



WILLIAMSON
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Solicitors & Estate Agents



INAN HOUSE

PARTON, CASTLE DOUGLAS, DG7 3NE

Beautifully presented three bedroom detached home set within approximately two acres of mature garden grounds with stunning views across Loch Ken to the RSPB nature reserve beyond. Viewing highly recommended.

Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Sitting Room
Open Plan Kitchen / Dining Room
Study
Garden Room
Master Bedroom with Ensuite
Double Bedroom 2
Double Bedroom 3
Family Bathroom
Rear Inner Hall

Lower Ground Floor:

Utility Room
Room 1

Outside: Double Garage / Workshop Area. Room 2. Single Garage. Metal Tool Shed. Wooden Tool Shed. Garden extending to approximately 2.5 acres.



Beautifully presented three bedroom detached home set within approximately two and a half acres of mature garden grounds with stunning views to the south across Loch Ken to the RSPB nature reserve beyond. Inan house has been thoughtfully updated throughout by the existing owners creating a stunning, comfortable home that is sure to suit a number of different buyers.

Parton is a quiet, friendly village with its own active community village hall. Inan House's neighbour, to the east, is Parton Kirk, also the burial place of the physicist James Clerk Maxwell within the walls of the ruins of the Old Kirk, St. Inan's Church (built c.1593). Inan House and its land is situated opposite Parton Row, to the north, a picturesque row of listed cottages.

Nearby, New Galloway has its own primary school, doctor's surgery and active community attractions including the CatStrand, the Smiddy, local shop, local pubs and local post office. The village is also well served by public transport links, north to Dalry and beyond and south to Castle Douglas (some 14 miles away) and beyond. Dalry has a secondary school which is complemented by Castle Douglas High School after fourth year.

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". The town also has a wide range of facilities including excellent primary and secondary schools, modern Health Centre, supermarkets and a thriving community run theatre, The Fullarton, nearby.

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.

ACCOMMODATION

Entered from driveway and side garden through solid wooden glazed storm doors into:-

ENTRANCE VESTIBULE **1.97m x 0.97m**

Ceiling light. Ceiling cornicing. Solid cherry wood flooring. Wooden etched glass glazed door with etched glazed side panel into:-

RECEPTION HALLWAY **7.10m x 3.16m**

Bright and spacious reception hallway with doors leading off to all main accommodation. Large built in storage/cloak cupboard with built in shelving and

cupboard. Double built in cupboard at far end of hallway with central heating and bathroom radiator timer/controllers. Thermostat. Loft access hatch. Recessed LED ceiling spotlights. Interlinked smoke alarm. Ceiling cornicing. Solid cherry wood flooring.

SITTING ROOM **5.18m x 5.33m**

This bright and welcoming reception room is well positioned within the house and enjoys a superb position to the rear of the property with stunning wrap round views across the rear garden and Loch Ken to the hills beyond. Wood effect uPVC double glazed window to rear (with Cool Light 176 heat reflective glass) with roller blind. Further wood effect uPVC double glazed window (with Cool Light 176 heat reflective glass) to side with roller blind. Brick built feature (lit) inglenook fireplace with tiled hearth and Clearview wood burning stove. Recessed LED ceiling spotlights. Ceiling cornicing. Wall light. Interlinked smoke alarm and carbon monoxide detector. Fitted carpet. Thermostat. Wooden glazed door leading into:-

OPEN PLAN KITCHEN / DINING ROOM **9.95m x 3.79m**

This bright and spacious area has been well thought out and can be accessed directly from the reception hallway and sitting room. This bright and spacious and the heart of the home is well suited to modern family living. Malmö Chestnut vinyl click-in floor.

Kitchen Area

Contemporary kitchen with a good range of Dione shaker style fitted kitchen units with Quartz work surfaces. To one side is a butcher block effect breakfast bar area which provides useful additional informal seating. LED under counter and over wall units lighting. Integrated electric double oven. Integrated hob with stainless steel Hotpoint chimney style extractor above. Glass splash back. Space for freestanding fridge freezer. Integrated Hotpoint dishwasher. Ceramic 1½ bowl sink with mixer tap above. Double glazed window to side overlooking decking area and garden beyond. Heat alarm. Pendant over breakfast bar ceiling Light. Recessed LED ceiling spotlights. Wooden door leading back into reception hallway and wooden double glazed door leading into rear inner hall. Thermostat.

Opening into:-

Dining Area

Large panoramic Cool Light 176 heat reflective glass double glazed picture window providing superb views across Loch Ken to the hills and RSPB nature reserve

beyond. Double glazed window into garden room with roller blind. Wood panelled vaulted ceiling. Ceiling spotlight. Wooden double glazed doorway leading to rear inner hall and small patio area beyond. Sliding French door (Cool Light 176 heat reflective glass double glazed) leading out to paved patio area at rear (loch side) of the house. Thermostat.

STUDY **2.86m x 3.32m**

Entered from kitchen area through a uPVC double glazed door. Light and airy room which has previously been used as a study. Electric radiator. Sliding uPVC double glazed French door leading out to garden. Double glazed picture window to side. Two wall lights. Exposed beam ceiling. Engineered oak flooring. Wooden double glazed door and steps down leading into:-

GARDEN ROOM **2.93m x 3.51m**

Wrap around double glazed windows providing fantastic views across the garden and across to Loch Ken beyond. Ceramic tiled floor. Wall lights. Wooden double glazed door leading out to garden.

