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Solicitors & Estate Agents



CHERRY TREE COTTAGE

14A HIGH STREET, KIRKCUDBRIGHT, DG6 4JX

An absolute gem tucked away behind Kirkcudbright's historic High Street, this B-listed property is accessed from a private close and overlooks the National Trust Gardens at Broughton House next door. The property has been painstakingly renovated and refurbished to form a quite magnificent two bedroomed upside down cottage with modern high quality fitments and a contemporary feel. The first floor comprises an impressive open plan living/dining/kitchen area with vaulted ceiling and full height architectural glass panels on either side of the chimney breast overlooking the National Trust Gardens facing west. The property benefits from gas heating, double glazing, and modern kitchen and bathroom fitments.



Accommodation:

Ground Floor:

Entrance Hallway
Double Bedroom 1
Shower Room
Master Bedroom with
Ensuite

First Floor:

Open plan Sitting Room/
Dining Room/ Kitchen

Outside:

Courtyard Garden

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The artist, E.A. Hornel purchased number 14 High Street in 1909 shortly after he bought Broughton House next door. He purchased number 14 ostensibly to acquire the large garden and thereby allow him to extend his own garden. It seems to be about this time that number 14 was split into two properties: the main house at number 14 and the studio cottage number 14A created from the old stable block. Hornel rented out both properties. Most famously, Charles Oppenheimer, another member of the now famous Kirkcudbright School of Art, rented number 14 for almost 21 years and he painted the house and its garden several times.

Number 14A had a number of tenants. Mabel R Brunton, an artist who worked in metal, rented the cottage in the 1920s. Some of her work, a wonderful Art Nouveau style crucifix and offertory plate, can be seen at the nearby Presbyterian Greyfriars Church. The academic and writer, Dorothy L Sayers also rented the cottage in the 1930s. During her stay at number 14A she completed Five Red Herrings, a Lord Peter Wimsey murder mystery set in the artists' community of Kirkcudbright.

Kirkcudbright is an attractive harbour town situated on the banks of the River Dee. The town itself is of historic and architectural interest with its ancient High Street, Tolbooth Arts Centre, Stewartry Museum and numerous galleries. Long frequented by artists, Kirkcudbright was home to the renowned artist, E.A. Hornel, one of the "Glasgow Boys" who lived in Broughton House next door, now in the care of the National Trust for Scotland. This artistic tradition is maintained today by a flourishing colony of painters and craft workers which has led to Kirkcudbright being named the "Artists' Town".

The southwest of Scotland is a genuinely rural area with its gentle rolling landscape, mild climate and dramatic coastline. The area has a good range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers and of course golf. The Solway is also a popular yachting destination and Scotland's only Blue Flag Marina is but a short walk away.

ACCOMMODATION

14A High Street is accessed from the High Street via doorway leading into a cobbled and paved Close which in turn leads to the main entrance and on to the private enclosed courtyard garden to the rear.

ENTRANCE HALLWAY

Karndean, parquet flooring. Contemporary Zehnder vertical wall radiator. Recessed LED ceiling spotlights. Smoke alarm. Carpeted staircase with recessed low voltage stair lights to first floor level with contemporary oak wooden handrail and glazed balustrade leading to first floor level. Under stair storage cupboard.

DOUBLE BEDROOM 1 **3.58m x 3.52m**

Two Georgian-style sash and case double glazed windows to each side with deep sills beneath. Contemporary radiator. Recessed LED ceiling spotlights. Further sash and case window to opposite side with roman blind above. Built in cupboard with hanging rail and shelving. Cupboard housing electric consumer unit and meter.

SHOWER ROOM **1.76m x 1.72m**

Contemporary shower room with suite of white wash hand basin with mixer tap and WC inset into modern Kohler vanity unit. Curved chrome and glass corner entry shower cubicle with mains mixer shower above. Wall mounted Kohler glazed bathroom cabinet. Chrome heated towel rail. Recessed LED ceiling spotlights.

MASTER BEDROOM WITH ENSUITE

Two Georgian-style sash and case double glazed windows to side with window shelf beneath. 15 pane double glazed door leading out to courtyard and patio. Contemporary Acova radiator. Large built in wardrobe with partially coombed ceiling and clothing rail. Cupboard housing washing machine and wall mounted Worcester gas fired boiler with shelving. Recessed LED ceiling spotlights. TV aerial point. Fitted carpet.

