



WILLIAMSON
& HENRY
Solicitors & Estate Agents



OLD STEADING

ELRIG FARM, ELRIG, NEWTON STEWART, DG8 9RB

Bright and spacious architect designed rural home with magnificent sea views.

Accommodation:

Ground Floor:

Entrance Vestibule
Dining Kitchen
Sitting Room
Utility Room
W.C.
Lounge

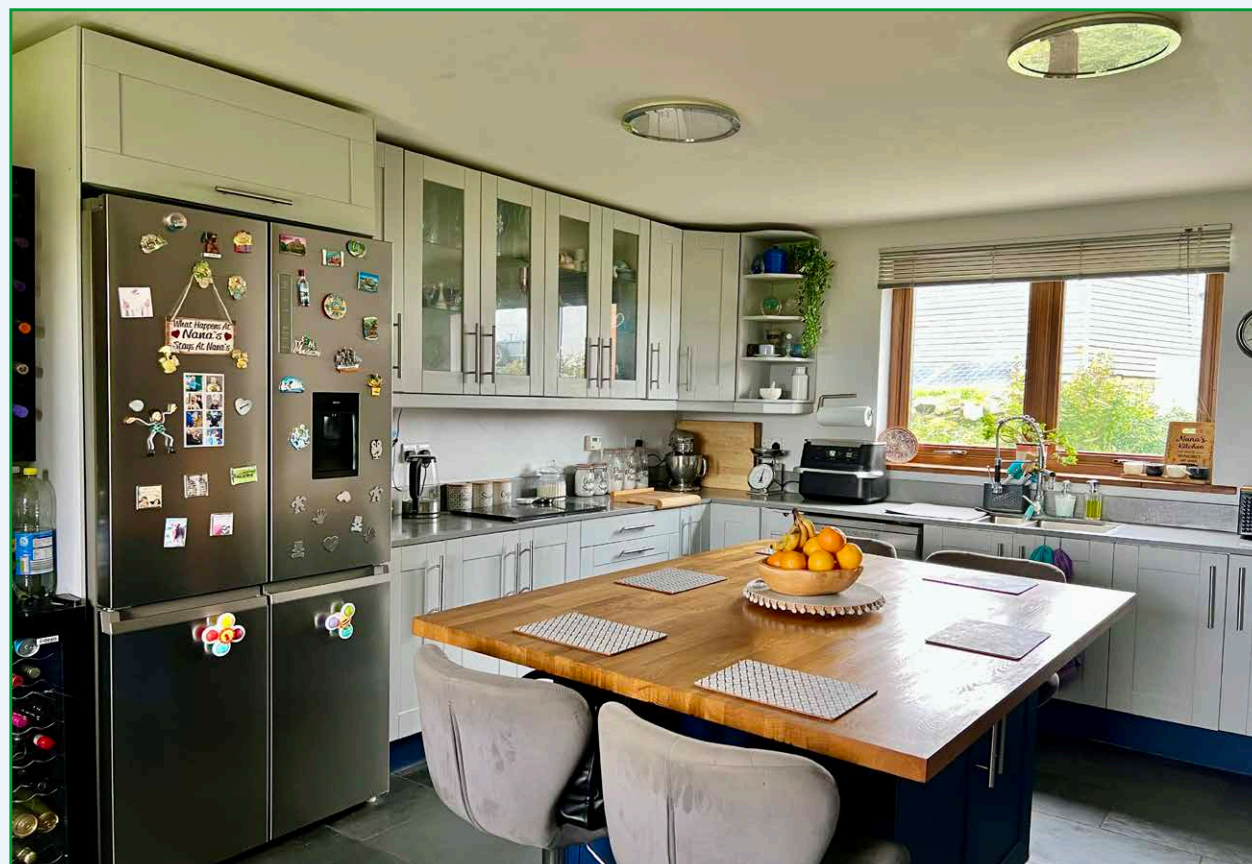
First Floor:

Landing
Double Bedroom 1
Bathroom
Double Bedroom 2
Master Bedroom with ensuite and walk-in wardrobe

Outside:

Garden Grounds. Stable block. Wooden Summerhouse. Double garage. Solar Panels. Under Floor heating throughout.

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The Machars is a quiet peninsula enjoying rugged coastline and rolling farmland full of small villages and rural hamlets. The Old Steading is well positioned on the outskirts of Elrig which is a small hamlet which is approximately 10 miles from Wigtown and 17.5 miles from the main market town of Newton Stewart. There is underfloor heating throughout the property.

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. There is a museum, leisure centre, post office, banks, cinema and a wide range of shops, offices, businesses, hotels and restaurants.

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 through oak effect uPVC double glazed door from front garden into:-

ENTRANCE VESTIBULE 1.93m x 1.93m

Well positioned entrance area with wood effect uPVC double glazed window to side with roller blind above. Cupboard housing electric meter and fuse box. Ceiling cornicing. Ceiling light. Brazilian natural black slate flooring. Wooden door leading into:-

OPEN PLAN DINING KITCHEN 6.90m x 4.29m

Bright spacious open plan farmhouse style dining kitchen with Brazilian natural black slate flooring ideal for modern family living. Carbon monoxide detector.

