



WILLIAMSON
& HENRY
Solicitors & Estate Agents



BEARLOCHAN HOUSE,

TWYNHOLM, KIRKCUDBRIGHT, DG6 4NP

Spacious detached country house, enjoying an elevated position on the outskirts of Twynholm with approximately 3.5 acres.

Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Sitting Room / Music Room
Drawing Room
Inner Hallway
Cloak Room
Shower Room
Library
Kitchen / Dining Room
Boot Room

Mezzanine Floor:

Half Landing
Inner Hallway
Double Bedroom 1
Bathroom
Double Bedroom 2
Laundry Room

First Floor:

Landing
Double Bedroom 3
Double Bedroom 4
Bathroom
Master Bedroom

Outside:

Garden Room / Games Room
Large Detached Garage with Studio
Mature Garden Grounds



Bearlochan House is a substantial stone built country house, providing bright spacious accommodation throughout. This delightful property has retained many of its original features, whilst being modernised by the current owners with the creation of a wonderful open plan Kitchen / dining room ideal for modern family living.

Twynholm is an active community benefiting from a well-regarded Primary School, Garage and Filling Station (which also serves as a village shop), Church and The Star Hotel. There are many community activities organised in the Village Hall. A short walk away is The Cocoa Bean Company chocolate factory and café. Twynholm provides easy access to the main road through the area, the A75.

Further facilities are available in Kirkcudbright approximately 3 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 swimming pool, golf course, marina, bowling green, squash & tennis courts and an active summer festivities programme including its own jazz festival and tattoo.

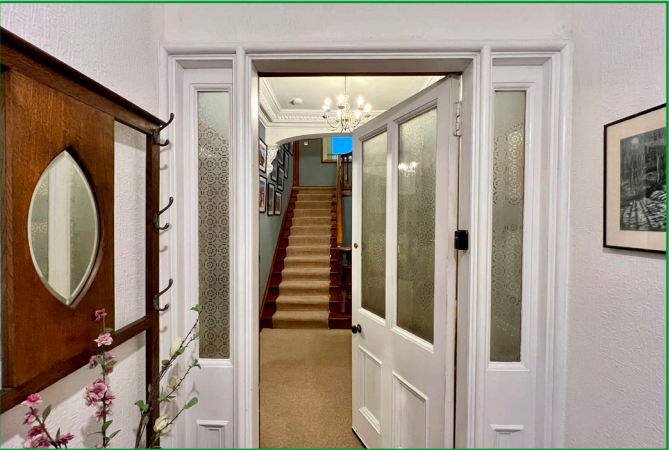
The South West of Scotland is a genuinely rural area with its gentle rolling landscape, mild climate and dramatic coastline with a good range of outdoor activities easily available for those interested in hill walking, bird watching, fishing, mountain biking, water sports and of course golf. The Solway is also a popular yachting destination.

ACCOMMODATION

Entered from front garden through solid wooden door into:-

ENTRANCE VESTIBULE **1.63m x 2.16m**
Stripped wooden floor. Deep skirting boards. Leaded glass window to front and side providing ample natural light with deep sill beneath. Ceiling cornicing. Ceiling light. Original wooden glazed door with glazed side panels leading into:-

RECEPTION HALLWAY **2.44m x 5.14m**
Well-proportioned reception hallway with high ceiling and doors leading off to all main ground floor accommodation. Beautiful original wooden staircase with central carpet runner and wooden banister leading to first floor level. Ornate ceiling cornicing and architraves. Central ceiling light with ornate ceiling rose. Interlinked smoke alarm. Fitted carpet. Radiator.



SITTING ROOM / MUSIC ROOM 4 **.68m x 6.32m**
Beautifully presented front facing reception room which is currently used as a family room / music room. Gas fire with tiled hearth and painted wooden mantel above. Bay window providing natural light and a pleasant outlook across the garden with curtain track and curtains above. TV aerial point. 2 wall lights. Smoke alarm. Ornate ceiling cornicing. Ceiling rose. Central ceiling candelabra. Fitted carpet. Picture rail. Radiator.

DRAWING ROOM **4.42m x 5.55m**
Another well-proportioned front facing reception room. Bay window with wood paneling to side. Built in cupboard with shelving providing useful additional storage. Radiator. Open fireplace with tiled hearth and marble surround. Ornate ceiling cornicing. Ceiling light. Ceiling rose. Smoke alarm. Fitted carpet. Picture rail.

INNER HALLWAY **1.62m x 3.78m**
A doorway from main reception hallway leads into the inner hallway which connects to the rooms located at the rear of the property. uPVC double glazed window to rear. Under stair storage cupboard with laminate flooring. Built in shelving. Further built in shelved pantry cupboard. Doorway leading into kitchen / dining room and further door leading into boot room and en-suite shower room.

BOOT ROOM **1.75m x 0.99m**
Fitted carpet. Built in coat hooks. Ceiling light.

SHOWER ROOM **TBC WHEN VIDEO TOUR CARRIED OUT**
Suite of white wash hand basin inset into wooden vanity unit with cupboard beneath and white W.C. Radiator. Obscure uPVC double glazed window. Wall mounted bathroom cabinet. Picture rail. Corner shower cubicle with electric Triton Seville shower. Ceiling light. Stripped wooden floorboards.

