



WILLIAMSON
& HENRY
Solicitors & Estate Agents



STAGWOOD

BARNBARROCH, DALBEATTIE, DG5 4QS

Stagwood offers a rare opportunity to purchase this superb 5 bedroom detached family home. The property is located in Barnbarroch, only 1 mile from the popular coastal village of Kippford and the Solway Coast. Spacious & light, this property provides flexible and well-proportioned accommodation throughout & is situated in a delightful mature garden of $\frac{3}{4}$ acre, enjoying a glorious outlook onto farmland and the hills beyond.

Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Kitchen/Dining Area
Snug/ Family Room
W.C.
Utility Room
Lounge

First Floor:

Landing
Bedroom 1 with En-suite
Bedroom 2 with En-suite
Double Bedroom 3 / Office
Double Bedroom 4 with En-suite
Master Bedroom with En-suite
Family Bathroom

Outside:

Stone Built Workshop. Garden Room / Art Studio.
Garden.

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Stagwood is a spacious and light family home providing flexible and well-proportioned accommodation throughout. The property is well positioned within mature and creatively designed gardens extending to approximately ¾ of an acre enjoying fine views across neighbouring farmland & the hills beyond. The property also benefits from a purpose built Garden room which could be used for a number of things such as a home office, gym or artist's studio.

This delightful property is sure to suit a number of different buyers, indeed the current owners have operated a successful B&B from the property.

The property is perfectly situated & is fortunate to be in the desirable catchment area for Dalbeattie Learning Campus a short distance away. There is also a small primary school in Colvend, a few miles away. There is a good range of local facilities including an excellent Health Centre. There are also a number of sporting activities available, including tennis courts, with several golf courses along the coast and the renowned "7 stanes" mountain bike course.

Stagwood is also well sited a short distance from Dumfries and its new state-of-the-art hospital and the attractive Solway Coast around Kippford and Rockcliffe is only a few minutes' drive away. The regional market town of Castle Douglas (also known as "The Food Town") and the Artists' Town of Kirkcudbright are also nearby.

ACCOMMODATION

Accessed from the front garden and driveway through wooden glazed door with glazed side panels into:-

ENTRANCE VESTIBULE 2.24m x 1.88m
Smoke alarm. Ceiling light. Fitted carpet. Glazed wooden doors with glazed side panels leading into:-

RECEPTION HALLWAY 2.34m x 2.98m and 2.90m x 1.80m
Bright and airy reception hallway with doors leading off to all ground floor accommodation. Carpeted staircase leading to first floor level. 2 Electric heaters. 2 Ceiling lights. Under stair storage cupboard. Fitted carpet.



SNUG / FAMILY ROOM(right) 4.76m x 4.15m
Bright front facing reception room with ample natural light from 2 uPVC double glazed windows with curtains and pelmets above enjoying a dual aspect to front and side. Ceiling Light. Smoke Alarm. 2 Electric radiators. Fireplace with wooden surround. Fitted carpet.

W.C. 0.91m x 2.16m
White wash hand basin and W.C. Fixed mirror. Window with roman blind. Ceiling light. Vinyl flooring.

UTILITY ROOM 2.20m x 1.87m
Good range of fitted kitchen units provide useful additional storage in the utility room with laminate work surfaces and tiled splash backs. Stainless steel sink with drainer to side. RCD consumer unit. Plumbing for washing machine. Space for tumble dryer above. Ceramic tiled floor. Ceiling light. uPVC double glazed door leading out to rear garden.

LOUNGE 6.12m x 5.83m
Wonderfully spacious and light reception room accessed directly from the reception hallway through 2 fifteen paned wooden glazed doors. This delightful room enjoys an abundance of natural light from 3 sets of UPVC double glazed doors leading out to a wrap round decked balcony and provides this space with a panoramic view of the garden across to neighbouring farmland all with curtain poles and curtains. 3 Electric radiators. Feature open fireplace with granite hearth and surround. Ceiling light. 4 Wall lights. Fitted carpet.

OPEN PLAN KITCHEN/ DINING AREA
This airy and light open plan Kitchen / Dining Area is ideal for modern family living and enjoys a pleasant outlook across the garden with direct access to the garden and balcony.

Kitchen Area 4.15m x 3.99m
A good range of handmade light grey shaker style fitted kitchen units and laminate work surfaces with under unit lighting. Recessed LED ceiling spotlights. Gas fired range cooker with stainless steel splash back and stainless steel chimney style extractor hood above. Stainless Steel 1 ½ bowl sink with drainer to side and mixer



tap. UPVC double glazed window to side and UPVC double glazed door leading out to wrap round balcony. Wood effect laminate flooring. Space for American style fridge freezer. Archway with Oak beam detail opens into:-

Dining Area 3.55m x 3.59m
Overlooking the front garden this lovely dining area enjoys a pleasant outlook with dual aspect UPVC double glazed windows to front and side with curtain poles and curtains above. Electric radiator. Ceiling light. Wood effect laminate flooring. Doorway leading to reception hallway.

Carpeted staircase with painted wooden bannister leading to first floor level.

LANDING 3.30m x 1.30m narrowing to 2.99m x 1.13m
3 Ceiling lights. Light tube. Electric radiator. Fitted carpet.

BEDROOM 1 WITH EN-SUITE 3.46m x 3.57m
Bright and airy front facing double bedroom with dual aspect UPVC double glazed windows to front and side with curtain poles and curtains. Dimplex electric heater. Ceiling light with fan. Fitted carpet. Doorway leading into:-

En-suite Shower Room 1.13m x 1.80m
Modern en-suite shower room with Respatex wall paneling from floor to ceiling. White wash hand basin inset into modern high gloss vanity unit. Fixed mirrored bathroom cabinet with lighting. Ceiling light. Stainless steel heated towel rail. Walk in shower cubicle with monsoon rain fall shower head above. Vinyl floor.

