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& HENRY
Solicitors & Estate Agents



SOUTAR'S CROFT

CARSLUITH, NEWTON STEWART, DG8 7DN

Traditional stone built detached cottage with mature garden grounds enjoying stunning views of the River Cree estuary.

Accommodation:

Ground Floor:

Entrance Vestibule
Sitting Room
Kitchen
Family Room
Inner Hallway
Shower Room
Double Bedroom 1

First Floor:

2 Double Bedrooms
(1 with ensuite)

Outside:

Garage with workshop area. Car port. Off street parking. Garden. Summer House. Greenhouse.

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Soutar's Croft is a traditional detached Galloway built from local Creetown granite around the 1800s the property retains many characterful features. This charming property provides light and airy accommodation throughout.

Newton Stewart is a busy Galloway market town set on the banks of the River Cree in a genuinely rural area and regarded by many as the gateway to the Galloway hills. The area has a wide range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers, golf, and with an extensive range of walks and cycle paths

ACCOMMODATION

Entered from front garden through a solid Oak original cottage door with ornate wrought iron handle and knocker into:-

ENTRANCE VESTIBULE

Spacious front facing entrance vestibule with ample natural light from double glazed window to front. Radiator. 2 built-in storage cupboards (1 housing boiler). Coat hooks. Ceramic tiled floor. Wooden glazed door leading into:-

SITTING ROOM 5.51m x 4.54m

Spacious and light front facing reception room with exposed stone wall and central feature fireplace with inset Morso wood burning stove set on tiled hearth with wooden mantel above. Wooden panelled painted ceiling. Double glazed windows to front and rear providing a pleasant dual aspect outlook and ample natural light. 3 radiators. Wall lights. Built-in cupboard housing electric RCD and smart meter. Built-in bookcase. TV aerial point. Carpet. Wooden staircase with wrought iron balustrade and handrail leading to first floor level. 2 steps lead up to family room.

KITCHEN 3.88m x 3.48m

Light and airy kitchen with a good range of contemporary Ivory shaker style fitted kitchen units with solid wooden oak butcher block work surfaces. Tiled splashbacks.



Integrated appliances including fridge freezer, dishwasher, and double oven and ceramic hob with extractor hood above. Generous pantry cupboard with pull out baskets providing additional storage. Tongue and groove wooden painted ceiling. Spotlights. uPVC double glazed windows with a fine view to across the garden to the sea beyond. Radiator. Tile effect vinyl floor.

FAMILY ROOM 4.37m x 3.94m

Accessed directly from the main reception room this generous room is currently used as a television room/snug but could easily be used as a formal dining room if required. 2 ceiling lights. uPVC double glazed window to side. Radiator. Telephone point. Fitted Carpet.

INNER HALLWAY

Leading off from the main reception room is an inner hallway area leading off to the rear of the property with doors leading off to garden and double bedroom. The Inner hallway splits off to the right with doorway leading to double bedroom. Ceiling light. Ceiling cornicing. Carpet.

SHOWER ROOM 2.30m x 1.78m

Bright modern shower room with built-in lime oak effect units. Walk-in shower cubicle with respatex style shower panelling and electric shower. White wash hand basin and W.C with tiled splash backs. Heated towel rail. Electric shaving point. uPVC obscure double glazed window to side. Fitted Carpet.

DOUBLE BEDROOM 1 3.59m x 2.84m

Located to the rear of the property off the inner hall way is a good sized double bedroom with 2 uPVC double glazed windows overlooking patio and rear garden. Large built-in wardrobes. Radiator. Wall lights. Carpet.

Wooden staircase with wrought iron handrail and balustrade leading to first floor level.



First floor level

LANDING

Front facing velux window provides natural light above stairwell. uPVC double glazed window to front provides extra natural light to first floor landing and has a sea view. Doorways leading off to 2 double bedrooms. Ceiling light. Fitted Carpet.

DOUBLE BEDROOM 2 WITH ENSUITE SHOWER ROOM 3.02m x 3.01m

Bright and spacious double bedroom with an abundance of natural light from large uPVC double glazed dormer windows enjoying fine sea views across the estuary. Radiator. Built-in under eaves cupboards providing useful additional storage. Built-in airing cupboard with radiator. Ceiling light. Doorway leading to:-

Ensuite Shower Room

Walk-in shower cubicle with electric shower. White wash hand basin and W.C. Respatex style wall panelling. Electric heated towel rail. Velux window to rear overlooking garden. Ceiling light. Fitted Carpet.

DOUBLE BEDROOM 3 3.88m x 3.01m

Another generous double bedroom with fine views across the estuary. uPVC double glazed window. Radiator. Built-in wardrobe with hanging rail and shelving. Built-in under eaves storage. Ceiling light. Fitted Carpet.

OUTSIDE

Garage

Large garage with useful work shop area. Work bench with vice, shelving. Window to front and side. Stainless steel sink with drainer. Plumbing for washing machine. Space for fridge freezer and tumble dryer.

To the front of the garage is a concrete drive with car port over.



Garden

Immediately to the rear of the property is a private sheltered patio area ideal for alfresco dining. To one side is a small stream and a bridge leads over into the main garden. Soutar's Croft has a delightful south west facing country cottage garden. There is a generous formal lawned area behind the property with cottage style borders providing a private sheltered place to sit and entertain whilst enjoying glimpses of the sea beyond. The remainder of the garden to the side benefits from well-established fruit trees including cooking and eating apples, plums and pears. There are also raised beds for growing vegetables and fruit including blackcurrants, blueberries, raspberries and strawberries. There is a wooden octagonal summer house with views across the rose garden to the sea. There is also an 8ft x 10ft aluminum greenhouse.

BURDENS

The Council Tax Band relating to this property is E.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

SERVICES

The agents assume that the subjects are served by mains electricity, mains gas, septic tank drainage and private water with UV filter supply shared with neighbouring property 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

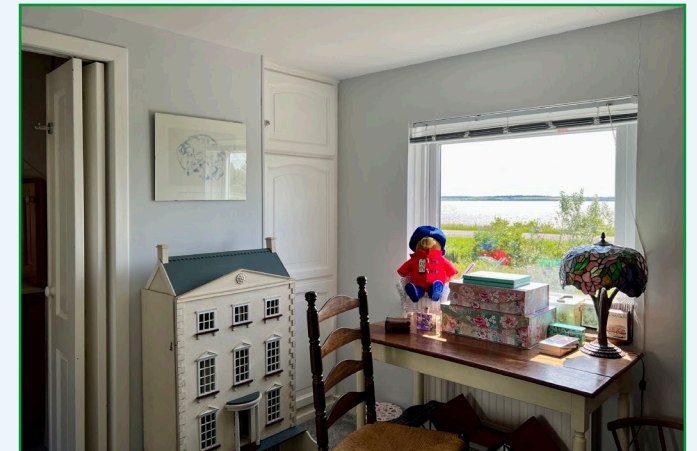
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO 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/ENNSP01-01





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