



WILLIAMSON
& HENRY
Solicitors & Estate Agents

FORDBANK HOUSE

WIGTOWN, NEWTON STEWART, DG8 9BT

Fine detached country home enjoying elevated position on the outskirts of Wigtown Book Town, overlooking neighbouring farmland down to Bladnoch beyond.

Ground Floor:

Entrance Vestibule
Reception Hallway
Dining Room
Sitting Room
Snug / Music Room with Walk in Library
Kitchen
W.C.
Boot Room / Laundry

Basement:

Hallway
Workshop
Family Room / Recreation Room

First Floor Right:

Landing
Boiler Room
Bathroom
Linen Cupboard
Single Bedroom with Ensuite and Office / Study Area

First Floor Left:

Landing
Double Bedroom 1 with Ensuite
Master Bedroom with Ensuite
Inner Hall
Double Bedroom 2 with Ensuite
Double Bedroom 3 with Ensuite

Outside:

Wrap around garden. Driveway. 2 log stores. Metal Garage. Orchard. Vegetable Garden. Basement area with workshop. Under garden log store.



Fordbank House is a fine example of a traditional stone built house, steeped in local history and retaining many original features. This imposing house was originally built by George McLelland in around 1830, overlooks farmland and across to the Bladnoch Distillery which was founded by his sons in 1817.

This lovely home features bright well-proportioned rooms, and would be well suited as a family home, however the flexible accommodation and layout means that it would suit a number of different buyers. The current owners operate Fordbank as a successful B&B guest house and have a Short Term Let Licence. More information can be provided to parties that would be interested in continuing to do this if requested.

Wigtown is a pretty, traditional market town and is known worldwide as Scotland's National Book Town, a designation that reflects its dozen or so quality bookshops and annual literary festival. Founded in 1999, the ten day Book Festival is now one of the UK's best loved literary events.

As well as offering a good range of local shopping and professional services, Wigtown and nearby Newton Stewart are regarded as natural bases from which to explore the Galloway Forest Park which covers a vast and sparsely populated area stretching north east. The wild landscape, extensive woodland and unspoilt coastline provide many opportunities for outdoor pursuits.

There are eight good local golf courses to choose from. The coastline offers sailing and sea fishing and there are safe anchorages at Port William and the Isle of Whithorn. The A75 provides excellent road links and there are railway stations at Stranraer and Dumfries.

ACCOMMODATION

Entered from front garden through uPVC glazed door, with glass panel above, from the gravel driveway to front into:-

ENTRANCE VESTIBULE 2.37m x 1.14m

Ornate ceiling corning. Ceiling light. Amtico tiled floor. Wooden glazed door with glazed side panels into:-



RECEPTION HALLWAY 7.14m x 2.40m (narrowing to 1.85m)

Welcoming wide reception hallway with doorways leading off to all main ground floor accommodation, this lovely space benefits from original ornate ceiling corning and ceiling rose. A beautiful carpeted sweeping staircase with wooded handrail and bannister leads up to first floor level. Radiator with thermostatic valve. Dado rail. Ceiling light. Smoke alarm. Drayton Digistat thermometer. Storage cupboard. Carpet. Archway leading through to rear inner hall and Kitchen/ Diner beyond.

DINING ROOM (front left) 4.28m x 4.23m

Bright well-proportioned front facing reception room, currently used as a formal dining room, enjoys a pleasant outlook from the large uPVC double glazed window across the garden to neighbouring farmland and Bladnoch village and Distillery beyond. Wooden working shutters. Curtain pole and curtains. Radiator with thermostatic valve. Ornate ceiling rose. Ceiling corning. Deep skirting boards. Dado rail. Ceiling light. Smoke alarm. Hard wood floor.

SITTING ROOM (front right) 4.43m x 5.51m

Another light and airy front facing reception room with ample natural light from uPVC dual aspect windows to front and side with window seats beneath, wooden working shutters, curtain poles and curtains. Like the dining room this space enjoys a wonderful outlook across the front garden and neighbouring farmland to the Bladnoch Village and the river beyond. Central feature fireplace with Hunter log burning stove set on granite hearth with wooden painted surround. Radiator with thermostatic valve. Dado rail. Ornate ceiling corning. Ornate ceiling rose. Ceiling light. Smoke alarm. Hard wood stripped floorboards.

