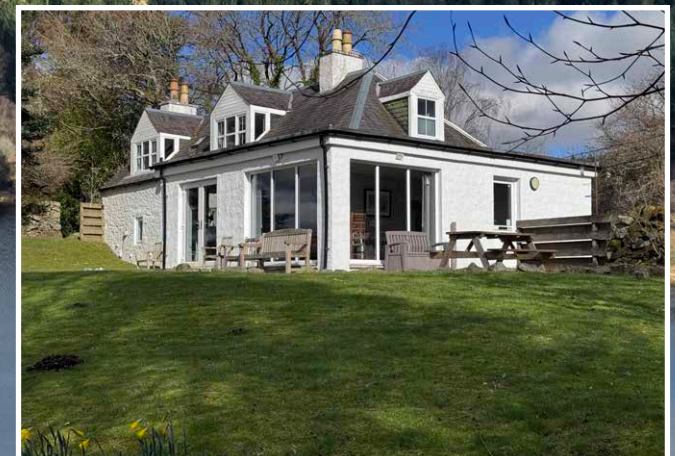




WILLIAMSON  
& HENRY  
Solicitors & Estate Agents





# KNOWEHEAD

DALRY, CASTLE DOUGLAS, DG7 3TD



Rare opportunity to purchase a rural detached cottage enjoying a fine view across Kendoon Loch and delightful woodland garden which benefits from a separate detached wooden cabin.

[www.williamsonandhenry.co.uk](http://www.williamsonandhenry.co.uk)

## **Accommodation:**

### **Ground Floor:**

Garden Room  
Kitchen  
Sitting Room  
Entrance Hallway  
Bathroom  
Double Bedroom 1

### **First Floor:**

Landing  
Double Bedroom 2  
Master Bedroom with En-suite

### **Outside:**

Wooden Cabin. 2 Log Stores.  
Secure shed. Metal Shed. Dog  
kennel. Parking.

Knowehead Cottage provides a rare opportunity to purchase a detached country cottage in a delightful woodland garden on the banks of Kendoon with stunning views across the Loch and neighbouring farmland. This wonderful country property has the added benefits of a separate detached Glamping Pod 'Kendoon Cabin' which is currently rented via Discover Scotland on a regular basis generating a generous additional income.

Knowehead Cottage was renovated by the current owners in early 2018 and is also currently rented out as a self-catering holiday let. The cottage enjoys breathtaking views of the loch and neighbouring countryside and is well positioned within a large wrap round garden which is completely self-contained away from the Kendoon Cabin.

Carsphairn a short drive away which has a thriving community with a village hall running different clubs. There is a primary schools in Dalry, which also has a Secondary School feeding Castle Douglas High School. There is a modern medical practice in New Galloway, wider amenities are also provided in both Castle Douglas and Ayr including shops, pubs, restaurants, hotels, and leisure facilities, and dental facilities. The property is conveniently positioned for a manageable commute to either Castle Douglas or Ayr.

Dalry is an attractive village with wide streets and it has an active community. In the heart of the village there is a village store and both the Clachan Inn and Lochinvar Hotel provide bar and restaurant facilities. Dalry is within the Glenkens which is well served by activities based at the Catstrand in New Galloway bringing community and arts facilities and events to the area. Dalry Town Hall and Community Centre also offer cultural and other events including a monthly producers market.

The south-west of Scotland is a genuinely rural area with its gentle rolling landscape, mild climate and dramatic coastline. The area has a good range of sport and outdoor activities with opportunities for fishing on the nearby rivers, hill walking on the nearby Southern Upland Way or Galloway Forest Park, water sports on Loch Ken, cycling at the 7Stanes trails, and of course golf.

Castle Douglas is a thriving Galloway market town, lying approximately 18 miles 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.

## KNOWEHEAD COTTAGE

### ACCOMMODATION

Knowehead Cottage is entered from uPVC double glazed door from driveway into:-

#### GARDEN ROOM

2.52m x 5.58m lengthening to 6.27m

Bright spacious garden room with an abundance of natural light from uPVC double glazed windows to front and both sides. Venetian blinds. uPVC double glazed French doors lead out to patio area to front offering fine views over Kendoon Loch, with curtain pole and curtains above. 2 electric Haverland heaters. Doorbell. Built-in walk in laundry cupboard and further walk in pantry/storage cupboard. Smoke alarm. Heat sensor. Ceiling spotlights. 2 further ceiling lights. Internal uPVC double glazed window into kitchen. Natural stone flooring. uPVC double glazed door leads into kitchen with inset coir mat.

#### Laundry Cupboard/ Boot Room

0.80m x 1.93m

Well positioned laundry cupboard housing, washing machine and tumble dryer with shelving above. Natural slate tiled floor. Coat hooks. Sangamo thermostatic controller. Ceiling light.

#### Pantry/Storage Cupboard

1.61m x 1.93m

Generous walk in pantry cupboard with built-in shelving. Coat hooks. Ceiling light. Natural slate tiled floor.