BEDROOM 2 (right) WITH EN-SUITE 2.88m x 3.92m
Good sized double bedroom enjoying a pleasant outlook. uPVC double glazed window with curtain pole and curtains above. Dimplex Electric panel heater. Ceiling light. Fitted Carpet. Doorway leading to:-

En-suite Shower Room
Further modern en-suite shower room with Respatex wall paneling from floor to ceiling. White wash hand basin inset into modern high gloss vanity unit. Fixed mirrored bathroom cabinet with lighting. Ceiling light. Stainless steel heated towel rail. Walk in shower cubicle with monsoon rain fall shower head above. Vinyl floor.



BEDROOM 3 / OFFICE **2.75m x 3.46m**

Currently used as a guest bedroom and home office. uPVC double glazed window with Roman blind above. Electric heater. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 4 WITH EN-SUITE **4.69m x 3.60m**

Another light and airy double bedroom enjoying a pleasant out look across the front of the garden. UPVC double glazed window with curtain pole and curtains above. Electric heater. Recessed LED ceiling spot lights. Ceiling light. Fitted carpet. Doorway leading to:-

En-suite **2.99m x 1.05m**

Walk in shower cubicle with tiled splash backs and mains shower above. UPVC double glazed window. White wash hand basin and WC. Fixed bathroom mirror with shaver light above. Stainless steel heated towel rail. Fitted Carpet.

MASTER BEDROOM WITH EN-SUITE **5.23m x 5.30m**

Spacious and light master bedroom with uPVC double glazed window and door to balcony with curtain pole and curtains above. 2 sets of mirrored built in wardrobes one with fixed shelving to side. Built in cupboard housing hot water tank. Ceiling light & LED ceiling lights. Fitted Carpet.

En-suite **1.85m x 4.17m**

Good sized en-suite bathroom benefiting from a large corner shower cubicle with mains shower above. uPVC double glazed window to side. White bath with tiled splash backs and rustic living edge wooden shelf with fixed mirrors above. Chrome heated towel rail. White wash hand basin inset into wooden vanity unit. White W.C. Recessed LED ceiling spotlights. Fitted Carpet.

FAMILY BATHROOM **1.86m x 2.12m**

Generous family bathroom with ample natural light from a large uPVC double glazed window to rear with wooden shutters. Suite of whitewash hand basin, W.C. and corner bath. Walk in shower cubicle with mains shower. Mirrored wall on one side. Recessed LED ceiling spotlights. Electric heated towel rail. Fitted Carpet.

Outside

Stagwood sits in a generous wrap round garden which has been lovingly designed and carefully laid out to make the most of the wonderful views. The garden enjoys a number of well-established hard wood trees, and mature shrubs bordering the tarmac driveway.

A well thought out decked balcony wraps around the ground floor accommodation and can be accessed directly from the open plan dining kitchen and wonderful lounge making this space ideal for entertaining or alfresco dining whilst watching the birds and wildlife that often visit.

This tranquil garden which is bordered by a burn on one side is a haven for birds and wildlife, but is also an ideal spot to relax and unwind. Immediately to the rear of the property is formal lawned area which is interspersed with a number of well-established

perennials, shrubs and ferns which provide colour and interest all year round. The division of the areas offer all sorts of hidden secrets, including a fairy trail by the stream and a tree swing.

A number of different paths lead around the property and provide access to a stone built workshop and purpose built garden room.

STONE BUILT WORKSHOP **2.66m x 8.25m**

2 windows. 2 pedestrian doors. Power. Lighting.

GARDEN ROOM / ART STUDIO **5.90m x 3.68m**

This delightful detached garden room is fully insulated and enjoys a superb view across the garden and neighbouring farmland. It is currently a Pilates studio but could easily be used as a home office, artist's studio or gym. Bi-folding doors to front open out to the garden. LED ceiling lights. Wood effect laminate flooring.

BURDENS

The Council Tax Band relating to this property is G.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is E.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, and private 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/GALES02-01



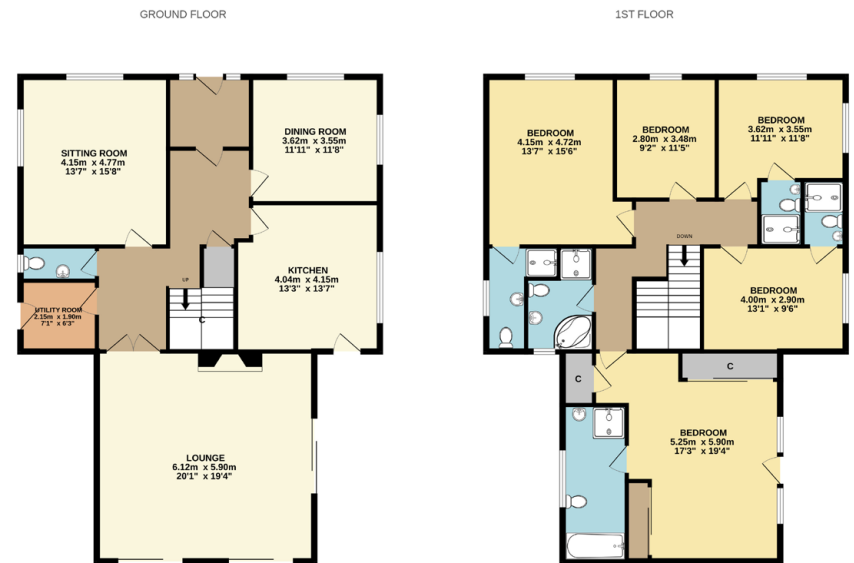


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