



WILLIAMSON
& HENRY

Solicitors & Estate Agents





TARFF CHURCH,

TWYNHOLM, KIRKCUDBRIGHT, DG6 4NQ



Former Parish Church converted to an attractive detached six/seven bedroom dwelling - whilst the conversion is modern the character of the traditional building is maintained. Well-proportioned accommodation throughout. Double glazing throughout. Commands an elevated position with views to the surrounding rural countryside. Close proximity to Kirkcudbright, Castle Douglas and Gatehouse.

Ground Floor:

Entrance Vestibule
Entrance Hallway
Shower Room
Mid Hall
Bedrooms 5
Boiler Room
Bathroom
Inner Hall
Shower Room
Rear Entrance Vestibule
Store/Wash Room
Kitchen/Dining/Living

First Floor:

Mezzanine/Gallery
Hall
Sitting Room
Living/Dining
Kitchen
Pantry
W.C.
Dining/Bedroom
Office/Bedroom



Tarff Church is a former rural parish Church which has been converted to a modern dwelling whilst retaining its original character. This well presented detached property offers a two storey dwelling in the former Church itself, and single storey accommodation in the former “Sunday School”. The Church has been very cleverly converted to allow the property to either be used as one property, or through inter connecting doors between Church and former Sunday School is capable of individual living either as a “granny annex” or holiday accommodation. With the proportions of a former Church, this property has used the space well creating an excellent balance between light, airy and generously proportioned spaces without losing the feel of a home. The property is tastefully decorated in a modern style but makes a feature of the character of the property where possible. There are a few (Boiler room, Bedroom 2, Wash room) areas which are left for a purchaser to finish and choose their use as preferred. Externally the grounds are laid to lawn and there is a section of paddock which is partially fenced off and can be used either separately or included as part of the new garden grounds. Viewing is highly recommended to appreciate the accommodation offered in this beautiful formal Church.

Tarff Church commands an elevated position with views to the surrounding countryside and is conveniently close to Twynholm which provides a Primary School, Church, Garage, Village Hall and rural Hotels. The property is just off the A75 euro route with good links to all surrounding towns, villages and further afield east and west to Stranraer or towards the motorway north and south. Twynholm village is 2 miles. Castle Douglas to the east is approximately 7 miles. Gatehouse of Fleet to the west is approximately 7 miles. Kirkcudbright is approximately 4 miles

Further facilities are available in Kirkcudbright, which is an attractive harbour town situated on the banks of the River Dee. Of historic and architectural interest with its ancient High Street, Tolbooth Arts Centre, Stewartry Museum and numerous galleries. Long frequented by artists it was home to the renowned artist, EA Hornel, one of the “Glasgow Boys”. Kirkcudbright is popular with tourists attracted by the well renowned galleries and maintains a flourishing colony of artists and craft workers which has led to it being called the “Artists’ Town”. Kirkcudbright enjoys a wide variety of mainly family owned shops, pubs, hotels and restaurants whilst offering a wide range of facilities including its own golf course, marina, swimming pool and an active summer festivities programme including its own jazz festival and tattoo.



The South West of Scotland is a genuinely rural area with its gentle rolling landscape, mild climate and dramatic coastline with a good range of outdoor activities easily available for those interested in hill walking, bird watching, fishing, mountain biking, water sports and of course golf. The Solway is also a popular yachting destination.

ACCOMMODATION

You are welcomed to Tarff Church by an impressive wood arched door with glass paneling.

Ground Floor Accommodation:

ENTRANCE VESTIBULE 2.20m x 1.70m (7'02" x 5'07")

Previously the former narthex of the Church. Wood effect floor tiling. Arched windows to either side. Decorative dado rail. Ceiling light above. Double doors into entrance hallway. Power point.

ENTRANCE HALLWAY 8.06m x 3.25m (26'05" x 10'07")

(at longest and widest and over stair)

Formerly this would be the entrance to the nave of the Church and is a spacious welcoming hallway which opens up into mezzanine/gallery level above and to the ceilings lofty heights. Large arched windows to either side allowing ample light to flood in. Large parquet styled flooring. Access to mezzanine/gallery level supported by the pillars. Ample power points. Spotlights. Access to ground floor accommodation. Two wall mounted radiators. Understairs cloak cupboard. Access to shower room. Power point. Hatch access to loft.

SHOWER ROOM 3.26m x 1.24m (10'08" x 4'00")

Handy W.C. and shower room. Fitted W.C. and wash hand basin. Wall mounted heated towel rail. Wall mounted heater. Large shower cubicle. Wood flooring. Usual bathroom fitments. Newlec extractor fan.

