



Yale



WILLIAMSON
& HENRY
Solicitors & Estate Agents

Barharrow Cottage

Gatehouse of Fleet, DG7 2BA

A delightful detached two bedroomed Galloway country cottage set in good sized garden grounds which has been painstakingly modernised and decorated to provide high quality walk in accommodation in a rural setting.

Accommodation:

Hall
Kitchen
Snug/Sitting Room
Sun Room
Rear Hall
2 Bedrooms
Bathroom
Living Room

Outside:

Gardens with extensive gravelled parking & turning area
Garage
Garden Shed



Barharrow Cottage is a traditional Galloway country cottage which over the course of time has been extended and modernised to provide lovely cosy accommodation enjoying an excellent outlook over farmland towards the Galloway hills including Cairnsmore of Fleet beyond. The property benefits from full double glazing, modern shaker style kitchen, a recently renovated sun room with photochromic glass roof panels and is mainly heated by two multi-fuel stoves which rarely require the use of the background electric heating. Ideally suited as a holiday bolt hole in a rural Galloway location the property is conveniently located for Gatehouse of Fleet, the Cally Palace Hotel, Cream of Galloway Visitors Centre and the beaches at Sandgreen and Carrick Shore. The "Artists' Town" of Kirkcudbright is 10 miles distant and the thriving market town of Castle Douglas is some 16 miles or so away.

ACCOMMODATION

HALL **8'10" at longest x 5'3" (2.71m at longest x 1.61m)**

uPVC double glazed entrance door to hall. Painted wood panelling. uPVC double glazed window to side. Cushion vinyl flooring. Coat hooks. Built-in shelved cupboard with double sliding doors housing electric switchgear. Dimplex night store heater. Integral single glazed door to kitchen.

KITCHEN **15'2" x 7'6" (4.63m x 2.30m)**

Cushion vinyl flooring. uPVC double glazed window to front with vertical blind and wide painted wooden ingo. uPVC double glazed window to side with wide painted wooden ingo and roller blind. Modern shaker style kitchen in light oak with wall and floor units featuring pull out larder cupboard. Dark woodgrain effect formica work surfaces. Integrated fridge freezer. Bosch washing machine. Asterite one and a half bowl sink with single drainer. AEG built-in induction hob. Neff brushed steel designer chimney cooker hood. Built-in Neff multi-function oven with built-in Neff microwave above. Access hatch to loft. Low voltage down lighters. Partially tiled walls and splash backs.

SNUG/SITTING ROOM **15'4" x 11'0" in the main (4.68m x 3.38m in the main)**

uPVC double glazed picture window to side with vertical blind and wide painted wooden ingo. Inglenook style fireplace with cast iron multi-fuel stove with back boiler set on a Black Granite Hearth. Smoke alarm. TV point. Shelved alcove. Part glazed door from kitchen. Glazed French doors leading to sun room.

SUN ROOM **12'1" x 7'7" (3.69m x 2.31m)**

uPVC double glazed panels with photochromic glass panelled ceiling. Vertical blind. Low level window shelf. Wall light.

REAR HALL **19'2" x 3'10" (5.86m x 1.19m)**

Dimplex radiator. 15 pane oak glazed door from sitting room. Wall mounted Warmup digital controller for heated bathroom floor. Smoke alarm. Built-in shelved cupboard with slatted shelving and double louvre doors. Access hatch to loft.

BEDROOM 1 **11'2" x 11'1" (3.41m x 3.40m)**

uPVC double glazed picture window to side with wide wooden painted ingo and vertical blind. Dimplex panel heater.

BATHROOM **6'6" x 6'5" (1.99m x 1.97m)**

uPVC double glazed window to side with roller blind. Partially tiled walls. Suite of bath, WC and wash hand basin set in white oak bathroom cabinets with storage cupboards beneath and shelved storage cupboards on either side. Chrome heated towel rail. Dimplex wall mounted fan heater. Vent-Axia extractor fan. Glazed shower screen. Mira Sport power shower. Black marble effect shower wall around bath

BEDROOM 2 **11'9" x 7'4" (3.60m x 2.26m)**

uPVC double glazed window to side with vertical blind and wide painted wooden ingo. Telephone point. Dimplex panel heater with 24 hour timer.

