



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents





# CLACHAN COTTAGE

TONGLAND, KIRKCUDBRIGHT, DG6 4ND

A beautifully presented three bedroom traditional Galloway cottage renovated to a high standard whilst also retaining many of its original features. Situated in idyllic surroundings, the property boasts stunning views overlooking the mature gardens and the surrounding open farmland. Ideal as a family or holiday home or as a potential holiday let.

**Ground Floor:** Entrance Vestibule

Living Room

Hallway

Dining Kitchen

Double Bedroom

Bathroom

**First Floor:** 2 Double Bedrooms (1 en-suite)

**Outside:** Gated Access with Private Parking. Large Garden extending to approximately  $\frac{1}{4}$  acre with views over open farmland. Patio Area and further paved seating area along with Gazebo and wooden decked area.

Electric heating with smart heating remote device and Double Glazing

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Clachan Cottage is a traditional Galloway cottage with many original features retained but benefitting from modern amenities. Surrounded by ¼ acre of attractive gardens, a particular feature is the large patio area and two further seating areas including a wonderful gazebo and decked area.

Situated approximately 200 metres up a farm track from the A711, Clachan Cottage is surrounded by open farmland which gives a real feel of space and tranquility. The harbour town of Kirkcudbright is only 3 miles distant. Whilst being situated in a rural setting, the A75 trunk road is readily accessible, providing good transport links both East and West.

Kirkcudbright is an attractive harbour town situated on the banks of the River Dee. The town itself is of historic and architectural interest with its ancient High Street, Tolbooth Arts Centre, Stewartry Museum and numerous galleries. Long frequented by artists, Kirkcudbright was home to the renowned artist, EA Hornel, one of the "Glasgow Boys". This tradition is maintained today by a flourishing colony of painters and craft workers which has led to Kirkcudbright being named 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.

#### ACCOMMODATION

Hardwood part glazed door opens to the entrance vestibule area. Hardwood flooring. Electric heater. A short passage with curtain to separate the vestibule leads to:

#### Living room 4.74 m x 4.5 m (15'7 x 14'9)

Large bright room with deep silled UPVC sash and case window and UPVC Double Glazed Patio doors leading out to the rear garden and large patio area; ideal for alfresco dining. Inset wood burning stove with stone hearth and solid wooden mantel. Oak flooring. Electric heater. Ceiling light.

#### Dining kitchen 4.80 m x 3.15 m (15'8 x 10'4)

Modern fitted cream kitchen units with solid pine work surface and tiled splash backs. Belfast sink with mixer tap. Bosch Stainless Steel Integrated oven with separate grill. Ceramic hob. Stainless Steel extractor hood. Integrated Kenwood Slimline dishwasher, Integrated Bosch fridge freezer and Cool Zone drinks cooler. Under unit lighting. Ceramic tiled floor. Electric heater. Deep silled window to the front of property and tiled splash backs. Under unit lighting. Recessed LED Spotlights. Ceramic tiled floor. Patio doors leading out to the rear patio and garden with fitted vertical blinds. Glazed Oak Door leading to hallway.

#### Hallway 6.93 m x 0.86 m (22'9 x 2'10)

Allowing access to all downstairs accommodation. Two deep silled UPVC Double Glazed Sash and Case windows overlooking the front garden with decorative Roman Blinds. Oak Flooring. Electric Heater.

#### Bathroom 2.11 m x 2.79 m (6'11 x 9'2)

Light and airy bathroom comprising of white wash hand basin set in vanity unit, WC, shower cubicle with electric shower and freestanding claw foot bath tub. Ceramic tiled floor. Electric Heater. Large Double Glazed UPVC window to the rear.

#### Downstairs Double Bedroom 3.72 m x 3.68 m (12'2 x 12')

Good size double bedroom with large UPVC Double Glazed window overlooking the rear garden of the property. Built in double wardrobe with hanging and shelving space. Electric heater.

#### First floor

Carpeted stairs lead from the hallway to a bright upper landing area giving access to two further good size bedrooms. Partially coombed ceiling and two Velux windows looking over the rear garden with open farmland beyond give the landing a light and airy feel. Pine banister with painted white balustrade detail.