MID HALL 10.46m x 4.14m (34'03" x 13'02") (at axis)

Gives access to four double bedrooms, boiler room, bathroom and cloak cupboard. Onward access provided to inner hall and further accommodation. Power points. Wall mounted radiator. Ceiling light fitment. Laminate floor covering decorative cornice. Cloak cupboard - (1.61m x 0.87m) (5'03" x 2'10") - Currently houses all electricity meters and fuse boxes. Could be used for further storage or as cloakroom. Wall mounted radiator. Pendant light.



BEDROOM 1 (to front) 3.84m x 3.45m (12'07" x 11'03")

Spacious double bedroom with in-built wardrobe laid to hanging and shelving. Wood effect sliding doors. Cream fitted carpet. Ample power points. Ceiling mounted fitment. Large window to side. Wall mounted radiator.

BEDROOM 2 (to back) 3.90m x 3.53m (12'09" x 11'07")

Currently used as storage this room could be a further double bedroom. Large inset alcove laid to shelving. Pendant light.

BEDROOM 3 (to back) 3.90m x 3.62m (12'09" x 11'10")

Double bedroom with inset alcove which could be laid to shelving and storage. T.V. point. Ample power points. Beige fitted carpet. Window to rear.

BEDROOM 4 (to front) 3.92m x 3.61m (12'10" x 11'10")

Double bedroom. Recessed alcove laid to shelving. Ample power points. Central pendant light with ceiling rose. Window to front. Beige fitted carpet. Wall mounted radiator.

BOILER ROOM 3.47m x 2.38m (11'04" x 7'09")

Handy boiler room housing two Worcestershire Gas boilers (one for main Church the other for Sunday School area) could be converted further to be useable utility. Ceiling light.

BATHROOM 3.11m x 2.91m (10'02" x 9'06")

Spacious family bathroom with separate shower cubicle with Triton shower fitment. Frosted window to rear. Wall mounted Newlec extractor fan. Bath with shower fitment attachment. White wash hand basin and matching pedestal. Neutral floor and wall tiling with black accent tiles. Wall mounted radiator. Wall mounted heated towel rail. Usual bathroom fitments. Shaver point. Ceiling mounted spotlight fitment.

INNER HALL 4.38m x 3.04m (14'04" x 9'11")

Gives access to shower room, store room, double bedroom and beyond to kitchen/dining/lounge. Mid hall is the point at which the main accommodation of the Church can be closed off from what is known as the “Sunday School” to be the annex accommodation. These areas can be used as an integrated property or occupied individually. Power points. Wall mounted radiator. Pendant light. Laminate floor covering. Store - (1.63m x 1.32m) (5'03" x 4'04") - Laminate wood floor covering. Ceiling mounted light. Wall mounted fuse box. Handy for cloak room or storage.



**SHOWER ROOM 2.94m x 2.65m (9'07" x 8'08")
(at axis and into shower cubicle)**

Shower room with large walk-in shower cubicle. Slide front doors and Triton multi point deluge shower fitment. Wood effect floor tiling. Neutral wall tiling. Shaver point. Frosted window to side. Wall mounted radiator. Wall mounted heated towel rail. White wash hand basin and matching pedestal. Inset spotlights.

BEDROOM 5 (front) 4.65m x 2.96m (15'03" x 9'08")

Large double bedroom. Power points. Window to front. Wall mounted radiator. Laminate wood floor tiling. Window to side. Pendant light.

REAR ENTRANCE VESTIBULE 2.21m x 1.78m (7'03" x 5'10")

Good size entrance vestibule giving external access through uPVC double glazed door with arch detail and pointed glass effect inset. Pendant light. Wall mounted radiator. Wood laminate floor covering. Gives access to store/wash room and kitchen/dining/living.

STORE/WASH ROOM 1.79m x 0.85m (5'10" x 2'09")

Window to rear. Wood effect floor tiling. Power laid on. Plumbing laid on. Inset ceiling spotlights. Handy store or for use for washing machine if preferred.

KITCHEN/DINING/LIVING 5.42m x 4.48m (17'09" x 14'08")

Spacious recently refurbished kitchenette fitted with cream work units and wood effect work top. Five arched windows allow ample light to flood in. This space is perfect for use as an open plan kitchen/dining and lounge as preferred. T.V. point. Ample power points. Two wall mounted radiators. Pendant light. Hatch access to loft.

First Floor Accommodation:

MEZZANINE/GALLERY 9.56m x 3.18m (31'00" x 10'05")

Accessed via wooden stairwell with fitted banister the mezzanine is a beautiful space which gives outlook through large windows to front of property and down on to entrance hall. Currently fitted with book shelves this area makes a perfect small home office or area to read and relax. Onward access to hall and first floor accommodation. Wooden floor covering.

HALL 7.74m x 1.45m (25'04" x 4'09") (measured to point of living room)

Gives open plan access beyond to the living room, kitchen and dining as well as separate dining room, study and sitting room. Wooden floor covering. Wall mounted radiator.



