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WILLIAMSON  
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Solicitors & Estate Agents



# CROFT HOUSE,

WIGTOWN, NEWTON STEWART, DG8 9BJ

Traditional stone built 1 ½ story Galloway cottage under slate roof enjoying a rural location between Kirkcowan and Wigtown.



#### Ground Floor:

Entrance Vestibule  
Reception Hallway  
Sitting Room  
Open Plan Kitchen/Dining Room  
Conservatory/Garden Room  
Study  
Bathroom

#### First Floor:

Landing  
Double Bedroom 1  
Double Bedroom 2  
Box Room  
Bathroom  
Master Bedroom with Ensuite

#### Outside:

Garage. Front and Rear Gardens.  
Two Sheds. Greenhouse. Three  
Log Stores. Coal Bunker.

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Croft House is a well-proportioned traditional detached rural home, located between Kirkcowan and Wigtown and enjoys fine views across neighbouring farmland to the front and rear. This delightful home is well laid out with bright flexible accommodation which is sure to suit a number of buyers.

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 from the front garden through uPVC composite obscure stained glass door into:-

##### ENTRANCE VESTIBULE

**1.69m x 1.98m**

Bright, spacious entrance vestibule with ample natural light from a large uPVC double glazed picture window looking across the front garden to farmland and the hills beyond. Curtain track and curtains. Ceiling light. Ceramic tiled floor. Wooden glazed door leading to:-

##### RECEPTION HALLWAY

**1.84m x 5.87m**

Welcoming reception hallway with doorways leading off to sitting room, kitchen/diner and study. Large under stair storage cupboard with lighting and coat hooks. Double radiator. Painted wooden staircase with central carpet runner leading to first floor level with low level LED lighting. Ceiling light. Smoke alarm. Ceramic tiled floor.

##### SITTING ROOM

**5.42m x 3.66m**

Light and spacious front facing reception room enjoying a fine outlook from a large uPVC double glazed picture window to front overlooking garden and across neighbouring farmland to the hills beyond. Curtain pole and curtains above. Two radiators. A further uPVC double glazed window to rear provides additional natural light. Feature fireplace with tiled hearth and solid wooden surround and mantel above with newly installed 'Town and Country' multi fuel stove. Sky connection point. Beamed ceiling detail. Two ceiling lights. Smoke alarm.

##### OPEN PLAN KITCHEN / DINING ROOM

**5.39m x 3.55m**

Bright spacious room which runs the full depth of the property. Ceramic tiled floor.

##### Dining Area

**3.37m x 3.55m**

Located to the front of the property and enjoying a pleasant outlook across the front garden to the hills beyond. uPVC double glazed window with curtain pole and curtains above and deep sill beneath. Radiator. Exposed beam ceiling detail. Feature fireplace with central double sided 'Hunter' multi fuel stove providing a cozy focal point to both the dining room and adjoining conservatory. Doorway leading through to conservatory. Open archway into:-

##### Kitchen Area

**3.59m x 1.89m**

Good range of contemporary beech effect fitted kitchen units and laminate work surfaces providing ample food preparation space. 1 ½ bowl black sink with mixer tap above and drainer to side. Integrated Kenwood slim line dishwasher. Integrated fridge freezer. Freestanding electric cooker with black chimney style extractor hood above. Large uPVC double glazed picture window overlooking rear garden and neighbouring farmland with deep sill beneath and roller blind above. Laminate splash backs. Smoke alarm. Ceiling lights. Wooden glazed door from open plan kitchen / dining area into:-

##### CONSERVATORY / GARDEN ROOM

**6.02m x 3.54m**

This spacious well positioned conservatory enjoys a lovely wrap round view across the garden and neighbouring farmland. It benefits from a feature fireplace which is shared with the dining room and double sided Hunter Stove. Ceiling light. Wood effect laminate flooring. Radiator. uPVC double glazed windows on three walls. Exposed stone wall to side. uPVC double glazed doors leading out to decking area at front.

##### STUDY

**2.13m x 2.40m narrowing to 1.88m**

Wood paneling to waist height. uPVC double glazed French doors leading out to rear garden. Curtain track and curtains above. Built in desk. Wall mounted cupboard housing RCD consumer unit. Ceiling light. Loft access hatch. Ceramic tiled floor. Doorway into:-

##### BATHROOM

**1.83m x 2.29m**

Good sized family bathroom with suite of white wash hand basin, W.C. and bath with Mira mains shower above. Glazed shower screen to side. Tiled to waist height on three walls. uPVC obscure glazed window with roller blind above overlooking garden to side. Fixed bathroom mirror. Radiator. Recessed ceiling spotlight with extractor fan. Ceiling light. Tile effect vinyl flooring.

