



WILLIAMSON
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Solicitors & Estate Agents





NABNY,

DUNDRENNAN, KIRKCUDBRIGHT, DG6 4QF

Beautiful architect designed steading conversion, set in approximately 4.3 acres of land with stables and outbuildings including self-contained cottage which is currently rented out as a self-catering holiday let. This delightful home is set in attractive rolling countryside in the heart of Galloway, approximately 7 miles from Kirkcudbright.

Main House:

Ground Floor:

Reception Hallway
Open Plan Kitchen / Dining Family Room
Garden Room
Dining Room
Hallway
WC
Sitting Room
Walk In Pantry Cupboard
Utility Room
Side Hallway
Shower Room
Boiler Room / Boot Room
Double Bedroom 1
Sitting Room / Office

First Floor:

Gallery Landing
Double Bedroom with En-suite (left)
Dressing Room / Study
Bathroom
Double Bedroom
Single Bedroom

Nabny Steading

Ground Floor:

Entrance Hall
Open Plan Kitchen / Family Room
Bedroom 1
Wet Room

First Floor:

Master Bedroom with En-suite Shower Room

OUTSIDE:

Generous garden grounds to front and rear. Traditional stone steading. Log Store. Double Garage. Work Shop. Wooden Stables. Outside Tap.



Nabny is a delightful detached steading conversion set in approximately 4.3 acres of land with stables and outbuildings. The current owners also created a self-contained cottage from one of the former steading buildings which is currently rented out as a self-catering holiday let. This delightful home is set in attractive rolling countryside in the heart of Galloway, approximately 7 miles from Kirkcudbright.

The South West 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.

For those looking at the property for equestrian purposes the nearby BEIRC riding centre which is a short distance away benefits from two indoor riding arenas, and outdoor arena and regular competition and training opportunities.

The nearby town of Kirkcudbright is approximately 7 miles away and 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, EA Hornel, one of the “Glasgow Boys”. This tradition is maintained today by a flourishing colony of painters and craft workers which has led to Kirkcudbright being named 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.

MAIN HOUSE ACCOMMODATION

Entered from front courtyard through UPVC obscure glazed door into:-

RECEPTION HALLWAY 4.95m x 3.36m

This spacious and light welcoming reception hallway benefits from additional natural light from a large window above the entrance door. The galleried first floor landing provides additional ceiling height adding to the feeling of space. Exposed stone wall on 2 walls provides a hint of the characterful property to come. Carpeted



staircase with wooden handrail and wrought iron balustrade leading to first floor level. Ceiling lights. Smoke Alarm. Radiator. York Stone tiled floor. Doorway leading off to Open Plan Kitchen/Dining Room, Utility Room, Walk In Pantry Cupboard and Side Hallway.

OPEN PLAN KITCHEN / DINING ROOM 7.81m x 4.72m

This wonderful and spacious open plan Kitchen / Dining Room is the real heart of this home and is ideal for modern living with an abundance of natural light from 3 front facing sash and case windows with curtain poles and curtains above overlooking courtyard with further sash and case window to rear with Roman blind above. The Kitchen area benefits from a good range of fitted Kitchen units and preparation space ideal for entertaining or large family gatherings. Ceramic 1 and a half bowel sink with mixer tap above and drainer to side. 2 freestanding Stainless Steel top units with shelf underneath. Integrated dishwasher. Range cooker with stainless steel cooker hood above. Recessed LED ceiling spotlights. Wall light. 2 Contemporary vertical radiators. Space for dining table and chairs. At the far end of the room is a fireplace with inset wood burning stove set on slate hearth. Slate tiled floor. Doorway leading to dining room and wooden Glazed door leading to:-

GARDEN ROOM 3.82m x 2.25m

Located to the rear of the steading is a lovely garden room enjoying a wrap round view of the rear garden. UPVC double glazed windows on 3 walls. Painted stone wall. Slate tiled floor. UPVC double glazed door leading out to rear garden.

DINING ROOM 4.87m x 4.72m

Accessed directly from the Kitchen and hallway this well-proportioned light and airy dining room enjoys dual aspect sash and case windows to front and rear giving ample natural light. 2 ceiling lights. Walk light. 2 Radiators. Feature open fireplace with tiled hearth. Slate tiled floor. Doorway leading to:-

HALLWAY 4.37m x 3.28m

Bright and airy hallway partially laid to slate flooring and partially laid to Oak with doorways leading off to dining room, WC and 3 solid Oak steps up to doorway leading to sitting room. Sash and case window. Radiator. Ceiling light. Velux window. Slate tiled floor.



WC 1.73m x 1.29m

Suite of white wash hand basin and WC. Velux window. Radiator. Ceiling light. Slate tiled floor.

SITTING ROOM 10.49m x 4.59m

Beautifully appointed reception room with an abundance of natural light from two double glazed sash and case windows to rear overlooking courtyard, with further sash and case windows with outlook to garden all with curtain poles and curtains above. 2 Radiators. Central feature fire place with exposed stone chimney breast with cast iron wood burning stove set on stone hearth. 2 Ceiling lights. Solid wooden flooring.

