



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents





# FERNGROVE COTTAGE

CROSSMICHAEL, CASTLE DOUGLAS, DG7 3AS

Ferngrove is a delightful detached home located on the edge of Crossmichael with fine views across the garden to the loch beyond.



## FERNGROVE MAIN HOUSE

### Ground Floor:

Entrance Vestibule  
Kitchen/Diner  
Lounge  
Dining Room/Family Room  
Inner Hallway  
Snug  
Laundry  
Store Room

### First Floor:

2 Double Bedrooms one with ensuite

## KIRKVIEW

Reception Hallway  
Kitchen  
Snug

### First floor

Shower Room  
2 Bedrooms

## LOCHVIEW

Lounge  
Kitchen  
Bathroom  
2 Double Bedrooms

### Outside:

Large private car park. Wrap round garden.



Ferngrove is a spacious home located on the edge of Crossmichael enjoying a generous wrap round plot with fine views across the garden to the Loch beyond. This delightful property benefits from two self-contained annexes. The annex known as Kirkview is has an interconnecting door which means it could be easily integrated into the main house by a potential purchaser if required.

The current owners operate a successful self-catering holiday let business from the property by renting out the two annexes 'Kirk view' and 'Loch View' the property would also lend its self well to intergeneration living with each of the annexes having their own entrance and garden areas.

Castle Douglas is a thriving Galloway market town, lying approximately 18 miles south-west of Dumfries and enjoying an enviable range of shops and other facilities in a town now promoted as a "Food Town" with an annual food festival. The town also has a wide range of facilities including excellent primary and secondary schools, modern health centre, veterinary practices, supermarkets, library, swimming pool, 9-hole golf course, bowling green, tennis & squash courts and a thriving community run theatre & cinema, The Fullarton.

The Dumfries and Galloway Region is renowned for its beautiful countryside with rolling pastures broken by stone dykes and amenity woodland with a rugged coastline. Benefiting from the Gulf Stream, the general climate is mild and there are consequently many beautiful gardens nearby including the National Trust Gardens at Threave. The area has a wide range of sport and outdoor activities with opportunities to take in shooting, fishing on river, loch or sea, golf, sailing, and an extensive range of walks and cycling routes.

## FERNGROVE

Entered through uPVC composite door with glazed feature panel from front parking area into:-

### ENTRANCE VESTIBULE

Fitted carpet. Ceiling light. Doors leading through to open plan kitchen/diner and laundry room.

### LAUNDRY/UTILITY ROOM 3.60m x 2.40m

This well positioned room has been well thought out by the current owners. Partially laid to carpet and partially laid to laminate flooring. Range of built in cupboards with laminate work surfaces. Stainless steel sink with mixer tap. uPVC double glazed window to rear. Washing machine. Space for tumble dryer. Worcester oil fired boiler. Doorway leading to W/C and boot room.

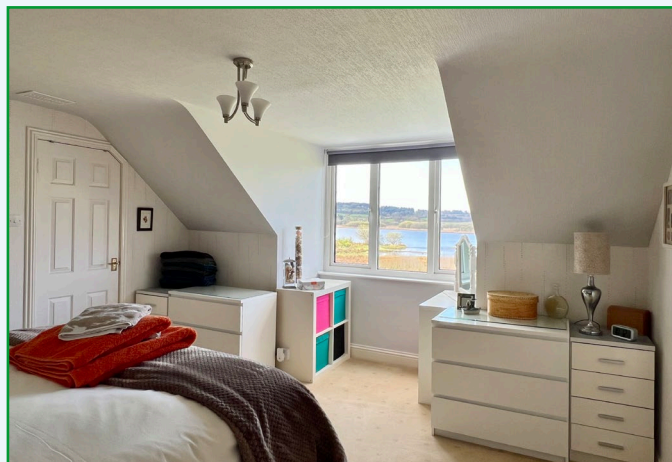
### BOOT ROOM

uPVC obscure glazed door leading out to rear garden. Built in cupboards along one wall providing useful additional storage. Coat hooks. Ceiling light. Solid floor. Door leading through to garage and store room:-

Accessed from the main entrance hallway.

### OPEN PLAN KITCHEN/DINER 5.22m x 6.65m

Bright spacious open plan room with uPVC double glazed window to front and French doors leading out to rear garden providing an abundance of natural light. Ceiling cornicing. Two ceiling spotlights.



### Kitchen area

Bright and airy kitchen area with a good range of fitted kitchen units with laminate work surfaces. Stainless steel one and a half bowl sink with mixer tap and drainer to side. Four burner gas hob with glass photographic splash back and extractor fan above. Dishwasher. Tiled splash backs. Under-counter lighting. uPVC double glazed window to rear with roller blind. Radiator. Wood-effect flooring.

