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TROSTRIE COTTAGE

GLENGAP, TWYNHOLM, KIRKCUDBRIGHT, DG6 4PS

Detached Galloway Cottage, well positioned within a generous wrap round garden extending to approximately 1.5 acres and enjoying fine open outlook across neighbouring farmland to the Cumbrian hills beyond.

Accommodation:

Ground Floor:

Entrance Vestibule
Dining Room
Conservatory
Sitting Room
Kitchen
Kitchen Prep Area
Snug
Utility/Boot/Laundry Room
Bedroom 1 with en-suite

First Floor:

Bedroom 2 (left) with en-suite
Bedroom 3 (right)
Bathroom

Outside:

Outbuildings; two further sheds &
two wood stores



Trostrie Cottage is a well-proportioned detached country cottage enjoying a wonderful tranquil location, which is regularly visited by a variety of wildlife. The property benefits from a well thought out wrap around garden incorporating a productive vegetable and fruit garden, orchard and formal garden area.

Whilst this charming home enjoys a rural location, it is still within easy accessibility of the A75 and the local towns of Kirkcudbright and Castle Douglas. The nearest village, Twynholm, is an active community benefitting from a well-regarded Primary School, Garage and Filling Station (which also serves as a village shop), Church, Smiddy and The Star Hotel. There are many community activities organised in the Village Hall. A short walk away is The Cocoa Bean Company chocolate factory and café. Twynholm provides easy access to the main road through the area, the A75.

Further facilities are available in Kirkcudbright, approximately 6 miles away, which is an attractive harbour town situated on the banks of the River Dee. Of historic and architectural interest with its ancient High Street, Tolbooth Arts Centre, Stewartry Museum and numerous galleries. Long frequented by artists it was home to the renowned artist, EA Hornel, one of the "Glasgow Boys". Kirkcudbright is popular with tourists, attracted by the well renowned galleries and maintains a flourishing colony of artists and craft workers which has led to it being called 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 swimming pool, 18-hole golf course, marina, bowling green, squash & tennis courts and an active summer festivities programme, including its own Jazz Festival and Tattoo. There is also a modern primary school, secondary school, health centre, veterinary practice and library.

ACCOMMODATION

Entered from front garden through uPVC double glazed door with uPVC double glazed side panel into:-

ENTRANCE VESTIBULE

Bright and welcoming entrance area with ceramic tiled floor. Coat hooks. Wood-paneled ceiling. Recessed LED ceiling spotlights. Wooden door leading into:-



DINING ROOM

3.72m x 3.60m

Well-proportioned dining room with ample natural light from uPVC double glazed window to side with curtain pole and curtains above. Internal wooden double glazed window into entrance vestibule with curtain pole and curtains. Built-in spacious double cloakroom cupboard. Ceiling light. Loft access hatch. Radiator. Fitted carpet. Set of wooden double glazed doors with side panel leading into:-

CONSERVATORY

3.10m x 3.50m

Spacious conservatory with uPVC double glazed windows on three walls. uPVC French doors leading out to rear garden with fine outlook. Two wall lights. Wood-effect flooring. Set of wooden internal glazed doors leading off to:-

SITTING ROOM

5.60m (narrowing to 4.50m) x 3.70m

Light and airy formal sitting room with ample natural light from large uPVC double glazed picture window to rear with curtain pole and curtains and deep sill overlooking garden to Galloway Hills beyond. Feature brick-built inglenook fireplace with wooden surround and mantel. Clearview multi-fuel stove. uPVC double glazed window with curtain pole and curtains overlooking front garden. Contemporary radiator. Ceiling cornicing. Two ceiling lights. Smoke alarm. Fitted carpet. Wooden 15-pane glazed door leading to:-

KITCHEN

3.10m x 3.40m

uPVC picture window to front with deep sill. Vertical Blind. Good range of farmhouse style fitted units with solid wooden work surfaces. Stainless steel sink with mixer tap and drainer to side. Tiled splash-backs. Space for free-standing fridge freezer. Built-in larder cupboard with shelving. Free standing bottled gas hob with electric double ovens. Stainless steel splash-back and chimney style extractor fan. Recessed ceiling spotlight. Heat sensor. Carbon monoxide sensor. Space for small table and chairs. Spotlights. Wood-effect flooring. Open doorway leading to kitchen prep area:-

UTILITY ROOM/KITCHEN PREP AREA

2.0m x 3.60m

Well-positioned and easily accessed from both the kitchen and sitting room. Shaker-style fitted kitchen units with wooden butcher block-effect work surfaces. Worcester oil-fired boiler. Central heating thermostat controller. Tiled splash-backs. Plumbing for dishwasher. Stainless steel one and a half



bowl sink with mixer tap and drainer to side. Wooden clothes pulley. Radiator. Spotlights. Wooden glazed door leading out to garden with curtain pole and curtains. Wooden 15-pane glazed door leading to:-

SNUG

4.04m x 3.70m

Currently used as a snug but could also be used as a home office. Radiator with shelving above. Picture rail. uPVC double glazed window to front with deep sill and curtain pole and curtains. Ceiling light. Wood-effect laminate flooring. Door leading to utility/boot/laundry room.