LIVING ROOM **12'2" x 12'0" (3.71m x 3.67m)**

15 pane glazed door from hall. uPVC double glazed windows to rear and on either side with vertical blinds. Hardwood double glazed French doors leading to garden. Wall light. Recessed down lighters. Tiled to waist height. Cast iron multi-fuel stove with Dinak chrome chimney flue.

OUTSIDE

Drystone dyking to front with double gates leading to extensive gravelled parking and turning area.

GARAGE **19'7" x 9'4" (5.99m x 2.86m)**

Block built garage with pitched slated roof and concrete floor. Electric switchgear. uPVC double glazed window and pedestrian door to side. Power and light. Up and over garage door.

GARDEN SHED **11'8" x 7'8" (3.56m x 2.35m)**

Wooden garden shed with pitched corrugated roof. Power. Single glazed windows to side and rear.

GARDENS

To the side there are tastefully raised beds planted with a mix of flowers and shrubs. Extensive lawn areas to side and rear. Slabbed and gravelled partially covered patio area from French doors of the living room. Outside PIR spot lights. Vegetable plot. Attractive beds and borders with heathers, roses and shrubs. 2 Keter garden store storage boxes. Wooden coal store. Wooden wood store. Plastic coal store.

BURDENS

The Council Tax Band relating to this property is D.



ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band D

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. The septic tank lies within the boundaries of the property.

ENTRY

Subject to negotiation.

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 HYPERLINK "<http://www.onesurvey.org/>" or "blocked::<http://www.onesurvey.org/>" www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

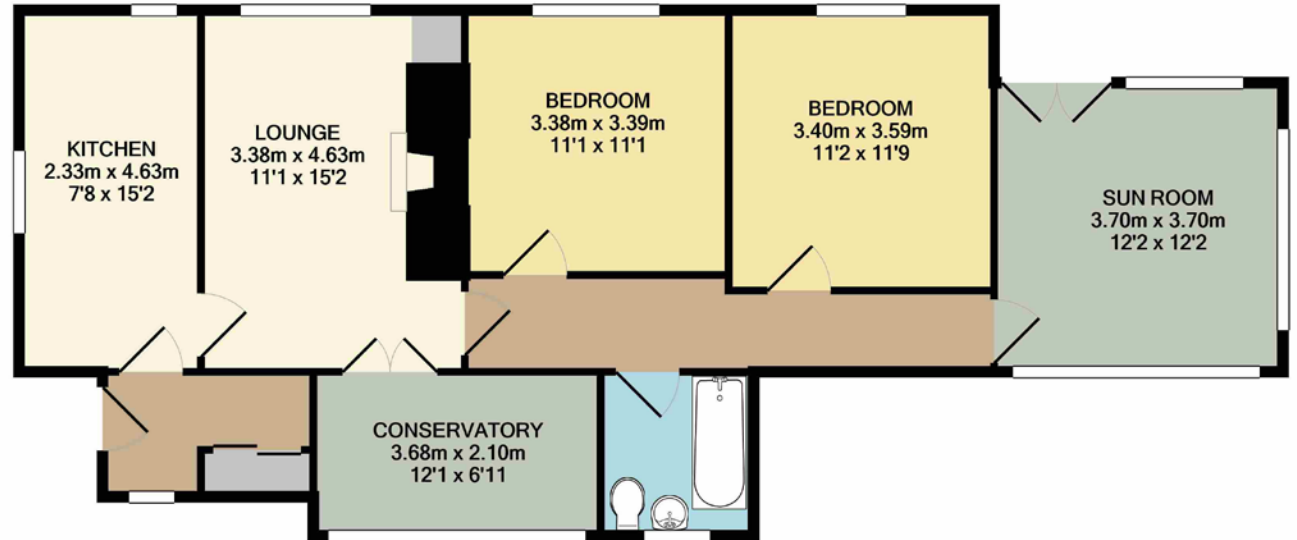
We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at HYPERLINK "<https://vimeo.com/channels/dgpropertyforsale>" <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to HYPERLINK "<https://www.williamsonandhenry.co.uk/virtual-viewings>" <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

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: RDI/MAIRW01-02



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

GENERAL OFFICE: 13 St. Mary Street, Kirkcudbright, DG6 4AA Tel: (01557) 330692

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

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