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Crioch Cottage Shearington, Dumfries, DG1 4RT

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Offers Over £360,000

Property launch on Sunday 2nd March please contact Hunters to schedule your private viewing.

Crioch Cottage is a stunning, architecturally designed home, built in 2021. This detached cottage has been thoughtfully crafted to blend seamlessly with the character of the charming hamlet of Shearington while offering modern luxury and comfort. The accommodation is spacious, versatile, and finished to an exceptional standard, combining style, luxury, and pristine craftsmanship throughout. At the heart of the home is a bespoke kitchen, featuring a striking central island, perfect for both everyday living and entertaining. French doors open onto a covered balcony, providing a wonderful outdoor space to relax and soak in the breath-taking open countryside beyond. Crioch Cottage offers an exquisite balance of traditional charm and contemporary elegance an ideal retreat in a truly picturesque setting - A viewing is truly imperative to appreciate the property and location.

The accommodation briefly comprises of Entrance Vestibule, Hallway, Cloakroom/WC, Kitchen, Dining and Living Area with access to the Balcony. Master Bedroom Suite with Dressing Room and access onto the Balcony, 2 further Double Bedrooms, Bathroom Suite. Integral Garage, Utility Room, Boiler Room, Carport. Benefiting from Oil Central Heating, Solar Panels and Double Glazing .Ample Onsite Parking and Landscaped Rear Gardens. Energy Rating - B. Council Tax Band - F.

Shearington is a hamlet in Dumfries and Galloway, located near Lochar Water, the civil parish Caerlaverock and the villages of Blackshaw, Glencaple and Bankend. Glencaple, about 4 miles, away provides day to day services, including a primary school, restaurant/public house and the popular Tea Room and Shop. Sitting within the Lower Nithsdale National Scenic area, the plot is located within 2 miles of the Wildfowl and Wetlands Centre at East Park and Caerlaverock Castle. Situated 10 minutes from Dumfries and a wealth of local amenities.



Approximate total area

1869.59 ft²
173.69 m²

Balconies and terraces

390.19 ft²
36.25 m²

Reduced headroom

4.01 ft²
0.37 m²

(1) Excluding balconies and terraces

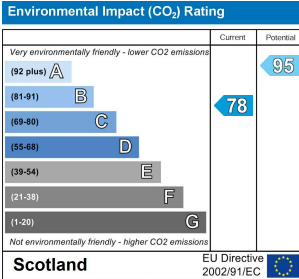
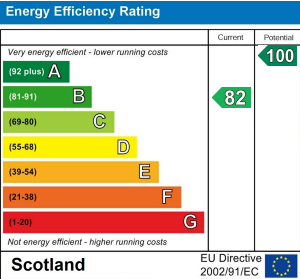
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Entrance Vestibule

Step into elegance with a stunning entrance, featuring a vaulted ceiling, with exquisite custom carpentry cloak area. This grand first impression sets the tone for the impeccable craftsmanship and sophisticated design found throughout the home.

Hallway

Providing access to the accommodation, featuring a built-in storage/airing cupboard with double-opening doors housing the underfloor heating controls for added convenience.

Cloakroom/WC

A stylish two-piece suite, comprising a wall-mounted wash hand basin and WC, adds practicality to this well-appointed space.

Kitchen, Dining and Living Area

This stunning open-plan space boasts a vaulted ceiling, making it the true heart of the home. With direct access to the balcony, it offers breath-taking views, seamlessly blending indoor and outdoor living.

The bespoke Shaker-style kitchen, with framed cabinetry, is a delight for cooking enthusiasts. A central island with a quartz countertop provides additional storage, preparation space, and informal dining options. Equipped with high-quality appliances, the kitchen features an induction hob, a multifunction oven, a dual-purpose oven and microwave, along with an integrated dishwasher, an integrated fridge and wine cooler . A dedicated area for formal dining, with French doors leading onto the veranda, enhances the sense of space. and versatility for use.

The living area is centred around a heart-warming multi fuel stove, perfect for cosy evenings. The kitchen and living area both benefit from built-in media connections offering discreet and modern convenience.

Master Bedroom Suite

The luxurious master suite features a stunning vaulted ceiling and French doors leading onto the balcony, creating a serene retreat. A private dressing room, accessed via a pocket door, enhances functionality and style.

Bedroom 2

A well-proportioned front-facing bedroom includes a built-in wardrobe with sliding door access and internal lighting, combining elegance with practicality.

Bedroom 3

Currently used as an additional reception room, this versatile space overlooks the front of the property. A charming feature recess offers the perfect opportunity for staging adding and character. Whether maintained as a cosy snug or converted back into a bedroom, this room provides flexibility to suit your needs.

Bathroom

A perfect blend of contemporary and traditional styling, the luxurious family bathroom features a claw-foot roll-top bath with Georgian-style mixer tap and shower attachment adding a touch of grandeur. Vanity unit with a bowl sink and mixer tap. A walk-in shower area with a waterfall shower head and handheld hose provides a spa-like experience. A double-glazed roof window and heated towel rail complete this refined space.

Utility Room

The utility room can be accessed independently from the balcony or through the integral garage. It is well-equipped with base and wall units, a complementary work surface, a Belfast sink unit, plumbing for a washing machine, and space for additional appliances. The adjoining boiler room houses the water tank and central heating boiler.

Integral Garage

The integral garage benefits from a roll-top

electric door, allowing vehicle access through the carport, providing convenience and security

Externally

To the front of the property, is a generous shillied driveway providing ample onsite parking, leading to a carport and an internal garage beyond. To the side of the property is pedestrian access leading to the landscaped rear garden.

The beautifully established garden features well-defined borders, lush greenery, and a paved entertaining space. Steps from this area lead up to a balcony, offering an additional outdoor entertaining space and enhancing the seamless indoor-outdoor living experience. From the balcony, you can enjoy stunning far reaching views.

Home Report

This properties Home Report is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact the office directly.

