



WILLIAMSON  
& HENRY  
Soleitors & Estate Agents





# HAZELWOOD COTTAGE

CARSLUITH, NEWTON STEWART, DG8 7DT

Delightful detached one bedroom cottage in an elevated position within a generous plot with superb views across the Cree Estuary.



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

## Accommodation:

### Ground Floor:

Conservatory  
Hallway  
Study  
Shower Room  
Kitchen / Diner  
Sitting Room  
Double Bedroom

### Outside:

Generous Garden Grounds  
Log Store  
Garden Room  
Off Street Parking

UPVC Double Glazing &  
LPG Gas Central Heating.





Hazelwood Cottage is a traditional detached Galloway Cottage under slate roof enjoying and elevated position within the village of Carsluith. This well presented property also benefits from previously having planning permission to extend to the Northwest of the cottage under planning reference 21/0284/FUL. The previous planning consent would allow for the creation of two further double bedrooms (one en-suite) bathroom, garden room and utility room.

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

Accessed from the driveway through a UPVC double glazed door into:-

**CONSERVATORY** **4.64m x 2.05m**  
UPVC Double glazed windows on three walls providing abundance of natural light and fine views across the garden and neighbouring farmland to the Cree Estuary beyond. Painted stone wall. Slate effect ceramic tiled floor. Internal UPVC double glazed window into Kitchen. Wall lights. Radiator. Step up into:-

**HALLWAY** **2.30m x 1.36m**  
Oak effect SPC Verona click lux flooring. Painted wood paneled ceiling. Recessed alcove with coat hooks. Ceiling light. Radiator. Large built-in cupboard. Doorways opening into office, Kitchen and Shower Room.

**BOX ROOM / STUDY** **0.87m x 1.36m**  
This useful space is currently used as a spare guest room, converted from the former cloakroom this area has also been used as a compact office and is well positioned off the main hallway. Painted wooden paneled ceiling. Dimplex wall mounted fan heater. SPC Verona click lux flooring.

**SHOWER ROOM** **2.39m (narrowing to 1.60m) x 1.62m at widest**  
Contemporary shower room with SPC Verona click lux flooring. Respatex style wall paneling on all walls and ceiling corner curved shower cubicle with monsoon rainfall shower head with separate shower head attachment. White wash hand basin and W.C. Radiator. Recessed ceiling spotlights. Obscure glazed UPVC double glazed window to rear. Cupboard housing Worcester boiler with shelving beneath. Carbon monoxide detector.



**KITCHEN / DINER** **4.52m x 3.71m**  
Large farmhouse style Kitchen / Diner with a good range of shaker style fitted Kitchen units and laminate work surfaces. 1½ bowl sink with mixer tap and drainer to side. Stainless steel splash back. Oak effect vinyl flooring. Electric induction hob. Integrated Electric oven. Space for washing machine and tumble dryer. Velux window. UPVC double glazed window into Conservatory and further UPVC double glazed window to front providing additional natural light. Wooden clothes pulley. Ceiling lights.

**SITTING ROOM** **4.02m x 4.54m**  
Bright spacious reception room with UPVC double glazed window to front looking across to the Cree Estuary curtain pole and curtains above. Feature fire place with inset wood burning stove set on flagstone hearth with wooden mantle above. UPVC double glazed French doors leading out to the front garden and providing an abundance of natural light. Ceiling light. Fitted carpet. Partially coombed ceiling.

**DOUBLE BEDROOM** **2.84m x 4.24m**  
UPVC double glazed window to front with inset window seat and fine views. Curtain pole and curtains. Partially coombed ceiling. Radiator. Oak effect vinyl flooring. Ceiling light. Loft access hatch.

**Outside**  
Hazelwood Cottage is accessed by a shared track into a private driveway providing parking for a number of cars with a further parking area at the bottom of the garden which can be accessed from the road which runs through Carsluith.

The property benefits from a fully enclosed garden immediately to the front and side. Steps from the front garden lead down to a formal lawned area bordered by mature shrubs, perennials, daffodils, and clematis. Raised flower beds bordered by stone dyking. Terraced patio area with fine views ideal for alfresco dining or simply enjoying a coffee and the view. Beyond the formal garden area the garden slopes down to the village with a gravel path, leading to lower garden and additional parking.

The current owners purchased an area of land to the north west of the cottage which is mainly laid to grass.

Steps lead up from the lawn lead up to:-

**Detached Summer House** **1.75m x 3.47m**  
UPVC double glazed French doors. Ceiling light. UPVC double glazed window. Power.



**Log Store**  
**Garden Shed**  
Outside Lights. Outside Tap. LPG Gas Tank.  
**BURDENS**  
The Council Tax Band relating to this property is C.  
**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 septic tank 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 the property 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)).

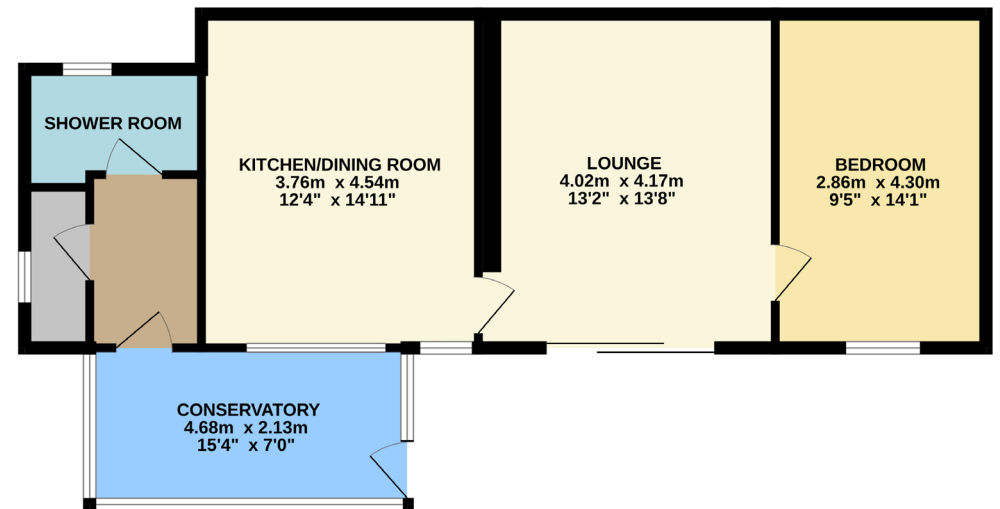
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

Ref: SAK/LNM/MACDK03-01







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