#### KITCHEN

4.60m x 2.88m

Accessed directly from the garden room this conveniently located kitchen benefits from a good range of fitted shaker style kitchen units with solid wooden work surfaces and tiled splash-backs. Wall mounted pan rack. Freestanding Hotpoint electric cooker available under separate negotiation. Integrated dishwasher. Emersion heater control. Electric panel heater. uPVC sash and case window to rear with roller blind above. Recessed alcove with built in shelving. Smoke alarm. 2 sets of ceiling spotlights. Vinyl flooring. Wooden door leading into:-



#### SITTING ROOM

3.64m x 4.67m

Good sized reception room with uPVC double glazed picture window to front with fine views across the garden to Kendoon Loch and hills beyond. Curtain track and curtains. Electric panel heater. Built-in wooden seating with hidden storage beneath. uPVC sash and case window to rear. 2 wall lights. Open fireplace with tiled hearth and surround. Pine corner cupboard available under separate negotiation. TV aerial point. Wood paneled painted ceiling. Ceiling light. Fitted carpet. Wooden door into:-

#### HALLWAY

1.96m x 1.49m

Carpeted staircase leading to first floor level. Step up to bathroom and doorway leading off to ground floor bedroom. RCD consumer unit. BT telephone point. PV solar panel controls and isolator. Electric meter. Fitted carpet. uPVC double glazed storm doors to rear.

#### BATHROOM

1.91m x 2.14m x 3.29m

Suite of white wash-hand basin and W.C. White bath with electric Mira Sport shower above and glazed shower screen to side. Tiled splash-backs. Chrome heated towel rail. uPVC opaque glazed window to front with deep sill beneath. Under stairs storage cupboard. Fixed bathroom mirror. Partially coombed ceiling. Ceiling light. Vinyl flooring

#### DOUBLE BEDROOM 1

4.58m x 3.44m

Generous ground floor double bedroom with large uPVC double glazed picture window looking over the front garden to the Loch beyond. 8 bespoke built-in solid wooden bunk beds with each bed area having its own lighting. Built-in shelving. uPVC double glazed sash and case window to rear with curtain track and curtains above. Coat hooks. Ceiling light. Electric heater. Fitted carpet.

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

#### First Floor Accommodation

#### LANDING

0.81m x 1.60m

Recessed alcove with hanging rail. Velux window. Wall light. Partially coombed ceiling. Solis solar panel inverter (This has been set up that it could accommodate a battery storage facility if required). Fitted carpet.



### DOUBLE BEDROOM 2

4.82m (into window seat) x 3.36m

#### widening to 3.47m

Beautiful double bedroom with an abundance of natural light from 2 large uPVC double glazed picture windows to front and rear providing a magnificent view across Kendoon Loch to the hills beyond. Electric panel heater. Original inglenook fireplace with cast iron hearth and mantel above. Painted wooden window seat. Ceiling light. Partially coombed ceiling. Fitted Carpet.

### MASTER BEDROOM WITH EN-SUITE

4.92m x 4.40m

Another spacious double bedroom with ample natural light from 2 large uPVC double glazed picture windows to front and rear. This lovely room also enjoys a magnificent view over Kendoon Loch. Electric panel heater. Original inglenook fireplace with cast iron surround and mantel above. Partially coombed ceiling. Ceiling light. Fitted carpet. Wooden door leading into:-

### En-suite Shower Room

3.14m x 3.45m (into doorway) x

2.68m

Spacious en-suite shower room with uPVC partially opaque window overlooking garden. White wash-hand basin. White W.C. Large storage cupboard. Mira Sport electric shower with tiled splash-backs. Large shower cubicle. Walk in linen cupboard with built-in shelving and hot water cylinder. Vinyl flooring. Chrome heated towel rail. Electric radiator.

### Outside

### GARDENS

Delightful woodland garden grounds extending to approximately 2.6 acres extending down to the high water mark on the banks of Kendoon Loch. This wonderful woodland garden is a haven for wildlife and regular visitors including Red Squirrels and a variety of birds. Ospreys are often seen visiting the Loch.

2 Wooden Log stores. Metal shed housing water treatment plant. Secure shed. Gravel parking for a number of cars. Dog kennel.

### BURDENS

The properties are currently rented out as a self-catering holiday lets.

### ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is F.

### SERVICES

The agents assume that the subjects are served by private water, mains electricity, and private drainage but no guarantee can be given at this stage.

### SOLAR PANELS

Kendoon has 12 solar panels located on a sloping area of ground at the far end of the garden. These have been installed to allow battery storage if required. The power generated does not feed back into the grid.

### EV CHARGING POINT

To the front of the property is an EV charging point 7.2kw type 2 charger which either allows charging via the Monta platform app for the public or holiday cottage guests or free of charge through a group that the owner is administrator for.

### CONTENTS

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

### ADVERTISING

Please note that the website and social media pages for Knowehead Cottage are available by separate negotiation should someone wish to continue operating the properties as a business.

### 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](mailto: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/ROYAE01-01



### KENDOON CABIN

Self-contained detached wooden 'glamping' pod with its own access through a delightful woodland garden from gated off-road parking area. This delightful cabin enjoys magnificent views across Kendoon Loch.

The current owners operate Kendoon Cabin as a self-catering holiday let via Discover Scotland which generates a substantial reliable income. The property could also be used as a home office or artist's studio.

Kendoon Cabin is accessed through double glazed French doors, with curtain, from the decking area at the front into spacious open plan Kitchen / Living / Sleeping area. Wood-effect laminate flooring.

The kitchen area benefits from a good range of contemporary fitted kitchen units, work surfaces and breakfast bar area. Stainless steel sink with mixer tap and drainer to side. Integrated oven/microwave. Integrated electric hob. Integrated dishwasher. Double glazed window to side with roller blind above. Further window to side in sleeping area. Ceiling light. Doorway leading to Shower Room.

The shower room has a white wash-hand basin with hot water tank beneath, WC and walk-in shower cubicle. Opaque glazed window.





**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

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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.

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