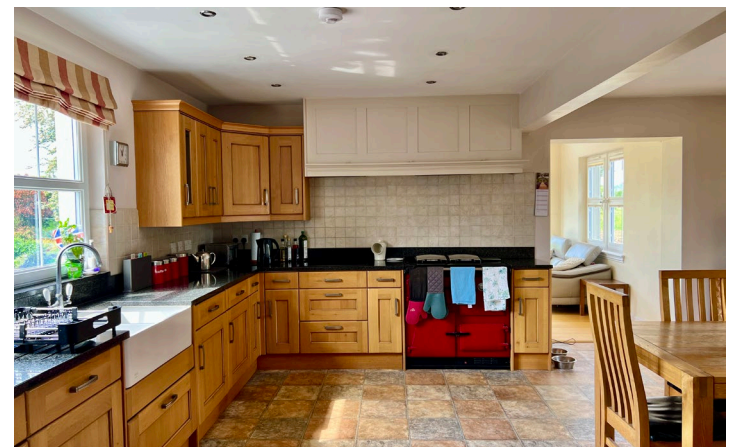




WILLIAMSON
& HENRY
Selling & Estate Agents



QUARRY HOUSE

KIRKINNER, NEWTON STEWART, DG8 9BY

Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Family Room
Snug
WC
Bedroom/Home Office
Kitchen
Garden Room
Utility Room/Rear Porch
Inner Hallway
Integrated Garage with WC

First Floor:

2 Double Bedrooms
Shower Room
Master Bedroom with Ensuite Bathroom
Guest Bedroom with Ensuite Shower Room

Outside:

Garage and W.C. Garden. Paddock. Outbuildings.

Under Floor heating throughout.

www.williamsonandhenry.co.uk



Quarry House is a beautifully appointed, contemporary take on a traditional Galloway farmhouse, this well positioned home is located off a quiet country lane, with rural country views and stunning views across the front garden and paddock to Cairnsmore.

This delightful family home provides flexible accommodation with potential subject to appropriate planning consent in creating a 'self-contained annexe' by incorporating part of the garage into the guest wing.

This delightful home is 10 minute drive from the sea, around 2 miles from Wigtown (Scotland's national 'Book Town') and 15 minutes from the Isle of Whithorn at the southern tip of the peninsula. To the north is the beautiful Galloway Forest, a drive of approximately 20 minutes. Wigtownshire is a fabulous area for those interested in wildlife, walking, mountain biking or just seeing the sights.

Wigtown is a pretty, traditional market town and is known worldwide as Scotland's National Book Town, a designation that reflects its quality bookshops and annual literary festival. Founded in 1999, the ten day Book Festival is now one of the UK's best loved literary events.

As well as offering a good range of local shopping and professional services, Wigtown and nearby Newton Stewart are regarded as natural bases from which to explore the Galloway Forest Park which covers a vast and sparsely populated area stretching north east. The wild landscape and extensive woodland and unspoilt coastline provide many opportunities for outdoor pursuits.

The area has a wide range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers, golf, and with an extensive range of walks and cycle paths. Galloway is well known for its popular mountain bike trails at Kirroughtree on the outskirts of Newton Stewart along with the Galloway Dark Skies Park.

ACCOMMODATION

Entered through solid wooden glazed door into:

ENTRANCE VESTIBULE

2.74m x 1.46m

Good sized entrance vestibule with uPVC double glazed windows to both sides. Ceiling light. Tile-effect vinyl flooring. Wooden glazed door leading into:-



RECEPTION HALLWAY

Wide, welcoming reception hallway with engineered oak flooring and doors leading off to all main ground floor accommodation. Three ceiling lights. uPVC double glazed tilt and turn window to front with curtain pole and curtains above. Under stair storage cupboard containing RCD consumer unit, electric meter and under floor heating. Smoke alarm. Carpeted staircase with wooden hand rail and bannister leading to first floor level. Double wooden glazed doors leading through to:-

FAMILY ROOM (left from hallway)

4.33m x 5.51m

Well positioned reception room which is entered from the main reception hallway with ample light from two uPVC double glazed picture windows to front with curtain pole and curtains above and further uPVC double glazed window to rear overlooking patio and neighbouring farmland. Feature fireplace with cast iron wood burning stove set on a slate hearth with wooden mantel above. 2 ceiling lights. Smoke alarm. Fitted carpet. Wooden glazed door leading to:-

SNUG

4.01m x 4.69m

2 uPVC double glazed windows to side providing a pleasant outlook across the garden and neighbouring farmland. UPVC double glazed window to front with curtain pole and curtains above. Ceiling light. UPVC double glazed French doors leading out to garden with curtain pole and curtains above. Fitted carpet.