ENSUITE SHOWER ROOM

Vinyl anti slip flooring. Tiled from floor to ceiling. Two double glazed Georgian style windows to side with Roman blind above providing ample natural light. Contemporary counter top wash hand basin with mixer tap and vanity unit beneath. Gerberit White W.C. Contemporary double walk in shower cubicle with mixer shower above. Extractor Fan. Zehnder contemporary heated towel rail. Recessed LED ceiling spotlights.

Contemporary carpeted staircase with wooden handrail and glass balustrade panels leading to first floor level with stairwell lighting.

First Floor Accommodation

OPEN PLAN SITTING ROOM / DINING ROOM / KITCHEN

Wonderful contemporary space, with an abundance of natural light with pitched full height ceiling. Double glazed full height architectural windows facing west, enhancing the outlook over Broughton House gardens and towards the estuary and hills beyond. Electrically-operated Velux windows on either side of the main living room area provide additional natural light. Contemporary vertical radiator. Gas stove with limestone surround. Fitted carpet. Step down to:-

Kitchen Area

Contemporary high gloss fitted kitchen units with 'Silestone' by Cosentino engineered quartz work surfaces with inset 'Franke' stainless steel one and a half bowl sink. Parquet wood effect flooring. Integrated dishwasher. Integrated electric hob with contemporary chimney style extractor hood above. Ceiling downlighters. Electrically-operated Velux windows on either side of the Kitchen providing additional natural light. Original Georgian windows with shelved alcoves above on one side with further double glazed sash and case style window to other. Built in shelved pantry cupboard.

OUTSIDE

A private hard landscaped paved and pebbled courtyard and patio area to the rear which catch the afternoon and evening sun.

BURDENS

The Council Tax Band relating to this property is D.

ENERGY PERFORMANCE RATING

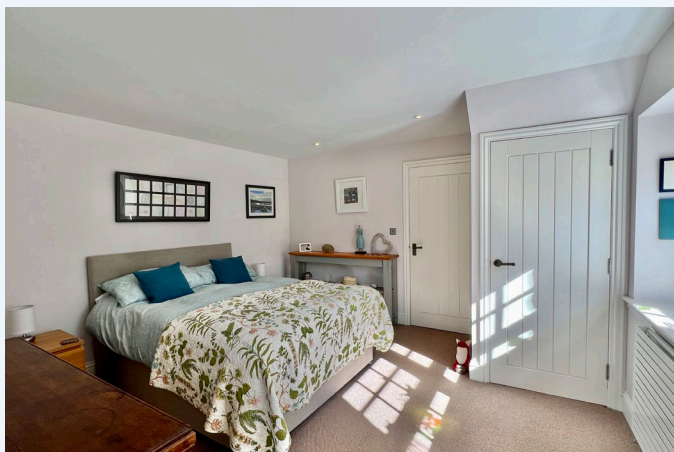
The Energy Efficiency Rating for this property is [INSERT RATING]

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, 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."

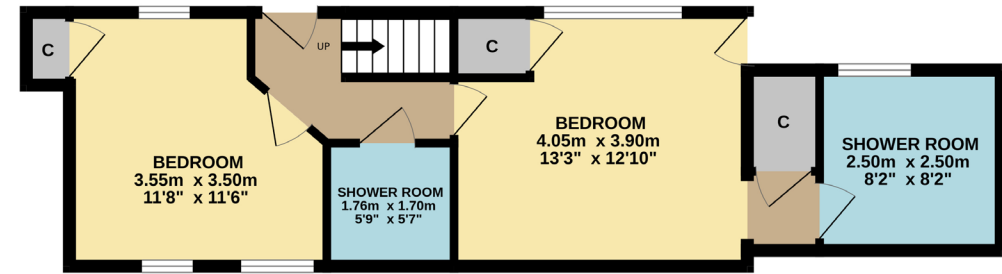
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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.

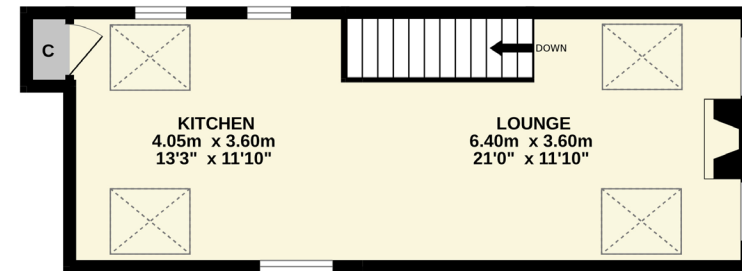
Ref: SAK/LNM/CASSJ01-05

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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