MASTER BEDROOM WITH ENSUITE SHOWER ROOM **5.02m x 3.88m**

Spacious and airy master bedroom. Wood effect uPVC double glazed windows overlooking garden to rear (triple glazed) and side (doubled glazed). Curtain pole and curtains above. Two built in wardrobes with cupboards beneath providing useful additional storage. Ceiling cornicing. Ceiling light. Recessed LED spotlights. Fitted carpet. Thermostat.

Doorway leading to:-

Ensuite Shower Room

Suite of white wash hand basin and W.C. Mirrored bathroom cabinet. Fixed shaving mirror. Shaving light with 2 USB ports. Large walk in corner shower cubicle with mains shower above. White heated towel rail. Extractor fan. Recessed LED ceiling spotlights. Ceramic tiled walls from floor to ceiling. Obscure double glazed window to rear with roller blind above. Ceramic tiled floor.

DOUBLE BEDROOM 2 **3.88m x 3.55m**

Currently used as an office, this bright and spacious double bedroom overlooks the garden and driveway to side. Ceiling cornicing. Ceiling Light. Wood effect UPVC double glazed (sound proofed) window with curtain pole and curtains above. Fitted Carpet. Thermostat.





DOUBLE BEDROOM 3**3.88m x 3.55m**

Located at the far end of the hallway is another good sized double bedroom with wood effect uPVC double glazed (sound proofed) picture window with curtain pole and curtains above. Further double glazed (sound proofed) window to rear. LED flat ceiling light. Ceiling cornicing. Fitted carpet. Thermostat.

FAMILY BATHROOM**2.53m x 3.10m**

Contemporary 'Roca' suite of white W.C. and wash hand basin with mixer tap inset into vanity unit. Obscure glazed window into rear inner hall. White bath with mains shower above with monsoon rainfall showerhead and separate shower attachment. Extractor fan. Humidistat. Respatex style wall paneling on all walls. Bathroom mirror with glass shelving beneath. Shaver light above. Recessed LED ceiling spotlights. Contemporary grey graphite towel rail. Limed oak effect Malmo click-in vinyl flooring. Double USB charger in cupboard. Underfloor heating thermostat (outside).

REAR INNER HALL

Accessed from the Open Plan Kitchen / Dining Room. Wooden double glazed door with two double glazed side panels leading out to paved terraced patio area with steps leading down to the main garden. Interlinked smoke alarm. Ceiling cornicing. Ceiling LED light. Smoke alarm. Coat hooks. Wooden staircase with anti-slip flooring and wooden handrail leading down to lower level into:-

Lower Ground Floor Level**UTILITY ROOM****6.16m x 2.58m**

Spacious utility/laundry room with vinyl wood effect herringbone flooring. Fluorescent strip light. Coat hooks. uPVC double glazed door leading out to garden with two hardwood double glazed windows to rear and side. Stainless steel sink with mixer tap and drainer. Plumbing for washing machine. Grant oil fired boiler. Wall mounted kitchen units with laminate work surfaces. Large wooden built in cupboard providing useful additional storage. Interlinked smoke alarm and heat sensor. Doors leading into double garage and door leading to:

ROOM 1**3.57m x 2.56m**

Wood effect herringbone flooring. Radiator. Two LED and fluorescent strip lights. 3 Person Infrared sauna (Canadian). Cupboard/ hot water tank.

**Outside****DOUBLE GARAGE/ WORKSHOP AREA****9.95m x 6.40m**

Integrated double garage with workshop area. Two Garoll electric garage doors. Wall mounted RCD consumer units. Hookup point for generator. Electric meter. Controllers for sump pumps. Central garage drain. Hard wood double glazed window to side. Two LED strip lights. Concrete flooring.

Workshop Area

Located at the rear of the garage is a generous workshop area with wall mounted cabinets providing useful additional storage. Built in shelving. Built in work bench. Heat detector. Door leading through to:-

ROOM 2

Concrete floor. Electric radiator. Wall mounted cabinet providing useful additional storage. Fluorescent strip light. Internal glazed window into room with sauna.

SINGLE GARAGE**7.49m x 4.18m**

Adjacent to the front entrance of Inan House is a detached single garage supplied with power. Garador electric door.

GARDEN

Inan House is well positioned within a generous wrap round garden extending to approximately 2.5 acres and taking in part of the former Parton ('Paddie') Railway line.

A sweeping gravel driveway with two of the original standard lamps from Parton station lighting the driveway, from the private road to the single garage at the front and round to the north of the property providing access to the double garage and garden beyond.

Immediately adjacent to the rear (loch facing side) of the property is a generous decked area providing a fantastic spot for alfresco dining or simply watching the birdlife with stunning views across Loch Ken to the hills beyond. Steps down to loch side. To the far side of the property is a well-established landscaped woodland garden with a number of paths bordered by mature shrubs and plants leading down



to the garden pond with a wooden bridge crossing over a small stream, seating arbour and decking. A path from the loch-side decking area at the rear leads along the former railway line to a generous wood store and treed area beyond. A second lower footbridge spans the stream on the loch side.

Metal garden tool shed.

Wooden tool store shed.

SOLAR PANELS

12 Solar Panels and 3 backup batteries with feed-in tariff.

WOOD STORE**BURDENS**

The Council Tax Band relating to this property is G.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is [INSERT RATING]

SERVICES

The agents assume that the subjects are served by mains water, mains electricity and shared septic tank drainage but no guarantee can be given at this stage. The property benefits from underfloor heating throughout.

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. 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/LNM/BLACN01-03





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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