#### Bedroom 2 3.10 m x 3.65 m (10'2 x 11'11)

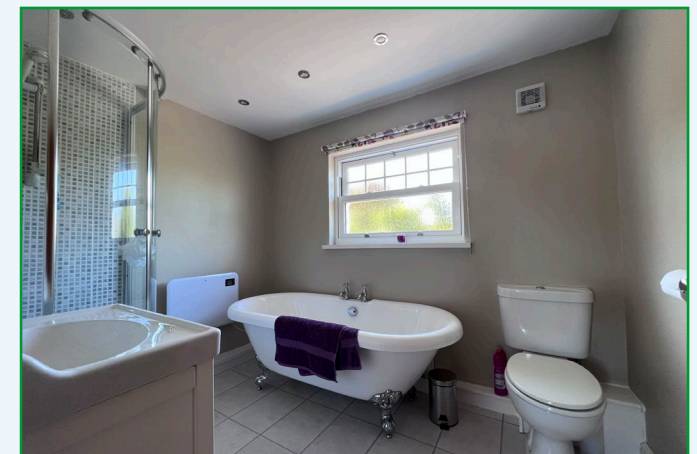
Double bedroom. Fitted wardrobe with hanging rail and shelving. Coombed ceilings. UPVC Double Glazed picture window to the rear with recessed window seat overlooking the garden and farmland beyond.

#### Bedroom 3 4.15 m x 2.63 m (13'7 x 8'7)

This is another light and airy room with Coombed ceilings. UPVC picture window with window seat overlooking the rear garden and farmland and velux window with integral blind. Fitted Carpet. Access to:

#### En-suite Shower Room 2.64 m x 1.91 (8'7 x 6'3)

Comprises tiled shower cubicle with electric shower, WC and wash hand basin set in vanity unit. Heated towel rail. UPVC Double Glazed Window to side of property.



## Outside

The cottage is enclosed by a dry stone dyke with gates for access at the front of the property and has a wonderful array of plants along the front of the property. The delightful rear garden is mainly laid to lawn with well-established shrubs and trees. In the centre of the garden is an attractive decking area and wooden gazebo with power.

Immediately to the rear of the property is a large stone flagged patio that runs the entire length of the house and is accessed through patio doors both in the kitchen and living room.

There is a fully functioning well. The property benefits from a large gravel parking area to one side of the property. At the other side of the property there is an additional gravelled parking space and large wooden shed with lighting and power.

## BURDENS

The Council Tax Band relating to this property is band D.

## ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a band D

## SERVICES

Services: Mains electricity. Private water supply and septic tank drainage.

## 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

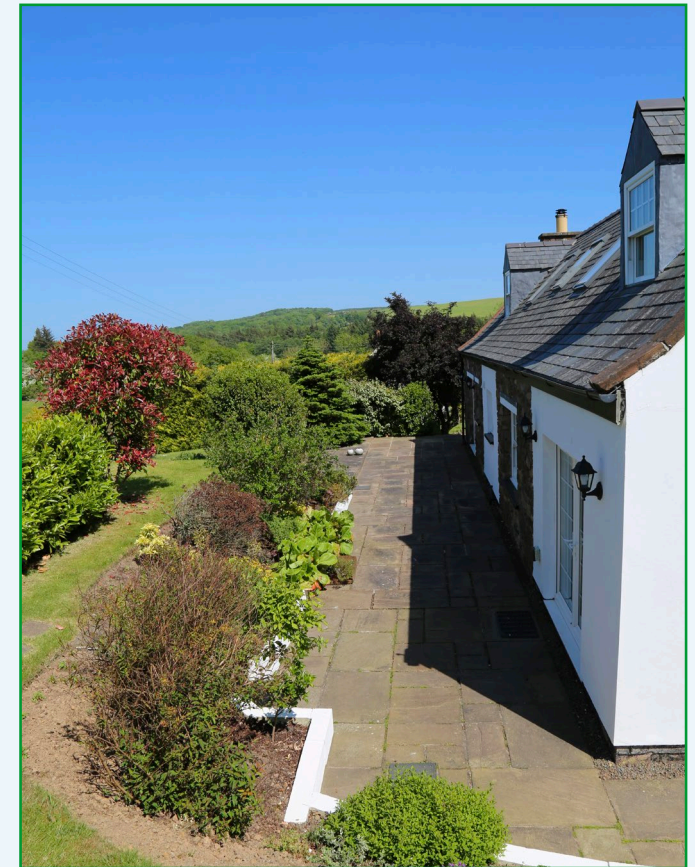
We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that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