### Dining Area

15-pane wooden glazed door leading through to sitting room. Under-stair storage cupboard. Radiator. Ceiling lights. Smoke alarm. Carpeted staircase with wooden handrail and banister leading to first floor level. Fitted carpet.

### LOUNGE 5.80m x 6.65m

Light and airy reception room with uPVC double glazed windows to side overlooking garden with curtain pole and curtains above. uPVC double glazed doors which give direct access out to the garden and providing additional natural light and fine view across the garden to the loch beyond. Curtain pole and curtains. Ceiling cornicing. Two ceiling lights. Radiator. Contemporary corner curved wood-burning stove with central flue. Fitted Carpet. 15-pane glazed wooden double doors leading through:-

### SNUG

Connecting the lounge to the formal dining room / family room this could also be used as a home office area. Ceiling cornicing. Ceiling light. uPVC double glazed window with curtain pole and curtains. Wooden 15-pane glazed doors leading through to formal dining room/ family room.

### DINING ROOM / FAMILY ROOM 4.20m x 3.40m

Currently used as a formal dining room but could equally be used as a more intimate reception room, or family room. uPVC double glazed window with blinds, curtain pole and curtains. Smoke alarm. Brick-built feature fireplace with inset wood burning stove. Carbon monoxide detector. Fitted carpet. Ceiling cornicing. Ceiling light. Radiator. Door leading through to inner hallway which also gives internal access to Kirk View.

Carpeted Staircase leading to first floor level with wooden handrail and bannister. Velux window over stairwell providing additional natural light. Carpeted first floor landing with doors leading off to two double bedrooms.

### DOUBLE BEDROOM 1 (Left) 4.40m x 6.65m

Large and spacious double bedroom, enjoying an abundance of light and fine views from two large Velux windows to side. A further uPVC double glazed window to rear provides a pleasant outlook across the garden to the loch beyond. Partially coombed ceiling. Ceiling light. Under eaves storage. Two ceiling lights. Walk in wardrobe providing useful additional storage. Radiator. Fitted carpet.

### DOUBLE BEDROOM 2 (Right) with Ensuite 4.50m x 3.58m

Ample natural light from large uPVC double glazed window looking across the garden to the loch beyond. Partially coombed ceiling. Ceiling light. Radiator. Fitted Carpet. Two large walk in cupboards. Door leading through to:-



### ENSUITE SHOWER ROOM 2.08m x 2.85m

Suite of wash hand basin inset into vanity unit. W/C. Partially coombed ceiling. Velux window. Shaver point. Tiled splash backs. Tiled shower cubicle with electric shower above. Ceiling light. Limed Oak effect flooring.

### KIRKVIEW

Kirkview can either be accessed through its own entrance from the rear garden or via the doorway from Ferngrove's formal dining room. This gives the annexe flexibility of being self-contained if you wished to rent it out as a holiday let (subject to a short term let license) or indeed if you wished to integrate it into the main house for additional space.

UPVC obscure glazed door from rear garden into:-

### RECEPTION HALLWAY

Ceiling cornicing. Ceiling light. Fitted Carpet. Built in bookshelf. Radiator. Under stair storage cupboards. Doors leading off to Ferngrove dining room, kitchen and snug. Carpeted staircase with wooden handrail leading to first floor level. Fitted Carpet.

### KITCHEN 3.60m x 2.40m

Good range of contemporary high gloss fitted kitchen units with wood effect work surfaces. Stainless steel sink with mixer tap and drainer to side. Four burner gas hob. Integrated electric eye level oven. Freestanding fridge freezer. Freestanding dishwasher. Electric heater. Ample room for table and chairs. Ceiling cornicing. uPVC double glazed window overlooking garden with roller blind above. Wood effect flooring.

### SNUG 2.80m x 2.40m

Front facing reception room. Ceiling cornicing. Ceiling light. uPVC double glazed window with blind above. Fitted Carpet.

Carpeted staircase with wooden handrail and bannister leading to first floor level with uPVC double glazed window to front providing additional natural light over stairwell with blind. First floor landing with fitted carpet. Ceiling light and doors leading off to 2 double bedrooms and shower room.

### First Floor

### BEDROOM 1 (Left) 4.25m x 3.40m

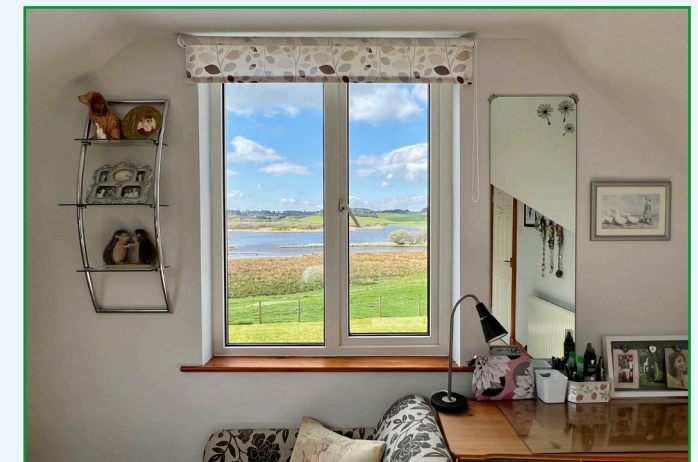
Partially coombed ceiling. Ceiling light. uPVC double glazed window with roller blind above and window seat beneath. Fitted carpet.

