



WILLIAMSON
& HENRY
Solicitors & Estate Agents



THE OLD SMITHY

BALMACLELLAN, CASTLE DOUGLAS,
DG7 3QE

Semi-detached, 4 bedroom, former Old Smithy with character, charm and space in abundance. Property capable of sub division to form two properties (subject to Local Authority consents). Large gardens to rear. Off road parking. Electric heating. Double glazing throughout.

Ground Floor:

Dining Room
Bedroom 1 / Study / Lounge
Hallway
Kitchen
W.C.
Back Hall
Living Room
Library
Wet Room

Accommodation situated above Cottage:

Bedroom 2
Bedroom 3
Bathroom
Store Room / Sewing Room
Landing

Accommodation situation above former Smithy:

Bedroom 4
Office / Playroom
Bathroom

Outside:

Garden
Lean to Shed



The Old Smithy is spacious semi-detached four bedroom property with an interesting history and plenty of character, charm and period features. Formerly the villages Old Smithy with cottage attached, it is one property but could easily be sub divided in to two separate properties again (subject to Local Authority Consent) providing a "granny annex" or a rental property for a purchaser. The two distinct areas of the Old Smithy are the former Smithy workshop with accommodation above and the former cottage with accommodation at ground and first floor level. There is well proportioned and spacious accommodation throughout with a good balance between reception / living room and sleeping accommodation. This is complimented by a good size rear garden with includes a lawned orchard areas. Viewing is highly recommended to appreciate the space and potential this property offers.

Balmacellellan is an interesting village, quietly placed off the Kenbridge – Corsock Road so is convenient for the main A713 running between Ayr and Castle Douglas. The main local centre of Castle Douglas is little more than 20 minutes by car. Dumfries and Ayr are similarly easily accessible. Within this area of the Glenkens, New Galloway is less than 2 miles and Dalry is about 3.1 miles and between them they have a reasonable range of local services including general grocery shops, hotels and restaurant facilities. Dalry has a senior and primary school and New Galloway a primary school. New Galloway has a nine-hole golf course and a modern medical practice and the purpose built "CatStrand" of the Glenkens Community Arts Trust initiative offers an excellent range of community activity and artistic and musical performances.

Balmacellellan itself has an excellent shop, 'The Smiddy' multi-purpose community hub, and is visited by a mobile Bank and Post Office. There is a Post Office in nearby New Galloway. The Village Hall in Balmacellellan enjoys a number of community activities. The Kenbridge Hotel on the A713 is easily walkable. The surrounding area offers excellent walking and other rural pursuits

ACCOMMODATION Ground Floor

HALLWAY 5.03m x 1.88m (16'05" x 6'01")

Welcoming entrance hall. Gives access to Dining room, Kitchen, Bedroom 1, and to first floor accommodation via stairwell. Under stair storage. Electric Storage Heater.

DINING ROOM 4.66m x 3.48m (15'03" x 11'04")

Elegant dining room with character and period features including original stone wall painted white. Inset wall storage. Feature fireplace with stove and wooden mantel. Window to front with attractive wooden shutters. Wooden floor.

BEDROOM 1 4.70m x 3.26m (15'04" x 10'08")

Spacious double bedroom with feature tiled fire hearth with wooden mantel and electric effect wood burner. Double Glazed sash and case window with attractive wooden shutters and an outlook to front of property. Wall mounted electric heater. Inset display recess. Decorative pendant light. Fitted carpet. Access to wet room. Could serve as a second sitting room, library or office as preferred. Electric Storage Heater.

KITCHEN 5.17m x 4.58m (16'11" x 15')

Spacious kitchen with ample room for dining. Neutral coloured work surfaces, wooden cupboards and storage cupboard laid out on three sides. Access from entrance hallway, back



hallway, to the back door and W.C. Ceiling mounted clothes pulley. Tiled floor. Electric Aga. Pendant light.

W.C. 1.50m x 1.57m (4'11" x 5'01")

Window to rear. Wash hand basin and matching pedestal. Tiled floor. Usual bathroom fittings.

BACK HALL 3.29m x 1.68m (10'09" x 5'06")

Velux above. Fitted bookshelves.

LIVING ROOM 5.29m x 5.66m (17'04" x 18'06")

Generously proportioned living room which was once the working Smithy workshop. Stunning feature sandstone hearth with double door opening wood burner. Two wall recess which used to house the Smithy bellows. French door access to rear garden. Pendant light. Windows to side. Open arch access to library. 2 Wall mounted electric heaters. Wall mounted air source heat pump unit. Wooden staircase to first floor accommodation. Fitted carpet. Two Electric Storage Heaters.

LIBRARY 3.42m x 4.06m (11'02" x 13'03")

Window outlook to front and side. Formerly the carriage entrance for the Smithy. Wooden floor. Access to wet room. Wall mounted book shelving. Pendant light.

WET ROOM 3.34m x 1.38m (10'11" x 4'06")

Wet room with accessibility shower cubicle. Hand rails laid on. White wash hand basin set in vanity unit with storage below. Wall mounted mirror and side lights. Shaver points. Usual bathroom fittings. W.C. pedestal. Ceiling inset spot lights. Linoleum floor cover. Access to bedroom 1 and library.