Kitchen area

Good range of shaker style fitted kitchen units with laminate work surfaces. Space for American style fridge freezer. Space for dishwasher. Stainless steel 1½ bowl sink with drainer to side and mixer tap above. Space for range cooker. Glass splash backs and contemporary extractor hood above. Wood effect uPVC double glazed window with venetian blind. 2 ceiling lights.



Moveable central Kitchen Island which can be moved easily to change the layout of the Kitchen if entertaining.

Dining area

Bright and airy dining area with wood effect uPVC double glazed windows overlooking garden and across neighbouring farmland to the coast beyond. Venetian blind. Ample space for dining table and chairs. Ceiling cornicing. Ceiling light. Smoke alarm.

Wooden door leading through to:-

SITTING ROOM 4.39m x 4.96m

uPVC double glazed doors leading out to patio with glazed windows to side and 2 further glazed windows providing dual aspect and additional natural light. Ceiling cornicing. Ceiling light. Smoke alarm. Wooden staircase with carpeted central runner leading to first floor level. Under stair storage cupboard. Brazilian natural black slate flooring. Wooden glazed door leading to utility room and lounge.

UTILITY ROOM 3.36m x 2.89m

Shaker style fitted kitchen units providing useful additional storage. Ceramic 2 bowl sink with mixer tap above. Plumbing for washing machine. Space for tumble dryer. Space for fridge freezer. uPVC double glazed window to rear with venetian blind above. Brazilian natural black slate flooring. Oak effect uPVC door leading out to garden. Wooden glazed door leading to:-

W.C. 2.29m x 0.97m

Wood paneling up to waist height on all walls. Built in cupboard housing 8KW Kensa Ground Source Heat Pump with granite effect work surface and shelving above. uPVC wood effect obscure double glazed window with venetian blind above. White W.C. and wash hand basin. Brazilian natural black slate flooring.



LOUNGE 6.92m x 4.48m

Entered from sitting room through wooden double glazed doors into this generous reception room. uPVC double glazed windows to front and rear providing abundance of natural light and delightful dual aspect and fine views. 2 ceiling lights. Ceiling cornicing. Carbon monoxide detector. Central feature fireplace with cast iron woodburning stove and wooden mantle above set on slabbed hearth. Brazilian natural black slate flooring.

Wooden staircase with carpeted central runner from sitting room leading to:-

First Floor Level

LANDING 4.33m x 7.15m

Bright spacious first floor landing which has been cleverly designed to provide another seating and reception area with architecturally double glazed windows at one end providing an abundance of natural light with curtain track and curtains above. Ceiling cornicing. 2 Ceiling lights. Smoke alarm. Engineered oak flooring. Doors leading off to all bedrooms and bathroom.

DOUBLE BEDROOM 1 (left) 3.91m x 2.91m

uPVC double glazed window to rear with curtain pole and curtains above. Partially coombed ceiling. Ceiling light. Engineered oak flooring.

BATHROOM 4.15m x 2.55m

Walk in shower cubical with mains shower above. Respatex style wall paneling on one wall. Extractor fan. White W.C. and wash hand basin inset in to modern vanity unit. Freestanding contemporary bath with central waterfall tap and separate attachment. Wood paneling to waist height. Built-in linen cupboard providing useful additional storage. 2 Velux windows. Partially coombed ceiling. 2 ceiling lights. Loft access hatch. Engineered oak flooring.

DOUBLE BEDROOM 2 (left) 4.10m x 3.81m

uPVC double glazed window to side with roller blind above and further uPVC double glazed window with curtain pole and curtains above enjoying a fine aspect across the garden to neighbouring farmland and sea beyond. Partially coombed ceiling. Ceiling light. Engineered oak flooring.



MASTER BEDROOM WITH ENSUITE AND WALK-IN WARDROBE (Right) 4.29m x 4.31m

uPVC double glazed window with fine views across neighbouring farmland to sea beyond with curtain pole and curtains above and further uPVC double glazed window to side with roller blind above. Partially coombed ceiling. Ceiling light. Walkin wardrobe and further built-in cupboards providing useful additional storage. Engineered oak flooring. Door leading to:-

Ensuite Bathroom 2.29m x 1.94m

Walk in corner shower cubical with Monsoon rainfall showerhead. Corner Jacuzzi bath. White wash hand basin inset into modern vanity unit with granite effect work surfaces above and W.C. Extractor fan. Velux window. Ceiling light. Engineered oak flooring.

OUTSIDE

The Old Steading is well positioned within an elevated wrap around garden which is mainly laid to lawn interspersed with mature shrubs. To one side there is a generous concrete driveway with ample parking for a number of cars, caravan and/or trailer.

There is a wooden summer house with double glazed windows, and fine view across the garden to the sea beyond which has laminate flooring and lighting. Adjoining this is a shed with double glazed windows, French doors and decking to front. This cosy space would make an ideal home office, or studio.

STABLE BLOCK

Well sheltered wooden stable block a short walk from the main house and consists of two large stables with lighting. At the far end of the block is a separate tack room with lean to at side for easily accessible hay storage.