### SHOWER ROOM 2.25m x 2.01m

Contemporary shower room with suite of white wash hand basin, white WC and corner shower cubicle with curved shower entrance. Tritan electric shower above. Respatex style wall paneling on one wall. uPVC obscure glazed window with roller blind above. Electric heated towel rail. Wood effect flooring.

### BEDROOM 2 4.25m x 3.40m

Partially coombed ceiling. Ceiling light. uPVC double glazed window with roller blind above and window seat beneath. Under eave storage cupboard. Fitted Carpet.



#### LOCH VIEW

Accessed through UPVC obscure glazed door into:-

#### KITCHEN 3.60m x 3.20m

Good sized kitchen with a good range of fitted kitchen units with laminate work surfaces. Tiled splash backs. 4 burner gas hob. Stainless steel sink with mixer tap and drainer to side. Ceiling light. uPVC double glazed window with blinds. Wall mounted RCD consumer unit. Smoke alarm. Coat hooks. Radiator. Washing machine. Wood effect flooring. Doors leading through to double bedroom 1 and sitting room.

#### SITTING ROOM 5.15m x 3.50m

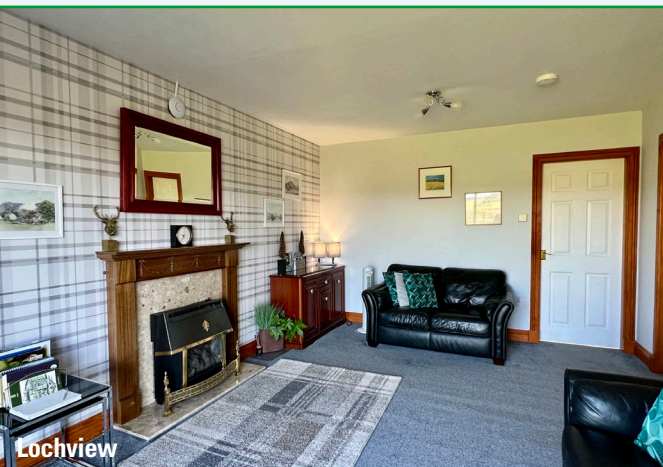
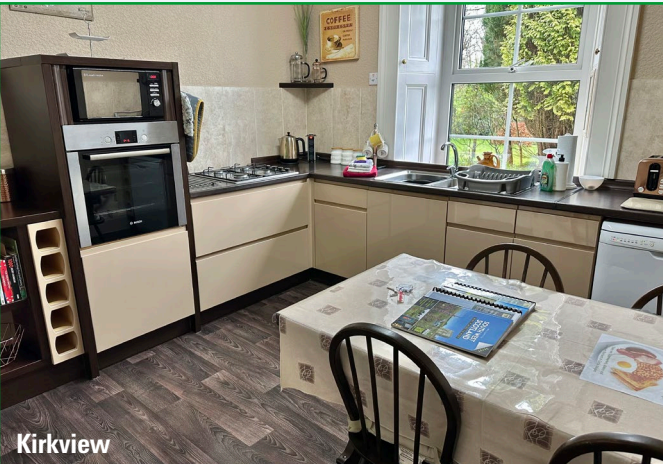
UPVC double glazed French doors leading out to garden with curtain pole and curtains above. Feature fireplace with marble hearth and surround with wooden mantle above and gas living flame effect fire. Vertical radiator. 2 ceiling lights. Fitted carpet. Doorways leading through to double bedroom 2 and shower room.

#### DOUBLE BEDROOM 1 4.10m x 3.20m

UPVC double glazed window overlooking garden with curtain pole and curtains above. Ceiling light. Electric heater. Fitted carpet.

#### DOUBLE BEDROOM 2 3.60m x 3.20m

UPVC double glazed window overlooking front of property with blinds above. Ceiling light. Smoke alarm. Radiator. Fitted carpet.



#### SHOWER ROOM 3.50m x 1.50m

UPVC obscure glazed window to front with roller blind above. Suite of white wash hand basin inset into modern vanity unit providing useful additional storage and white WC. Walk in shower cubicle with shower above. Fixed Bathroom mirror. Extractor fan. Ceiling light. Heated towel rail. Wood effect flooring.