SITTING ROOM (6.75m x 3.86m) (22'01" x 12'07")

Spacious formal sitting room in excellent decorative order. Two large windows to rear. Wall mounted radiator. Ample power points. Two ceiling mounted pendant light fitments. Wall mounted uplighters. Wooden floor covering. T.V. point.

LIVING ROOM/DINING 7.37m x 6.41m (24'02" x 21'00")

This area is currently used as open plan to kitchen as every day lounge and dining. The real size of Tarff Church is felt in this room but also has a homely feel. Windows to front and side. Three wall mounted radiators. Ample power points. Wood floor coverings. T.V. point. Central p

KITCHEN 5.11m x 3.06m (10'01" x 16'09")

The kitchen is laid open plan to living room/dining. Wood cupboards with fitted granite effect worktops. Integral Bosch double oven and grill. Bosch five ring gas hob with extractor above. Stainless steel sink with left hand drainer, veg. preparation area and mixer tap. Integral fridge. Grey fitted floor tiles. Ceiling mounted spotlight fitment. Wall mounted radiator. Access to pantry.

UTILITY/PANTRY 2.94m x 2.09m (9'07" x 6'10")

Window outlook to rear and beyond to surrounding countryside. Could be used for a multiple of uses. Currently used as partial utility and plumbed for washing machine. It could also be used as a pantry or if preferred space for dining. Partial floor tiling. Ceiling mounted light fitment. pendant light. Wall mounted uplighters.

W.C. 2.08m x 0.88m (6'09" x 2'10")

Handy modern W.C. with wall mounted white wash hand basin and matching pedestal. Wall mounted radiator. Hatch access to loft above. Pendant light. Extractor fan. Usual bathroom fitments. Neutral floor and partial wall tiling.

DINING ROOM 3.90m x 3.59m (12'09" x 11'09")

Good size formal dining room. Used by previous owners as bedroom if preferred. Wall mounted radiator. Beige fitted carpet. Outlook to front of property. Ample power points. Pendant light.

OFFICE 4.01m x 3.89m (13'01" x 12'09")

Outlook to front of house and beyond to surrounding countryside. Blue fitted carpet. Pendant light. Decorative ceiling rose. Two wall lights. Currently used as home office but could be used as a bedroom if preferred. Wall mounted radiator. Ample power points.



OUTSIDE

Tarff Church sits in its own grounds which is entirely laid to lawn with some mature perimeter plantation. A gravel driveway leads from the access road sweeping in front of the property giving ample space for off road parking. The outside space is left to easy maintenance at present but there is scope for landscaping as preferred.

BURDENS

The Council Tax Band relating to this property is a band G.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is C.

SERVICES

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

ENTRY

Subject to negotiation.

HOME REPORT

A copy of the home report is available by contacting the property office.

GENERAL ENQUIRIES, VIEWING & OFFERS

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (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 332057.

Ref: HMS/MMCM/TAYLP02-01



HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

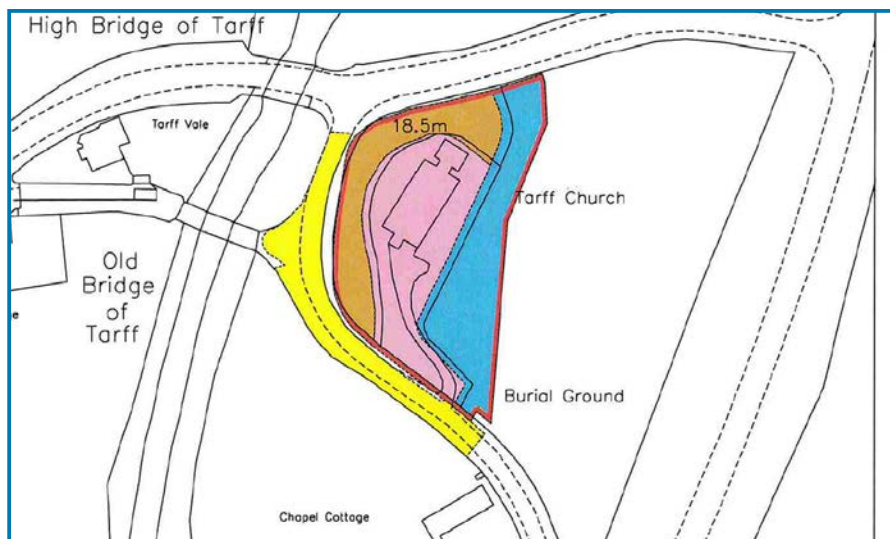
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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

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GATEHOUSE OFFICE: (Tuesdays only), 32 High Street, Gatehouse DG7 2HP Tel: (01557) 814293

NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

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Tarff Church, Twynholm, Kirkcudbright