Accessed from main reception hallway

WALK-IN PANTRY CUPBOARD 2.50m x 1.79m

This well position walk in pantry cupboard is within easy reach of the Kitchen and benefits from an extensive range of fitted shelves. UPVC double glazed window to rear. Ceiling light. York stone tiled floor.

UTILITY ROOM 3.63m x 2.50m

Good sized utility room with fitted kitchen units providing useful additional storage. Wooden work surfaces. Tiled splash backs. American style larder fridge. Plumbing for washing machine. Extractor fan. Fixed shelving on one wall with coat hooks below. Ceiling light. UPVC double glazed window to rear. Wooden clothes pulley. Large Airing cupboard. York Stone tiled floor.

SIDE HALLWAY 4.78m x 1.75m

Doorways leading off to Shower Room, Boiler Room/Boot Room, Double Bedroom 1 and Sitting Room/Office. Exposed stone feature archway. Obscure glazed window to rear. Smoke alarm. Radiator. 2 ceiling lights. Built-in bookcase. York stone tiled floor.



SHOWER ROOM 1.88m x 1.48m

Suite of White wash hand basin and WC. Tiled from floor to ceiling. Walk in shower cubicle with mains shower above. Chrome heated towel rail. Fixed mirrored bathroom cabinet. UPVC obscure glazed window to rear with deep sill beneath. Extractor fan. Ceramic tiled floor.

BOILER ROOM / BOOT ROOM 4.57m x 1.93m

Three wooden steps lead down into the boiler room / boot room. Partially coombed ceiling. RCD consumer unit. Velux window. Hot water tank. Boiler. Vent for tumble dryer. Coat Hooks. Ceiling light. Concrete floor. Wooden door leading out to garden.

DOUBLE BEDROOM 1 3.36m x 2.95m

Front facing double bedroom with double glazed window overlooking courtyard with curtain pole and curtains above. 2 Built in double wardrobes and built in single wardrobe. Wall light. 2 Ceiling spot lights. Radiator. Fitted Carpet.

SITTING ROOM / OFFICE 5.28m x 4.07m

Bright and spacious front facing room which is currently used as an office but could be used as a further reception room or indeed bedroom. 4 Solid wooden built-in bookcases from floor to ceiling. Radiator. Smoke alarm. Ceiling light. Wooden glazed door with curtain pole and curtains above leading to front garden. Ceramic tiled floor.

Carpeted staircase with wooden handrail and wrought iron balustrade leading to first floor level.

First floor level

GALLERY LANDING 3.48m x 0.74m

Wooden handrail with wrought iron balustrade. Exposed beam detail. Partially coombed ceiling. Ceiling lights. Fitted carpet. Doors leading off to all first floor accommodation.

DOUBLE BEDROOM (Left) WITH EN-SUITE 4.86m x 3.96m

Bright and spacious double bedroom with ample natural light from two sash and case windows to rear with deep sill beneath curtain pole and curtains above. Exposed beams detail. 3 Built in double wardrobes. Radiator. Fitted Carpet. Door leading to:-

En-Suite Shower Room 2.02m x 3.52m

Suite of White wash hand basin and WC. Large walk in shower cubicle with mains shower above. Electric shaver point. Wall mounted fan heater. Two Velux windows providing an abundance of natural light. White heated towel rail. Tiled from floor to ceiling. Partially Coombed ceiling. 2 Ceiling Lights. Extractor fan. Ceramic tiled floor.

DRESSING ROOM / STUDY 3.00m x 3.79m

Currently used as an office but could also be used as a dressing room area. Partially Coombed ceiling. Beamed ceiling detail. Radiator. Ceiling light. Loft access hatch. Fitted Carpet. Doors leading off to Bathroom, and 2 further bedrooms.

BATHROOM 2.55m x 2.21m

Suite of white wash hand basin and WC. White bath with mains shower above and tiled splash backs. Wood paneling on two wall one with painted stonework above. Partially coombed ceiling. Velux window. Beamed ceiling details. 2 Ceiling lights. Extractor fan. Radiator. Tile effect flooring.

DOUBLE BEDROOM 4.79m x 2.75m

UPVC double glazed window with curtain pole and curtains above overlooking courtyard to front. Partially coombed ceiling. Beamed ceiling detail. Radiator. Ceiling light. Fixed shelf on one wall. Fitted Carpet.

SINGLE BEDROOM 3.91m (narrowing to 3.35m) x 2.40m

UPVC double glazed window with curtain pole and curtains above overlooking courtyard to front. Partially coombed ceiling. Beamed ceiling detail. Ceiling light. Radiator. Fitted Carpet.

NABNY STEADING

Converted from one of the original steading buildings this delightful 2 bedroom cottage is currently rented out as a self-catering holiday let but could also be used as a self-contained granny annexe or ancillary accommodation for visitors with its own parking area and private garden.

Accessed from the front courtyard through composite glazed entrance door into:-

ENTRANCE HALL 1.56m x 1.15m

Tiled floor. Doorways leading off to open plan Kitchen / Family Room, wet room and Bedroom 1. Ceiling light.