Staircase leading to first floor level with Velux window providing additional natural light over stairwell.

#### First Floor Accommodation

##### LANDING

**1.82m x 2.10m**

Bright and airy first floor landing with doors leading off to three double bedrooms, box room and bathroom. Ceiling light. Smoke alarm. Loft access hatch. Fitted carpet.

##### DOUBLE BEDROOM 1

**2.82m x 3.62m**

Good sized rear facing double bedroom which is currently used as a home office. Radiator. Large Velux window to rear with blind. Partially coombed ceiling. Ceiling light. Fitted carpet.

##### DOUBLE BEDROOM 2

**2.41m x 3.64m**

Radiator. Two uPVC double glazed dormer windows with roller blinds above overlooking garden to farmland beyond. Partially coombed ceiling. Ceiling light. Fitted carpet.

##### BOX ROOM

**1.50m x 1.45m**

Fitted carpet. Built in shelving providing useful additional storage. Partially coombed ceiling.

##### BATHROOM

**2.81m x 2.69m narrowing to 1.80m**

Light and airy contemporary bathroom with suite of white wash hand basin with tiled splash backs and W.C. P shaped bath with curved glazed shower screen and mains shower above. Respatex style wall paneling. Large Velux window providing ample natural light with blind above. Radiator. Recessed LED spotlights with extractor fan. Partially coombed ceiling. Tile effect vinyl flooring.

##### MASTER BEDROOM WITH ENSUITE (left)

**3.75m x 2.44m widening to 4.06m**

Bright and airy master bedroom with a good range of built in fitted wardrobes with hanging rail and shelving. Partially coombed ceiling. Two large uPVC double glazed dormer windows to front with roller blind above and sill beneath. Radiator. Ceiling light. Doorway leading to:-

##### Ensuite

**0.88m x 1.22m**

White wash hand basin with tiled splash back. White W.C. Towel rail. Partially coombed ceiling. Ceiling light.

##### Outside

##### GARAGE

**5.38m x 2.93m**

Good sized brick built garage with up and over door to front. Pedestrian door to rear. Wooden single glazed window to side. Plumbing for washing machine. Space for tumble dryer. Worcester oil fired boiler and water tank. Space for fridge freezer. Fluorescent strip light. Carbon monoxide detector. Mains water tap.



## FRONT GARDEN

Set back from the road, Croft House enjoys a well sheltered front garden which has been thoughtfully landscaped to provide a delightful cottage garden. Immediately to the front of the property is a generous decked area which wraps round to the far side of the house providing an ideal spot for alfresco dining. Gravel paths which are bordered by well-established mature flower beds provide colour and interest throughout the year. To one side is a generous pergola providing an additional area to sit and enjoy the garden and fine countryside view. The front garden is bordered by stone dyke wall. Floodlight on external gable wall. Gravel driveway.

## REAR GARDEN

Overlooking farmland to the rear is a further garden area with raised veg boxes and bordered by stone dyke wall. Two sheds. Greenhouse. Three log stores. Coal bunker.

## BURDENS

The Council Tax Band relating to this property is E.

## 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 1,200 litre oil tank. And private 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)).

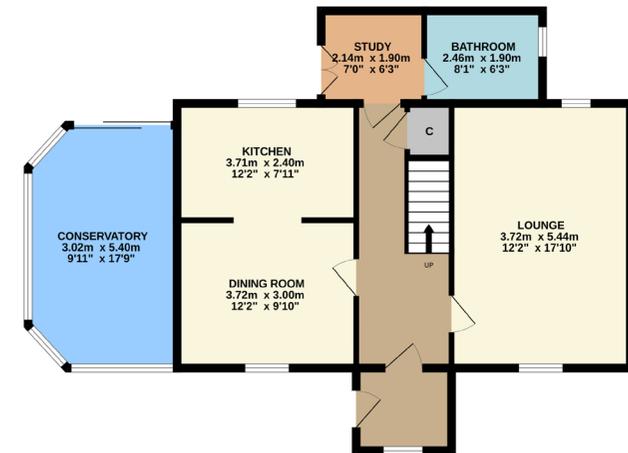
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

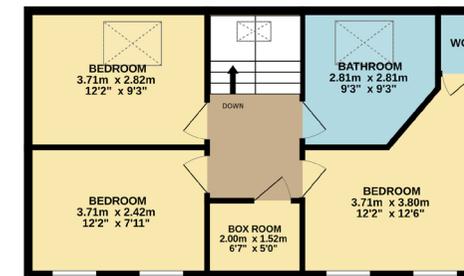
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## GROUND FLOOR



## 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, fittings 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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