GROUND FLOOR WC

2.27m x 1.34m

Suite of white wash hand basin and WC. Ceiling spotlights. Tiled splash-backs. Xpelair extractor fan. Engineered oak flooring.

BEDROOM/HOME OFFICE

3.0m x 3.94m

Currently used as a home office, but equally well positioned as a ground floor bedroom and is accessed from the main reception hallway. UPVC double glazed window to rear with curtain pole and curtains above. Ceiling light. Fitted carpet.

KITCHEN

3.0m x 6.41m (widening to 5.40m into dining area)

Entered from reception hallway this good sized farmhouse style kitchen is the real hub the home with ample room for dining table and chairs. Generous walk-in pantry cupboard with built-in shelving (1.54m x 1.32m). Double Belfast sink with mixer tap above. Granite work surfaces. Tiled splash-backs. NEFF integrated electric oven with microwave above. NEFF electric induction hob. Integrated dishwasher. Integrated fridge. Rayburn Range cooker. UPVC double glazed window overlooking garden to side with Roman blind above. Recessed LED ceiling spotlights. UPVC



double glazed window to side overlooking driveway with curtain pole and curtains above. Heat sensor. Tiled floor. Opens into:-

GARDEN ROOM

4.17m x 3.55m

Entered from kitchen. This delightful room benefits from an architectural uPVC double glazed window which floods this lovely space with natural light and provides a lovely wrap round view of the garden and neighbouring farmland and complements the sense of space provided by the vaulted ceiling. UPVC double glazed window to side. UPVC double glazed French doors leading out to patio. Two wall lights and spotlight. Oak flooring.

UTILITY ROOM/REAR PORCH

2.21m x 2.60m

Entered from kitchen. Fitted kitchen units providing useful additional storage. Plumbing for washing machine. Space for under counter fridge. Ceiling light. Built-in cupboard housing underfloor heating controllers. UPVC double glazed stable door leading out to driveway. Ceiling light. Ceramic tiled floor.

INNER HALLWAY

1.81m x 3.69m

Entered from the main reception hallway at the front of the property. Under stair storage cupboard with built-in shelving. UPVC double glazed window to front with curtain pole and curtains above. Oak Flooring. Carpeted staircase with wooden handrail leading to first floor level with two Velux windows over stairwell to front and rear providing additional natural light. Door leading to integrated garage.

From the reception hallway a carpeted staircase with wooden handrail leading to first floor landing

First Floor Accommodation (main house)

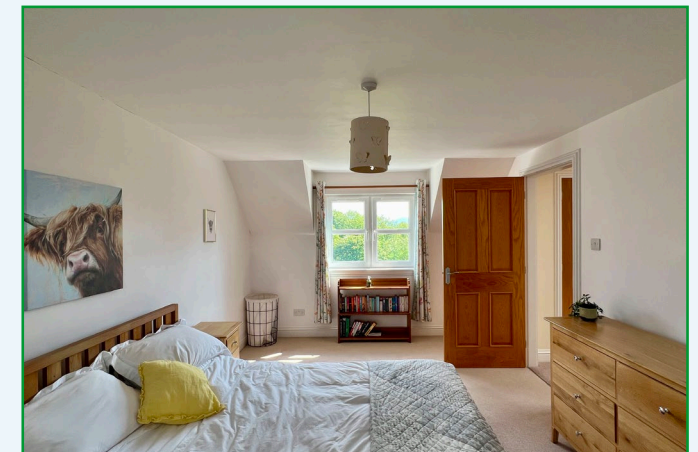
LANDING

Light and spacious first floor landing with two large Velux windows providing an abundance of natural light. Radiator. Two built-in double cupboards with shelving providing useful additional storage. Two ceiling lights. Large walk-in linen cupboard with built-in shelving. Radiator. Fitted carpet.