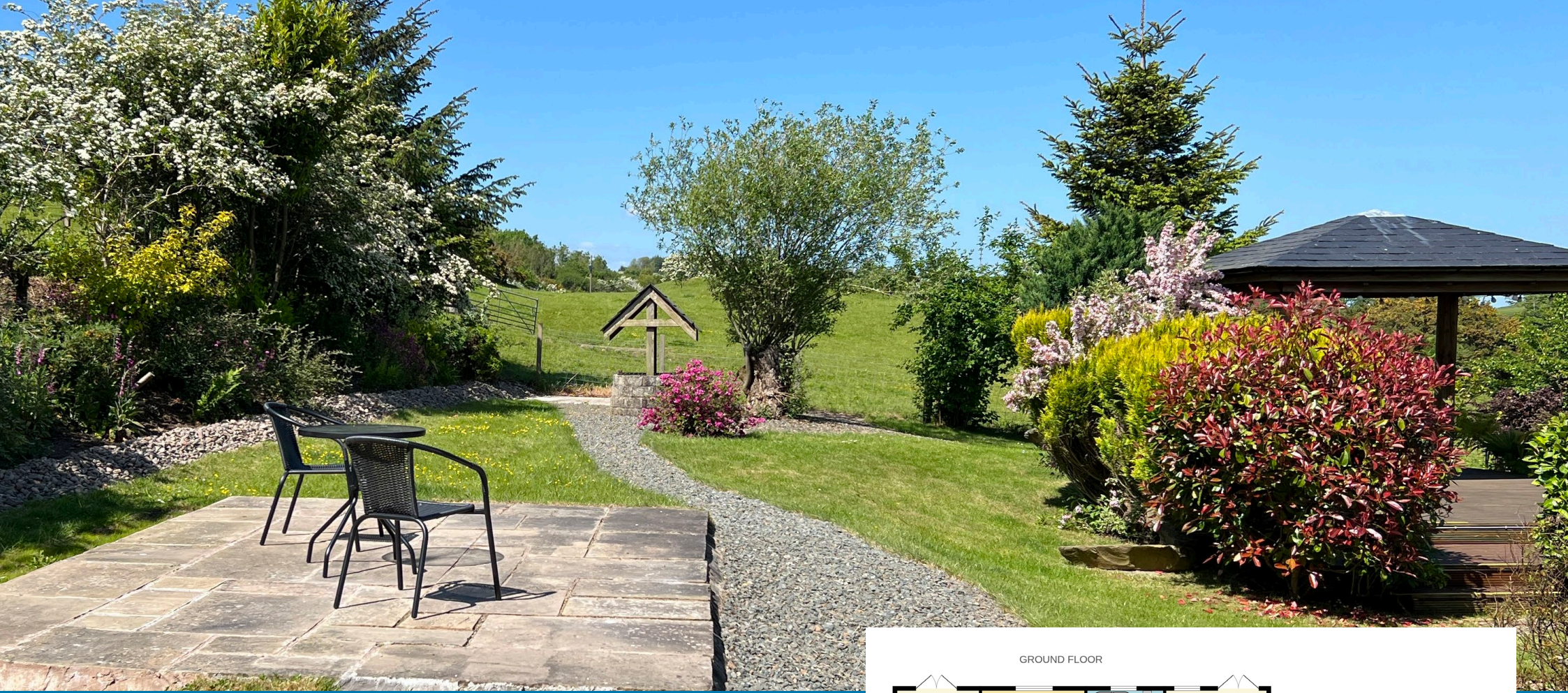
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

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 332057.

Ref: IMR/SAK/THOMOD06





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