



WILLIAMSON
& HENRY
Solicitors & Estate Agents



APPLE COTTAGE

16 BLADNOCH, WIGTOWN, NEWTON STEWART, DG8 9AB

Spacious and characterful Galloway Cottage, located in the popular village of Bladnoch.

Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Family Room
Sitting Room
Kitchen
Dining Room
Garden Room
Double Bedroom
Bathroom

First Floor:

2 Bedrooms
Bathroom

Outside:

Large enclosed rear Garden with patio area.
Pend.

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Apple Cottage is a fine example of a traditional Galloway Cottage, providing bright and spacious characterful accommodation which is ideal for modern family living. This charming home with an attractive view to the front across the River Bladnoch and large enclosed garden to the rear with a number of productive apple trees.

Wigtown is a pretty, traditional market town and is known worldwide as Scotland's National Book Town, a designation that reflects its dozen or so 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, extensive woodland and unspoilt coastline provide many opportunities for outdoor pursuits.

There are eight good local golf courses to choose from. The coastline offers sailing and sea fishing and there are safe anchorages at Port William and the Isle of Whithorn. The A75 provides excellent road links and there are railway stations at Stranraer and Dumfries.

Newton Stewart is a busy Galloway market town set on the banks of the River Cree in a genuinely rural area and regarded by many as the gateway to the Galloway hills. There is a museum, leisure centre, post office, banks, cinema and a wide range of shops, offices, businesses, hotels and restaurants.

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.



ACCOMMODATION

Entered through solid wooden door, with obscure glazed panel above, from pavement into:-

ENTRANCE VESTIBULE

Wood paneling to waist height. Tiled floor. Wooden glazed door into:-

RECEPTION HALLWAY 4.30m x 1.12m

Light and spacious reception hallway with wood paneling to waist height. Radiator. 2 ceiling lights. Ceiling cornicing. Smoke alarm. Fitted carpet. Doors leading off to all ground floor accommodation.

FAMILY ROOM 6.86m x 2.73m

Entered from reception hallway through a 15 pane glazed painted wooden door this delightful family room has an abundance of natural light from 2 uPVC double glazed windows to rear with roller blinds overlooking garden. TV aerial point. 2 ceiling lights. Radiator. Fitted carpet. Carpeted staircase leading to first floor level. Doorways leading through to sitting room and kitchen.

SITTING ROOM 4.72m x 3.59m

Entered from family room this cosy front facing sitting room has ample natural light from uPVC sash and case window to front with curtain pole and curtains above. Large granite feature fireplace with inset contemporary wood burning stove. Ceiling cornicing. Ceiling light. Wall lights. Smoke alarm. Fitted carpet.

KITCHEN (Kitchen/Dining Room 3.44m x 8.35m)

Accessed directly from the Family room this spacious Farmhouse style kitchen benefits from a good range of Shaker style fitted kitchen units. Solid wooden work surfaces. Wine Chiller. Stainless steel 1½ bowl sink with mixer tap. Five burner gas hob with glass splashback and stainless steel extractor chimney hood above. Electric Beko eyelevel double oven. Freestanding dishwasher. UPVC double glazed window with roller blind above. 2 ceiling lights. Smoke alarm. Central brick built feature fireplace with inset wood burning stove. Tiled floor. Step down to:-



DINING ROOM (Kitchen/Dining Room 3.44m x 8.35m)

Connecting the kitchen and garden room is a good sized formal dining area with natural light from a UPVC double glazed window to side with UPVC double glazed stable door leading out to garden. Recessed alcove with built in oak shelving. Ceiling light. Radiator. Tiled floor. Wooden 15 pane glazed door with step down to:-

GARDEN ROOM 3.28m x 2.86m

Bright spacious garden room with uPVC double glazed windows on 3 walls provide a fine wrap round view of the rear garden. Vaulted ceiling with two Velux windows providing additional natural light. Wall light. Tiled floor. French doors leading out to the rear garden and patio.

DOUBLE BEDROOM 1 (Front Facing) 3.13m x 2.68m

Entered from reception hallway this bright and airy front facing double bedroom could also be used as a further reception room if required. UPVC double glazed sash and case window to front with curtain pole and curtains above. Ceiling light. Ceiling cornicing. Radiator. Wood paneling to waist height. Fitted carpet.

BATHROOM 2.69m x 2.56m

Spacious family bathroom with suite of White W.C. wash hand basin inset into contemporary vanity unit and bath. Large walk-in shower cubicle. Contemporary heated towel rail. Fixed bathroom mirror with lighting above. UPVC opaque glazed window to rear with roller blind. Extractor fan. Recessed LED ceiling spotlights. Ceramic tiled floor.

Carpeted staircase from Family room with painted wooden handrail leading to first floor level:-

First Floor Level

LANDING 3.24m x 1.50m

Under eaves storage cupboard. Recessed LED ceiling spotlights. Smoke alarm. Velux window above staircase. Radiator. Fitted carpet.



DOUBLE BEDROOM 2 (left) 4.01m x 3.86m

Further spacious double bedroom. Under eaves storage cupboard. Partially coombed ceiling. Recessed LED ceiling spotlights. Loft access hatch. Radiator. Fitted carpet.

BATHROOM 2.05m x 2.01m

Suite of white washhand basin with vanity unit beneath and W.C. Backlit mirror. Large corner shower cubicle with mains shower. Velux window to front. Under eaves storage cupboard. Contemporary heated towel rail. Ceiling spotlight. Tile-effect vinyl flooring.

DOUBLE BEDROOM 3 (right) 4.01m x 3.86m

Generous double bedroom with Velux window to front. Cast iron former fireplace. Partially coombed ceiling. Recessed LED ceiling light. Radiator. Fitted carpet.

OUTSIDE**ENCLOSED PEND 7.29m x 1.72m**

Accessed from the reception hallway and pavement in Bladnoch this enclosed pend whilst providing covered access to the rear garden is currently used as a useful utility room area by the existing owners. Radiator. 2 ceiling lights. Wash hand basin. Washing machine. Fridge freezer. Clothes pulley. Concrete floor.

GARDEN

Apple Cottage is well positioned within a delightful enclosed cottage garden providing a tranquil oasis. Immediately adjacent to the house is a well sheltered patio area which can be accessed directly from the garden room, making this an ideal spot for alfresco dining and entertaining.

The rear garden is mainly laid to lawn interspersed with a number of productive apple tress which is where this delightful cottage took its name from.

**BURDENS**

The Council Tax Band relating to this property is currently rented out as self-catering holiday let 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, 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/ES/MACDK03-02





PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
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