SNUG / MUSIC ROOM (rear) 4.14m x 3.19m

Used as a Music Room by the current owners, this could also be a ground floor bedroom if required or home office. uPVC double glazed window to rear with wooden working shutters, curtain pole and curtains. Radiator with thermostatic valve. Dado rail. Hard wired smoke alarm. Ceiling corning. Ceiling light. Wooden floor. Archway into:-

Walk-in Library 0.95m x 3.94m

Ceiling spotlights. Recessed alcove with deep shelving. Wooden flooring.



KITCHEN 4.59m (widening to 5.76m) x 6.22m

Spacious farmhouse style kitchen with ample space for table and chairs and ideal for modern family living or entertaining. A good range of fitted kitchen units with laminate work surfaces providing plenty of storage and preparation space. White ceramic 1½ bowl sink with mixer tap. Tiled splash backs. A well-positioned kitchen island with built-in wine rack with solid wooden work surface and downlighters above. uPVC double glazed windows to side with roller blinds. Further uPVC double glazed windows to rear garden. Recessed LED ceiling spotlights. Alcove with inset LPG 'Cookmaster' range cooker. Space for freestanding America style fridge freezer. Radiator with thermostatic valve. Flagstone floor. Smoke alarm. uPVC double glazed door with glazed panel above and roller blind above leading out to patio. Doorways leading off to boot room/laundry, W.C. and basement.

W.C. 1.75m x 1.28m

White W.C. and countertop wash hand basin with mixer tap set on wooden pedestal with tiled work surface. Wood paneling to waist height. Wood panelled ceiling. Ceiling light. uPVC obscure glazed window to side with tiled deep sill. Ariston wall mounted boiler with 2 wall mounted Drayton digistat thermometers. Ceramic tiled floor.

BOOT ROOM/LAUNDRY 2.83m x 3.83m

Contemporary grey fitted kitchen units with laminate work surface. Stainless steel 1½ bowl sink with drainer to side. Respatex style splashbacks. Space for under counter fridge. Plumbing for washing machine. Built-in shelving. Coat hooks. uPVC double glazed window with deep tiled sill overlooking patio at rear and roller blind. Smoke alarm. Radiator with thermostatic valve. Ceramic tiled floor.

Painted concrete steps with painted wooden handrail from kitchen leading down to:-

BASEMENT HALLWAY 0.92m x 2.63m

Smoke alarm. Ceiling spotlights. Doorways leading off to workshop and family room/recreation room.



WORKSHOP **6.83m x 4.12m**

Large original Inglenook fireplace with original Fordbank cast iron grate. LED strip lights. Smoke alarm. Radiator with thermostatic valve. Concrete floor. Split stable door leading to hallway and uPVC door leading out to rear garden and log store.

FAMILY ROOM/RECREATION ROOM **6.59m x 4m**

Currently used by the existing owners as a cinema room, this space could equally become a family room / home office or recreation room. Beamed ceiling detail. 2 Ceiling lights. Wall lights. Radiator with thermostatic valve. Smoke alarm. Partially laid to carpet and partially laid to raised wooden floor.

Carpeted staircase with wooden handrail and bannister leading from reception hallway to mezzanine half landing splitting right and left to main first floor landing.

Heading right from mezzanine half landing

Painted wooden handrail and carpeted staircase leading to:-

LANDING **1.20m x 2.40m**

Ceiling light. Ceiling cornicing. Drayton digistat thermometer. Fitted carpet. Doorways leading off to accommodation.

BOILER ROOM **1.58m x 1.33m**

Tiled to waist height. Obscure uPVC double glazed window to side with wood panelled surround. Wood panelled ceiling. Ceiling light. Kingspan hot water cylinder. Wood effect laminate floor.

**BATHROOM** **2.65m x 2.80m**

Light and spacious family bathroom with white wash hand basin and W.C. Free standing roll top bath with mixer tap and separate shower attachment. Obscure UPVC double glazed window to side with wood panelled surround, painted wooden shutters and Roman blind above. Ceiling light. Radiator with thermostatic valve. Laminate tiled floor. Doorway into:-

Linen cupboard

Built-in shelving. Ceiling light. Ceiling cornicing. Carpet.

