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WILLIAMSON  
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Solicitors & Estate Agents



# IVY COTTAGE

39 MAIN STREET, TWYNHOLM, KIRKCUDBRIGHT, DG6 4NT

Ivy Cottage is a quaint Galloway Cottage, set in the heart of Twynholm, yet tucked away off the village's main street, on a quiet lane with a delightful easily maintained and landscaped garden with mature shrubs.



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## Accommodation:

### Ground Floor:

Reception Hallway  
Snug / Bedroom 1  
Bedroom 2 with En-suite  
Shower Room

### First Floor:

Open Plan Living Room  
Kitchen/Dining Room  
Bedroom 3  
Bedroom 4/Study  
Shower Room

### Outside:

Front Garden  
Rear Garden  
Log Store  
Shed



Ivy Cottage is a beautifully presented 3 or 4 bed roomed traditional stone built Galloway cottage tucked away in a quiet location behind the village's main street. This delightful home benefits from bright and spacious accommodation throughout and has a wonderful contemporary and spacious kitchen / dining area which opens out to the rear garden.

Twynholm is an active community benefiting from a Primary School, Garage (which also offers many of the facilities of a village shop), and 2 Pubs/Hotels. There are many community activities organised in the nearby Village Hall. Twynholm provides easy access to the main road through the area, the A75.

Further facilities are available in Kirkcudbright approximately 3½ 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 golf course, marina, swimming pool and an active summer festivities programme including its own jazz festival and tattoo.

#### ACCOMMODATION

Composite exterior door from front garden into:-

#### RECEPTION HALLWAY

Welcoming reception hallway with doorways leading to downstairs double bedroom (to right), downstairs snug/double bedroom (to left). Recessed ceiling lights. Smoke alarm. Radiator Under stair storage cupboard with coat hooks. Tiled flooring.

#### SNUG/DOUBLE BEDROOM 1 (front left) 4.89m x 2.55m

Bright front facing room which currently used as a double bedroom but could also be used as a snug or home office with ample natural light from UPVC window with deep windowsill beneath. Radiator. Ceiling spotlights. Fitted Carpet.

#### DOUBLE BEDROOM 2 WITH EN-SUITE SHOWER ROOM

(front right) 4.25m x 2.71m

Bright and spacious front facing double bedroom with a UPVC double glazed window to front with deep sill beneath. Radiator. Ceiling spotlights. Mirrored walk-in wardrobe and cleverly concealed cupboard behind mirror. Fitted Carpet. Walk through dressing area leading to:-

#### DOWNSTAIRS EN-SUITE SHOWER ROOM 2.11m x 1.33m

Spacious en-suite shower room with Suite of White W.C. and wash hand basin inset into vanity unit with glass splash back. Walk in corner shower cubicle with shower above. Wooden panelling to waist height on 2 walls. Recessed ceiling lights. Tiled flooring. Extractor fan.

Carpeted staircase with painted wooden handrail and balustrade leading to first floor accommodation.

First Floor Accommodation

#### OPEN PLAN LIVING ROOM 4.87m x 4.78m

Spacious and wonderfully light reception room with an abundance of natural light from two UPVC sash and case double glazed windows to the front with wide wooden window shelves beneath and skylight over staircase. Recessed ceiling lights. Cupboard housing electric meter. Internet and telephone point. ABX contemporary corner-multi fuel stove with chimney flue. Radiator and radiator cover. Fitted Carpet. Two steps leading up to:-

#### KITCHEN/DINING ROOM 6.07m x 3.81m

Bright, spacious and airy contemporary Kitchen / Dining room with open beamed cathedral ceiling with large Velux windows to either side providing ample natural light. Midnight blue Howdens 'Shaker' style kitchen units with solid wooden work surfaces and tiled splash backs. Ceramic Belfast sink with mixer tap above. Built-in microwave. Built-in electric double oven. Inset Gas Hob with glass splash back. Dishwasher. Built-in larder fridge freezer. Washing machine and tumble dryer. UPVC double glazed window to side. uPVC patio doors leading out to rear garden. Shelved alcove. Built-in wine rack. Wood effect tiled floor. Cupboard housing Worcester boiler.

#### DOUBLE BEDROOM 3 (front facing) 3.52m x 2.68m longest and widest

Bright bedroom with an abundance of natural light from a UPVC double glazed sash and case window to front with deep sill beneath. Radiator. Shelved alcove. Ceiling spotlights.

#### BEDROOM 4/STUDY (rear facing) 3.38m x 2.32m

UPVC double glazed window overlooking rear garden. Radiator. Ceiling lights. Fitted Carpet.

#### SHOWER ROOM 2.69m x 1.43m

Contemporary shower room with walk in double shower cubicle with monsoon rainfall shower head and separate shower attachment. Built-in modern vanity unit with inset sink and W.C. Backlit vanity mirror. Chrome heated towel rail. Extractor fan. Roof light. Respatex style wall panelling. Karndean style tile-effect flooring.



## OUTSIDE

The front garden area is enclosed with a wrought iron fence and gate leading off the front lane.

Ivy Cottage has a delightful cottage style rear garden which is fully enclosed with large patio area immediately accessible from the dining kitchen and extends around to the side of the property which is ideal for alfresco dining. Shed and log store. A gravel path leads down the garden to a further paved and gravel area with flowers and well established mature shrubs. Back gate leading to lane at rear.

## BURDENS

The property is currently rented out as a successful self-catering holiday cottage and is therefore subject to business rates and small business rates relief.



## 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, mains gas 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."

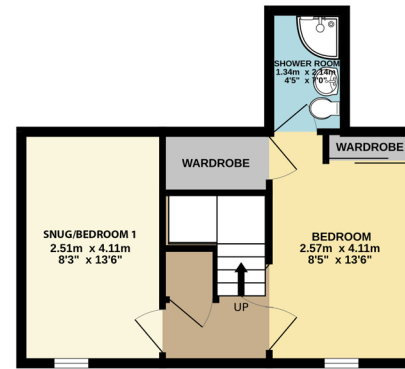
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

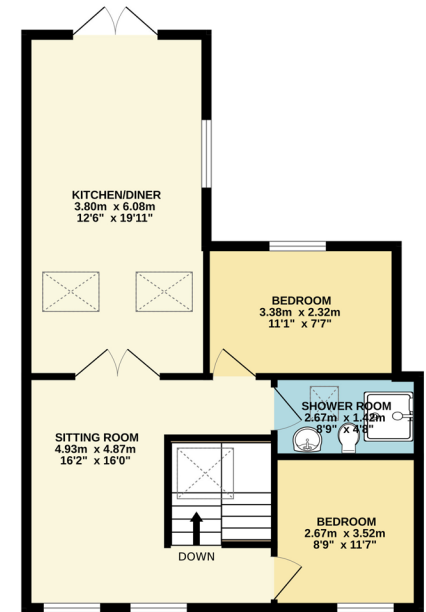
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/SM/BELLD03-01

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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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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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