OPEN PLAN KITCHEN / FAMILY ROOM 6.40m x 4.22m

Bright and spacious open plan room with York Stone tiled flooring. To one side is a good range of shaker style fitted kitchen units with wood effect laminate work surfaces. Ceramic 1 and a half bowl sink with mixer tap above and drainer to side. UPVC double glazed window with Roman blind above. Electric integrated oven. Stainless steel 4 burner electric halogen hob with stainless steel chimney style extractor hood above. Splashbacks. Integrated washer/dryer. Integrated dishwasher. Recessed LED ceiling spot lights. There is ample room for dining table and chairs and sofa. Feature fireplace with Cast Iron wood burning stove inset on stone hearth with wooden mantle above.

BEDROOM 1 4.00m x 3.25m

Bright and airy ground floor double bedroom. Ceiling light. Fitted carpet. Radiator. UPVC double glazed window with curtain pole and curtains above.

WET ROOM 2.73m x 1.55m

Suite of White wash hand basin and WC. Ceramic tiled floor. Radiator. Ceiling light. Walk in shower cubicle with mains shower above.

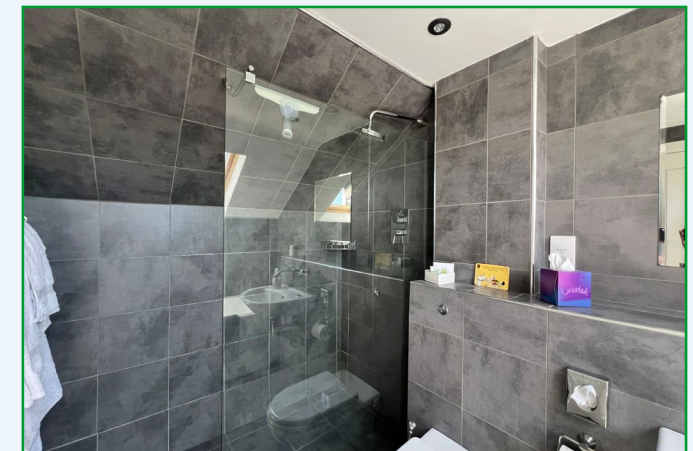
Staircase leading to first floor level.



MASTER BEDROOM WITH EN-SUITE 4.73m x 3.64m



Bright and spacious master bedroom suite enjoying a pleasant outlook. UPVC





double glazed window with curtain pole and curtains above enjoying a pleasant outlook across the garden and neighbouring farmland. Fitted carpet. Ceiling light. Partially coombed ceiling.

Ensuite Bathroom

Contemporary Bathroom Suite of White Wash hand basin and WC. Walk-in wet room style cubicle with mains shower above. White bath with wall mounted central mixer tap. Tiled from floor to ceiling. Velux window. Extractor fan. Heated towel rail. Ceramic tiled floor.

OUTSIDE

A good range of stone outbuildings under pitched and slated roof.

DOUBLE GARAGE 5.40m x 5.12m

Stone built with pitched roof. Concrete floor. Twin double electric/remote controlled metal doors. Power and light. Electric vehicle charging point.

WORKSHOP 3.61m x 3.35m

Two single glazed windows to rear. Power and light. Wall mounted switchgear. Wall mounted Hatch to loft. Concrete floor.

GARDEN

Landscaped gardens to front laid to lawn with mature shrubs and trees with a bluebell wood. Gravel driveway leading to enclosed courtyard to the front of the house. Driveway leading to stable block. Patio to side. Path and raised patio to rear. Rear garden is mainly laid to lawn planted with a variety of trees and shrubs.

The land extends in total to about 4.3 acres to include the land occupied by the house, outbuildings, gardens, etc. The agricultural land extends to about 3.7 acres and lies in two specific grazing paddocks and enclosed corral area in front of stables.





STABLES

STABLE 1 12'1" x 11'8" (3.69m x 3.56m)

Stable door. Concrete floor. Outside water tap.

STABLE 2 12'1" x 11'8" (3.69m x 3.56m)

Stable door. Corrugated pitched roof. Concrete door.

SINGLE STABLE 11'11" x 11'4" (3.65m x 3.46m)

Wooden construction. Stable door. Concrete floor. Security lights.

CONTENTS OF NANBY STEADING

Contents may be available under separate negotiation.

Solar panels

Nabny has two solar arrays, one with 14 panels facing west and one with 12 panels facing south. They are connected to a battery in the loft with 10kWh capacity. On a sunny day, the panels generate sufficient electricity to charge the batteries and power the house; we have also charged an electric car when production is high, effectively driving for no cost.

Hot water

The house has an oil-fired boiler for heating and hot water. It also has a device fitted to the solar power system so that whenever more electricity is being generated than is being used, or can be added to the batteries, power is diverted to an immersion heater. This means that for much of the year, oil consumption is almost nil, when there is no need for heating and when the solar power system is using surplus electricity to heat water.

BURDENS

The Council Tax Band relating to the main property is G. Nabny Steading has a current rateable value is £2,100 as Self Catering accommodation which is subject to small business rates relief.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band D

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, 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 One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

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/SAK/BUTTP01-01

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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