DOUBLE BEDROOM 1 (Left)

3.75m x 5.66m (narrowing to 3.57m)

Partially coomed ceiling. UPVC double glazed window with fine view looking across the garden and paddock to hills beyond with curtain pole and curtains. Radiator. Velux window with integrated blind. Under eaves storage cupboard with hanging rail and shelving. Ceiling light. Fitted carpet.



DOUBLE BEDROOM 2 WITH SHOWER ROOM (Right) 3.23m x 5.62m

Partially coombed ceiling. UPVC double glazed windows with curtain pole and curtains above. Velux window to rear with built-in blind. Built-in wardrobes providing useful additional storage. Radiator. Ceiling light. Fitted carpet. Door leading into shower room.

SHOWER ROOM 2.47m x 1.90m

Entered from the main landing or accessed from bedroom 2. Good sized "Jack n' Jill" shower room. Suite of white wash hand basin, WC and walk-in shower cubicle with mains Mira shower above. Tiled from floor to ceiling. Shaver point. Fixed bathroom mirror. Extractor fan. Ceiling light. Vinyl flooring.

MASTER BEDROOM WITH ENSUITE BATHROOM 5.36m x 3.83m

Good sized master bedroom suite enjoying ample of natural light from two large double glazed Velux windows to front and rear. Radiator. Built-in mirrored wardrobes with hanging rail and shelving. Loft access hatch. Ceiling light. Wall lights. Fitted carpet. Door leading to:-

En-suite Bathroom 2.09m x 2.45m

Suite of white wash hand basin, WC and bath. Wood panelling to waist height. Velux window. Heated towel rail. Extractor fan. Ceiling light. Vinyl flooring.

From the reception hallway a carpeted staircase with wooden handrail leading to first floor landing

First Floor Accommodation (guest wing)**GUEST BEDROOM WITH ENSUITE SHOWER ROOM 4.12m x 4.72m**

Two Velux windows, one to front and rear with integrated blinds. Ceiling spotlight. Radiator. Partially coombed ceiling. BT telephone point. Radiator. Large under eaves storage cupboard. Solid wooden floor.

Ensuite Shower Room 1.32m x 3.02m

Suite of white wash hand basin and WC. Shower cubicle with mains shower and tiled splash backs. Velux window to rear. Wall light. Extractor fan. Heated towel rail. Vinyl flooring.

OUTSIDE**INTEGRATED GARAGE 4.73m x 4.80m**

Accessed from the driveway and internally from the inner hall. Two steps down from the inner hall give access to a large integrated garage, which subject to appropriate Planning Consents could be added and integrated into the main house to provide additional accommodation and create a self-contained granny annexe. IVT Greenline central heating system. Two fluorescent striplights. Electric "up and over" door. UPVC double glazed windows to front and rear. UPVC double glazed door to side.

GARAGE WC 2.92m x 1.03m

White wash hand basin. Xpelair extractor fan. Ceiling light. Tiled splash-back. Obscure uPVC double glazed window to driveway.

GARDEN

Accessed from a quiet country lane a sweeping driveway leads off and round the property to the front and side with further access immediately adjacent to the main house for parking at the integrated garage. This

delightful family home is well positioned within a generous garden to take in the fine views across to Cairnsmore and Wigtown Bay.

Front Garden

The garden to front is mainly laid to lawn, bordered by established flowerbeds that are well stocked with a variety of shrubs and perennials that provide colour and interest all year round and bordered by stone dyke wall.

At the far end of the front garden is a gate which leads to a fully fenced well sheltered paddock extending to approximately 1 ½ acres with running water .

Rear garden

To the rear of the property is a generous paved patio with raised flower beds providing an ideal spot for alfresco dining and entertaining whilst enjoying fine views to front, sides and rear.

Outbuildings

Across the country lane is a wooden garage and shed.

BURDENS

The Council Tax Band relating to this property is G.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is C.

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).

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/PL/ROBIE02-01