PADDOCK

Please note that the current owners rent the paddock from the neighbouring farmer at Elrig Farm. We understand that he would be amenable to rent this paddock to the new owners if they have horses but this would be by separate negotiation following settlement.



DOUBLE GARAGE

Generous double garage which is access via uPVC double glazed pedestrian door to side as well as 2 electric roller doors to front. Power and lighting. Built-in wooden work benches. Concrete floor. Wooden staircase leading to attic level.

The attic level is fully floored and currently used as storage bit may be suitable for conversion subject to appropriate planning consent. The attic level has 2 velux windows, power and lighting and could make an ideal home office, craft area or studio.

To the rear of the garage is a large log store.

SOLAR PANELS

The property benefits from 12 Solar Panels which are fed back into the grid at the highest fit payment rate. The Solar panels generate approximately £1,400 of payments over a 12 month period. There is approximately 12 years of Feed-In Tariff payments left.

WHITE GOODS

May be available by separate negotiation.

BURDENS

The Council Tax Band relating to this property is F.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is [INSERT RATING]

SERVICES

The agents assume that the subjects are served by mains electricity. Private water supply 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."

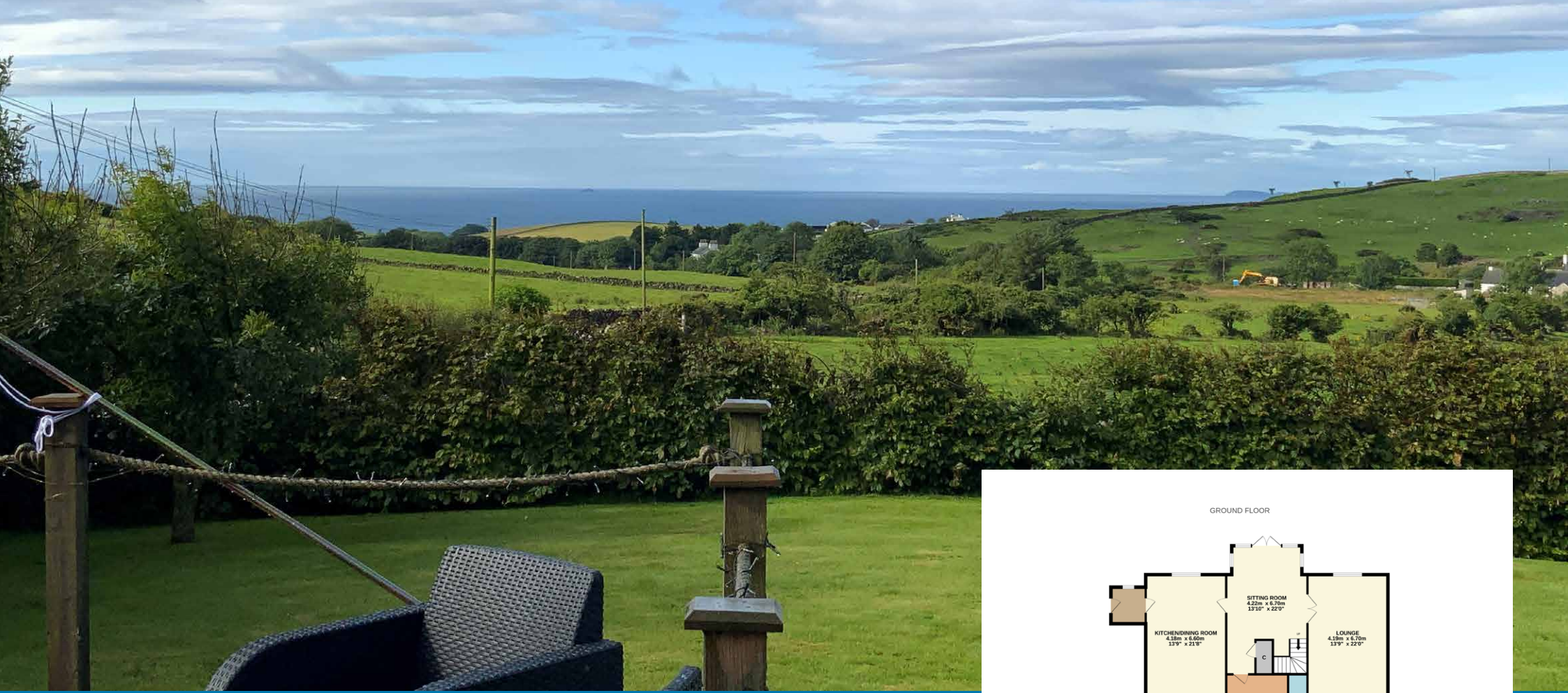
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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/ES/WATKD01-01





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

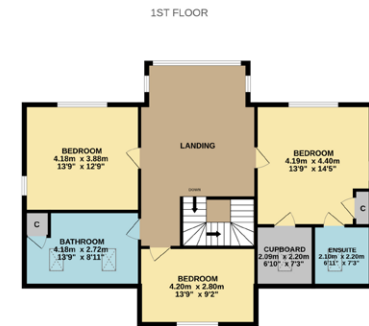
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP

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