SINGLE BEDROOM WITH ENSUITE & OFFICE/STUDY AREA **2.71m x 2.97m**

uPVC double glazed window overlooking garden and farmland beyond. Ceiling cornicing. Ceiling light. Loft access hatch. Carpet. Smoke alarm. Doorway leading into ensuite and doorway into office / study area.

Ensuite **1.60m (narrowing to 1.07m) x 2.98m**

Large Jacuzzi corner bath with shower screen to side and mains shower above. White W.C. and wash hand basin. Shaver point. Fitted bathroom mirror. Heated towel rail with thermostatic controller. Ceramic tiles walls from floor to ceiling. Ceiling light. Extractor fan. Ceramic tiled floor.

Office/Study Area **2.41m x 2.82m**

Opening from bedroom into this area. uPVC double glazed window to side with painted wooden shutters. Cupboard housing electrics. Ceiling cornicing. Ceiling light. Radiator with thermostatic valve. Carpet.

Heading left from mezzanine landing

Carpeted staircase leading to:-

LANDING **2.91m x 2.46m**

Beautiful ornate ceiling cornicing. Large glass atrium providing additional natural light to landing and across stairwell. Wall lights. Radiator with thermostatic valve. Dado rail. Carpet. Doorways leading to all accommodation.



DOUBLE BEDROOM 1 WITH ENSUITE (left)**3.86m x 4.03m**

uPVC double glazed window overlooking garden across neighbouring farmland with painted wooden shutters. Curtain pole and curtains above. Radiator. Ceiling cornicing. Wall lights. Ceiling light. Smoke alarm. Wall mounted TV and bracket. Carpet. Doorway leading into:-

Ensuite Shower Room**1.50m x 1.62m**

Large corner walk in shower cubicle with hydra electric shower above. Respatex style wall paneling. Tiled splash backs to chest height. White wash hand basin. Fixed bathroom mirror with backlight. Shaver point. Glass shelf. Chrome heated towel rail. Ceiling cornicing. Extractor fan. Ceiling light. Ceramic tiled floor.

MASTER BEDROOM WITH ENSUITE**4.81m x 4.55m**

2 large uPVC double glazed windows with wooden painted shutters and curtain pole and curtains above. Overlooks front garden across neighbouring farmland to Bladnoch beyond. Deep skirting boards. Radiator with thermostatic valve. Ornate ceiling cornicing. Recessed LED ceiling spotlights. Ceiling cornicing. Smoke alarm. Carpet. Doorway leading into:-

Ensuite Bathroom**5.62m x 4.47m**

Spacious ensuite with large white Jacuzzi bath. White W.C. and wash hand basin. Ceramic tiled floor. Walls tiled to waist height. Large walk in shower cubicle with mains monsoon shower head above. Respatex style wall paneling at shower. Contemporary chrome heated towel rail. Ceiling cornicing. UPVC double glazed window with painted wooden shutters. Recessed LED ceiling spotlights.

INNER HALL**0.40m x 1.35m**

Doors leading off to two further double bedrooms.

DOUBLE BEDROOM 2 WITH ENSUITE**4.55m x 4.28m**

Accessed from inner hall. Front facing double bedroom with pleasant view across the garden and neighbouring farmland across to Bladnoch. uPVC double glazed window with wooden shutters to side. Radiator with thermostatic valve. Smoke alarm. Ceiling cornicing. Ceiling light. Wall mounted TV and bracket. Carpet. Door leading to:-

Ensuite Shower Room**1.67m x 1.63m**

Large corner walk in shower cubicle with monsoon rainfall showerhead above. White W.C. and wash hand basin. Fixed backlit bathroom mirror. Shaver point. Fixed glass shelving. Chrome heated towel rail. Ceiling light. Ceramic tiled floor and walls.

DOUBLE BEDROOM 3 WITH ENSUITE**4.17m x 4.11m**

Accessed from inner hall. uPVC double glazed window with wooden shutters. Curtain pole and curtains above. Radiator with thermostatic valve. Wall mounted TV and bracket. Smoke alarm. Ceiling cornicing. Ceiling light. Carpet. Doorway leading to:-

Ensuite**1.36m x 1.30m**

White corner wash hand basin with mixer tap and W.C. Large corner walk in shower cubicle with Triton electric shower. Fixed bathroom cabinet. Contemporary heated towel rail. Extractor fan. Shaver point. Ceiling light. Ceramic tiled floor.