#### OUTSIDE

#### GARAGE & STORE ROOM

Used as store by the current owners but would have previously been a double garage. Concrete floor. 2 Electric up and over roller doors. Power and lighting. Built in wooden shelving.

#### GARDEN

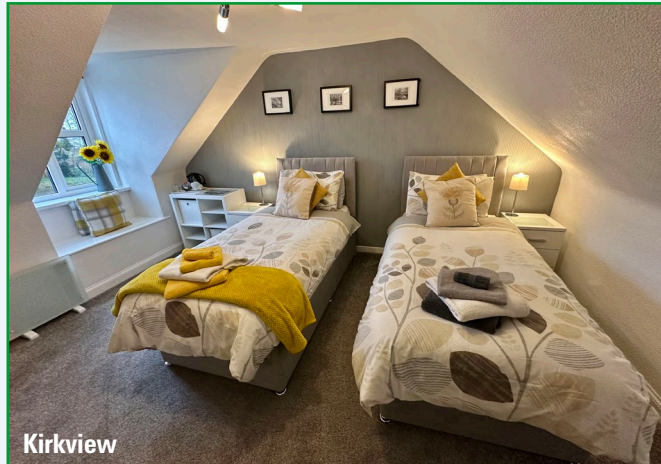
Ferngrove is set back from the road with a generous private parking area to the front. To the rear of the property is a generous wrap round garden extending to XXX acres and includes some of the former railway line. The delightful rear garden is mainly laid to lawn interspersed with a number of mature shrubs and perennials and enjoys a fine view across the Loch to hills beyond.

#### BURDENS

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

#### ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a band E.



#### 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 our office.

#### GENERAL ENQUIRIES, VIEWING & OFFERS

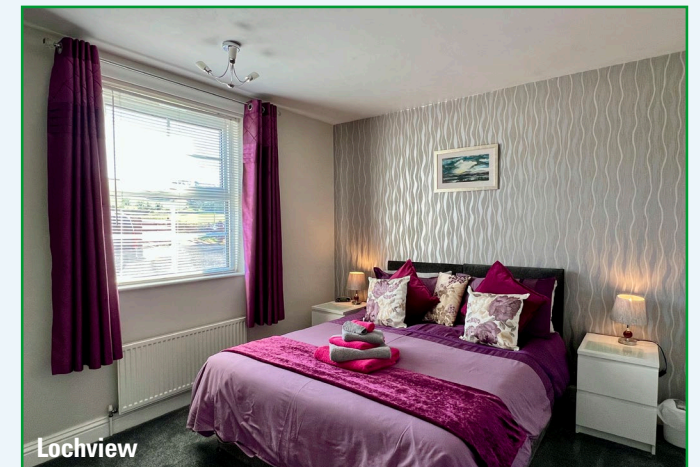
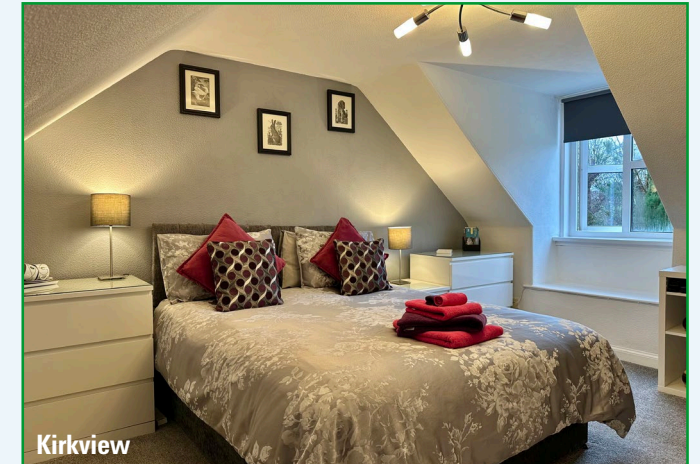
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (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 332 057.

Ref: SAK/LM/GREAC01-01

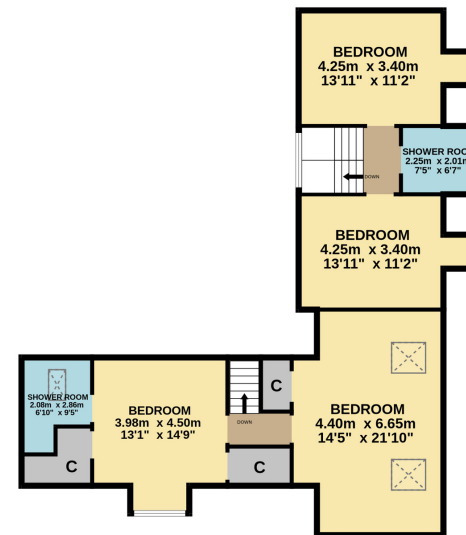




GROUND FLOOR



1ST FLOOR



**PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049**  
**NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440**  
**GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP**  
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