BOOT/LAUNDRY ROOM

1.92m x 4.95m

Fitted shaker-style kitchen units providing useful additional storage. Wooden butcher block work surfaces. Partially coombed ceiling. Stainless steel one and a half bowl sink with mixer tap and drainer to side. Space for free-standing fridge freezer. Plumbing for washing machine. uPVC double glazed window to rear with curtain track and curtains. Ceiling spotlights. Wall light. Coat hooks. Smoke alarm. uPVC double glazed door leading out to garden. Wood-effect laminate flooring.

BEDROOM 1

4.04m x 3.40m

Good sized double bedroom overlooking front garden. Picture rail. uPVC double glazed window to front with deep sill beneath. Curtain pole and curtains above. Radiator. Ceiling light. Fitted carpet. Wooden 15-pane opaque glazed door leading to:-

EN-SUITE BATHROOM

1.92m x 2.18m

Bright, spacious en-suite bathroom with uPVC double glazed window to front. Blind. Suite of white wash-hand basin, WC and bath. Radiator. Velux window. Ceiling light. Partially coombed ceiling. Corner shower cubicle with electric shower. Tiled splash-backs. Wall light. Wall-mounted extractor fan. Wood-effect laminate flooring.

Carpeted staircase from sitting room with wooden handrail and banister leading to first floor level.



First Floor Accommodation

FIRST FLOOR LANDING

Partially coombed ceiling. Built-in bookshelves with cupboards beneath. Built-in cupboard. Thermostat controller. Ceiling light. Fitted carpet. Doors leading off to two double bedrooms and family bathroom.

BEDROOM 2 (left) 4.50m x 4.90m

Double bedroom with en-suite shower room. Two Velux windows overlooking garden to rear providing additional natural light. Partially coombed ceiling. Ceiling light. Chrome heated towel rail. Velux window to front. Built-in triple wardrobe providing ample storage. Fitted carpet.

EN-SUITE SHOWER ROOM

Shower cubicle with electric shower above. Tiled from floor to ceiling. Suite of white wash-hand basin and WC. Chrome heated towel rail. Extractor fan. Wood-effect flooring. Partially coombed ceiling.

BEDROOM 3 (right) 3.50m x 4.90m

Bright and airy double bedroom with dual aspect Velux window to front and rear providing an abundance of natural light. Radiator. Built-in storage cupboard. Partially coombed ceiling. Ceiling light. Fitted carpet.

BATHROOM 2.50m x 2.50m

Suite of white wash-hand basin, WC and bath with mixer tap. Walls tiled to waist height. Corner shower cubicle with mains shower and Respatex-style wall paneling. Chrome heated towel rail. Recessed LED ceiling spotlights. Partially coombed ceiling. Wood-effect flooring.

Outside

Trostrie Cottage enjoys a delightful wrap around garden which is a tranquil oasis and is frequented by a variety of wildlife and bird life. This wonderful garden has been well laid out to create a productive vegetable and fruit garden, along with an orchard and number of willow trees to one side.

Accessed from a track from the Glengap road is a large gravel parking area which has parking for a number of cars with wooden shed and further large outbuilding (see below). Beyond the gravel parking area the garden gently slopes down to a fully enclosed and productive vegetable garden and fruit canes, including blackcurrants, gooseberries and raspberries. Beyond this area is a wildlife pond with grassy knolls and paths leading through the orchard and willow trees. Round to the rear of the property is a formal garden with patio area which enjoys a superb outlook across neighbouring countryside to the hills beyond.

OUTBUILDING

Substantial wooden outbuilding which has been split into three separate rooms with power and lighting.

Room 1 - Vinyl floor covering. Window. Partially Coombed Ceiling.

Room 2 - Painted cement floor. Window. Built-in Cupboards.

Room 3 - Painted cement floor. Window. Partially Coombed Ceiling.

Two other sheds and two wood stores.

SOLAR PANELS

The property benefits from 10 Solar Panels and an 18Kwh battery. These were installed in 2025.

BURDENS

The Council Tax Band relating to this property is E.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, solar panels, and private drainage and oil fired central heating 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).

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/FULLT01-04





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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