Outside

Fordbank House enjoys an elevated location and is well positioned within a large wrap round garden. The property is accessed from the B7005 through double wrought iron gates with a generous sweeping graveled driveway providing parking for a number of vehicles.

Bordering the driveway on the left is a lawned and fenced orchard area. The driveway continues to sweep round to the right at the front of the house. To the far side of the main house is spacious paved patio with a number of raised vegetable beds bordered by wooden fencing and Hornbeam hedging to one side. Wooden log stores.





To the front is a beautifully landscaped terraced garden with formal lawned areas which enjoys a wonderful outlook across to Bladnoch. Well established and well stocked flowerbeds provide an abundance of colour with a variety of shrubs including hydrangeas and rhododendrons. Steps from the driveway lead down to each of the levels bordered by Beech hedging and fencing on one side.

2 wooden log stores.

EXTERNAL BASEMENT ACCESS

Steps lead down to basement level of house with wrought iron hand rail, uPVC double glazed door to workshop, storage room and large under garden log store.

Metal garage. LPG tank.

CONTENTS

Please note that some of the contents may be available by separate negotiation.

BURDENS

The Council Tax Band relating to this property is a band G.

ENERGY PERFORMANCE RATING

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

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, LPG gas and septic tank 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).

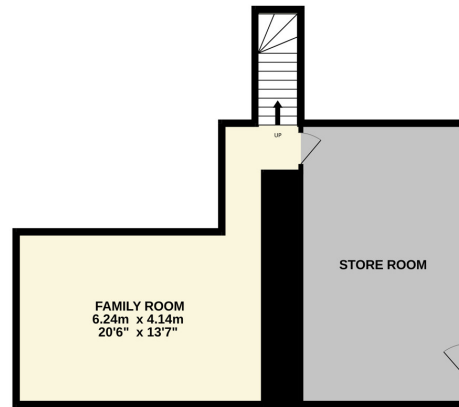
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

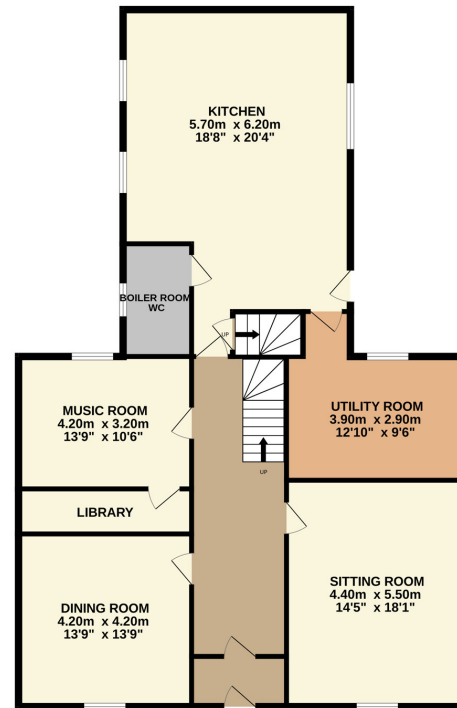
Ref: SAK/SM/MILLD04-01



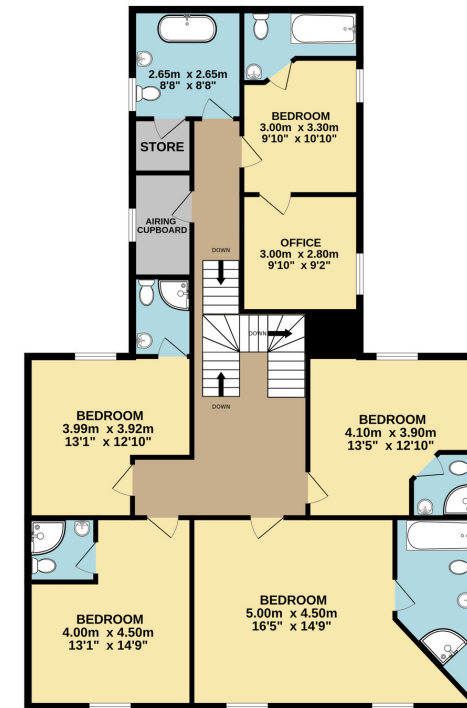
BASEMENT



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

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
 Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

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.

www.williamsonandhenry.co.uk