First Floor Accommodation situated above the Cottage:

BEDROOM 2 (LEFT) (in to eaves) 3.28m x 4.56m (10'08" x 14'11" in to eaves)

Double bedroom with outlook to front of property. Ceiling light. Wall mounted heater. Tartan check fitted carpet. Dormer sash and case window to front.

BEDROOM 3 (RIGHT) 4.46m x 4.44m (14'07" x 14'06" at longest and widest and in to eaves)

Well-proportioned double bedroom with window outlook to front of property. Fitted carpet. Ceiling light. Wall mounted heater.

BATHROOM 2.72m x 3.92m (8'11" x 12'10" in to eaves)

Good size family bathroom with white wash hand basin and matching pedestal. Usual bathroom fittings. Free standing heated towel rail. Built-in corner and wall storage. Dimplex fan heater. Shaver point. Fitted carpet. Velux window.

LANDING 2.38m x 4.58m (7'09" x 15')

Access from entrance hallway via a carpeted stairwell with wall fitted hand rail. L-shape landing giving access to two double bedrooms, storeroom and bathroom. Wall mounted heater. Two Velux windows. Two points of access to eaves. Fitted carpet.

STOREROOM 2.03m x 1.92m (6'07" x 6'03" at longest and widest and in to eaves)

Perfect as a storage or sewing room. Velux window. Wooden floor. Wall mounted shelving.

First floor accommodation situated above The Old Smithy:

LANDING 1.83m x 1.69m (5'11" x 5'06" in to eaves)

Access from the living room by wooden staircase. Gives access to bedroom 4, office/playroom and bathroom. Linen Cupboard.

BEDROOM 4 4.28m x 4.68m (14' x 15'04" in to eaves)

Spacious double bedroom with panoramic outlook to open countryside and Rhinns of Kells with Velux window outlook to side of property. 4 has large fitted cupboards for clothes hanging. Pendant light. Wooden floor.

OFFICE / PLAYROOM 2.72m x 2.86m (8'10" x 9'04" in to eaves)

The perfect space for an office, playroom or dressing room to compliment the bedroom. Large Velux window.

BATHROOM 2.63m x 3.01m (9'10" x 8'07")

Good size bathroom with Velux window outlook to front. Corner bath with over bath shower. Ceiling mounted fan and light fitting. White wash hand basin with matching pedestal. Wall mounted heated towel rail. Storage/airing cupboard. Wooden floor. Tiled walls.



OUTSIDE:

GARDEN

The spacious internal accommodation is compliments by a large rear garden set out in two areas. The first, directly behind the house, is mainly laid to lawn with mature planted beds, bushes and trees backing on to agricultural fields. There are seating areas and areas of gravel immediately behind the house perfect for alfresco dining or morning coffee. Access is given to the front of the property round the side over graveled driveway with space for two cars parked off road. Integral lean to shed is attached to the kitchen. It would be ideal for conversion (subject to Local Authority Consent) to enlarge the kitchen and provide a dining area or sun room.

The second part of the garden is laid to lawned orchard with a large vegetable plot and mature bushes and trees to the perimeter. Garden shed.

BURDENS

The Council Tax Band relating to this property is a Band E.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band F.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity and mains 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 One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

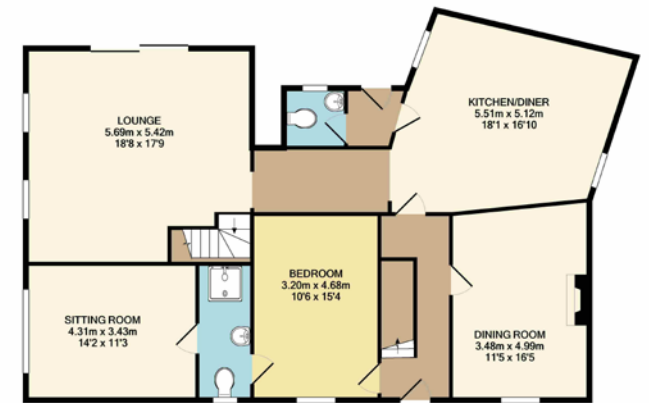
We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that 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 <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).

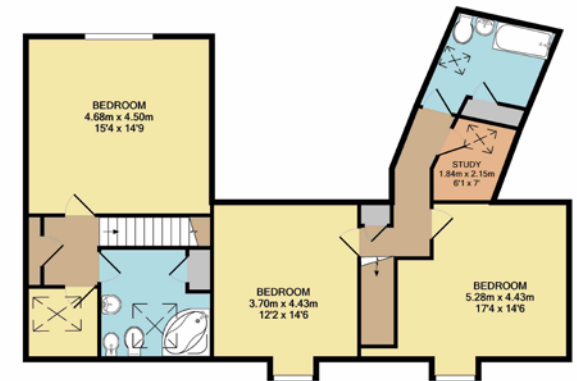
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332057.

Ref: HMS/SM/PALLA02-02



GROUND FLOOR



1ST FLOOR

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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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.

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