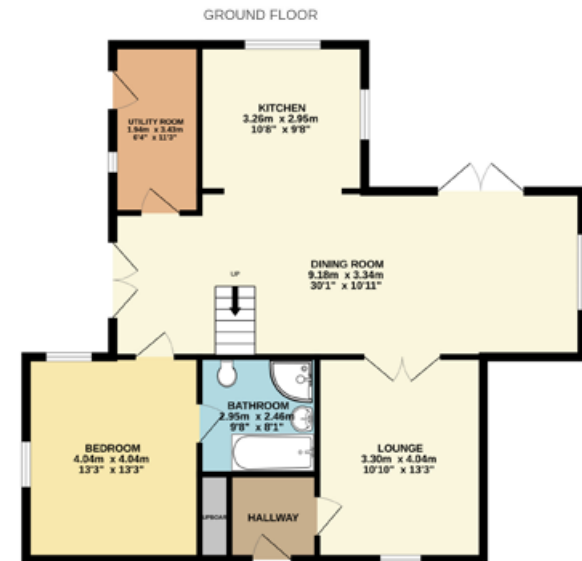
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General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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/ICETS01-03



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