LIBRARY **4.08m x 2.47m**
Stripped wooden floorboards. Picture rail. uPVC double glazed window to side. Radiator. Cupboard with shelving. Ceiling cornicing. Ceiling light.

KITCHEN / DINING ROOM **9.44m x 4.58m**
Spacious and light modern family Kitchen / Dining Room with a good range of Shaker style fitted kitchen units providing ample storage and laminate work surfaces. Stainless steel double sink with mixer tap above. Instant boiling water tap. 2 electric single ovens. Built in microwave. 2 integrated dishwashers. Central Kitchen Island with built in Electric induction hob and Electrolux single gas burner. Navian central heating controller. Rustic oak effect vinyl flooring. 3 uPVC double glazed windows overlooking the garden and neighbouring farmland provide an abundance of natural



light. UPVC double glazed patio doors leads out to the garden to one side. A wooden glazed door leads out to utility room. 2 radiators. Ceiling lights. Painted wooden staircase leading up to first floor level. Step down from kitchen into:-

UTILITY ROOM **2.22m x 4.54m**
Ceramic tiled floor. Exposed stone wall. Windows on 3 walls. Polycarbonate roof.

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

Mezzanine Floor Accommodation

HALF LANDING **2.74m x 1.05m**
Stained glass window providing additional natural light over stairwell. Door leading off to:-

INNER HALLWAY **7.03m x 1.71m**
Fitted carpet. Radiator. Partially coombed ceiling. 3 ceiling lights. Smoke alarm. Loft access hatch. UPVC double glazed window to side. Doors leading off to 2 double bedrooms, family bathroom and laundry room. This wing can also be accessed via a staircase leading up from the Kitchen / Dining Room.

DOUBLE BEDROOM 1 **2.78m x 4.98m**
narrowing to 2.48m
Fitted carpet. Partially coombed ceiling. Radiator. 2 Velux windows with built in black out blinds. Ceiling light.

BATHROOM **2.07m x 1.69m**
Suite of L shaped bath with waterfall mixer tap and mains shower above. Extractor fan. White W.C. White wash hand basin with waterfall mixer tap inset into built in vanity unit. Backlit bathroom mirror. Tile effect vinyl flooring. Chrome heated towel rail. Tiled splash backs.

DOUBLE BEDROOM 2 **2.78m x 3.49m**
Fitted carpet. Radiator. UPVC double glazed window to rear overlooking garden and neighbouring farmland. Partially coombed ceiling. Ceiling light.

LAUNDRY ROOM **1.71m x 2.38m**
Tile effect vinyl flooring. Plumbing for washing machine. Space for tumble dryer. Pipework available to install a sink if required. Velux window with built in blind. Partially coombed ceiling. Ceiling light.



The main Staircase continues up to first floor level.

LANDING **2.43m x 1.75m**

Fitted carpet. Loft access hatch. Wall lights. Doorways leading off to 3 further double bedrooms and family bathroom.

DOUBLE BEDROOM 3 **3.13m x 4.11m**

Fitted carpet. UPVC double glazed window overlooking garden. Curtain pole and curtains above. Built in cupboard with shelving. Ceiling cornicing. Ceiling light.

DOUBLE BEDROOM 4 **3.69m x 4.40m**

Fitted carpet. 2 uPVC double glazed windows to front with curtain track and curtains above. Built in cupboard with shelving. Ceiling cornicing. Ceiling light.

BATHROOM **1.92m x 2.40m**

Stripped wooden floorboards. UPVC obscure glazed window to front. Suite of white wash hand basin inset into wooden vanity unit. Tiled splash backs. White W.C. Fixed bathroom mirror. Shaver point. Picture rail. Tiled splash backs. Ceiling light.

MASTER BEDROOM **4.65m x 6.72m**

Fitted carpet. Picture rail. Ceiling cornicing. Built in wardrobes. Dual aspect uPVC double glazed windows to front and rear. Curtain pole and curtains above. 2 radiators. 5 wall lights. Ceiling lights. 2 candelabras with ornate ceiling roses.

GAMES ROOM **6.56m x 5.09m**

Accessed directly from garden. Concrete floor. UPVC double glazed windows to front and side. Power and light.

Outside

DETACHED OUTBUILDING **11.26m approx. x 6.88m**

This useful detached garage, offers plenty of scope for purchasers, it is currently used as a garage with the rear rooms used as storage. It is thought that this could

easily be converted into stables, feed room if required. Concrete floor.

GARAGE AREA

3 double wooden doors. Side pedestrian door. UPVC double glazed windows to side. W.C. Fluorescent strip lights. Wooden staircase from the front garage area leads up to Artists studio.

REAR STORAGE AREA **3.29m x 6.88m**

Concrete floor. Fluorescent strip lights. Built in shelving.

ARTISTS STUDIO **11.16m x 6.66m**

Running the full length of the property is large bright space which is currently used as an artist's studio. Wooden floor. UPVC double glazed windows to front and rear. Ceramic sink. Partially coombed ceiling. Loft access hatch. Fluorescent strip lights.

GARDEN GROUNDS

Bearlochan House enjoys a well-established wrap round garden, the sweeping driveway provides ample parking for a number of vehicles and is bordered by mature deciduous woodland and well stocked flower beds.

To the rear of the property is a generous formal lawned area.

BURDENS

The Council Tax Band relating to this property is G.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is [INSERT RATING]

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.





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