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Solicitors & Estate Agents





# ROSEWOOD LODGE

VALLEYFIELD HOUSE, TWYNHOLM, KIRKCUDBRIGHT, DG6 4NQ

A traditional four bedroom stone built cottage with slate roof set in approximately 1 ½ acres of beautifully landscaped garden grounds nestled within the tranquil Valleyfield House Estate on the outskirts of Kirkcudbright.



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## Accommodation:

### Ground Floor:

Entrance Vestibule  
Reception Hallway  
Sitting Room  
Kitchen  
Dining Room / Bedroom 1  
Bathroom

### First Floor:

3 Double Bedrooms

### Annexe:

Spacious front office with store to rear

### Outside:

Garden grounds to front and rear.





Rosewood Lodge is a well-proportioned charming stone built cottage set within approximately 1 ½ acres of beautifully landscaped garden grounds within the tranquil Valleyfield House Estate near Kirkcudbright and enjoys a marvelous open rural outlook on all sides and is a perfect haven of tranquility.

This delightful chocolate box cottage benefits from bright and spacious flexible accommodation which is sure to suit a number of buyers. This well positioned property provides ample scope for further extension onto the rolling park land to the rear or from an adjoining annexe which subject to appropriate planning consents, could be incorporated into the main house to form further living accommodation if required or could also be well suited as a home office or studio.

Twynholm is an active community benefiting from a well-regarded Primary School, Garage and Filling Station (which also serves as a village shop), Church and The Star Hotel. There are many community activities organised in the Village Hall. A short walk away is The Cocoa Bean Company chocolate factory and café. Twynholm provides easy access to the main road through the area, the A75.

Further facilities are available in Kirkcudbright approximately 3 miles away, which 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 swimming pool, golf course, marina, bowling green, squash & tennis courts and an active summer festivities programme, including its own Jazz Festival and Tattoo. There is also a modern primary school, secondary school and health centre.

ACCOMMODATION

Entered from front garden through a solid wooden door into:-



**ENTRANCE VESTIBULE** **3.34m x 1.46m**  
Bright and spacious entrance vestibule with uPVC double glazed window to front overlooking garden with deep sill, curtain pole and curtains. Ceiling light. Wood effect vinyl flooring. Wooden glazed door into:-

**RECEPTION HALLWAY** **2.59m x 1.91m**  
Wide welcoming reception hallway with doorways leading off to sitting room, bathroom and carpeted staircase leading to first floor level. Wall mounted cupboard housing electric meter and fuse box. Radiator. Smoke alarm. Central heating controller. Ceiling Light. Fitted carpet.

**SITTING ROOM** **5.30m x 3.42m**  
Front facing reception room. Ceiling light. 2 wall lights. Smoke alarm. Fireplace with tiled hearth, wooden surround and mantel. Large uPVC double glazed window to front overlooking garden with deep sill beneath, curtain pole and curtains. Radiator. Fitted carpet. 15 pane glazed door leading into kitchen with a further 15 pane glazed door at the rear of the sitting room leading into dining room/bedroom 1.

**KITCHEN** **2.10m x 3.43m**  
Galley style kitchen with a good range of fitted kitchen units and laminate work surfaces. Tiled splashbacks. Stainless steel sink with mixer tap and drainer to side. Washing machine. Freestanding electric oven with extractor hood above. Freestanding Haier freezer. Ceiling spotlights. Smoke alarm. uPVC double glazed window with outlook to front and deep sill. Radiator. Wood effect vinyl flooring.

**DINING ROOM / BEDROOM 1** **2.94m x 3.51m**  
Accessed from the rear of the sitting room currently used as a dining room but could easily be used as a bedroom. uPVC double glazed window overlooking rear garden with deep sill, curtain pole and curtains. Electric Ronite panel heater. Ceiling light. Fitted carpet.

**BATHROOM** **1.91m x 2.60m**  
Well positioned bathroom with suite of white wash hand basin, W.C. and bath with mains shower above and tiled splashback to one wall. Fixed bathroom cabinet with mirrored doors. Fixed bathroom mirrors. Radiator. uPVC obscure double glazed window to rear with curtain pole and curtains. Ceiling light. Vinyl flooring.



Carpeted staircase leading to first floor level with painted wooden handrail, cupboard at half landing providing useful additional storage.

First Floor Accommodation

**LANDING**  
Built-in cupboard. Ceiling light. Fitted carpet. Doorways leading off to double bedroom 2 and double bedroom 3.

**DOUBLE BEDROOM 2** **3.42m x 5.68m**  
Bright front facing double bedroom with uPVC double glazed window enjoying a fine outlook across the landscaped garden grounds with curtain pole and curtains. Radiator. Built-in wardrobe. Partially coombed ceiling. Ceiling light. Fitted carpet.

**DOUBLE BEDROOM 3** **4.39m x 2.84m**  
uPVC double glazed window to rear with curtain pole and curtains. Radiator. White wash hand basin. Partially coombed ceiling. Ceiling light. Fitted carpet. Doorway leading into:-

**DOUBLE BEDROOM 4** **2.81m x 5.91m**  
Accessed from double bedroom 3 a spacious and light room. uPVC double glazed window to front with outlook across the garden grounds and driveway with curtain pole and curtains. Radiator. Ceiling light. Loft access hatch. Fitted carpet.

**ANNEXE**  
Accessed from the front through a uPVC obscure double glazed door into:-

**OFFICE** **3.25m x 5.00m**  
2 florescent strip lights. Loft access hatch. RCD consumer unit. Built-in work bench. Fitted carpet. Doorway leading into:-

**STORE ROOM** **1.67m x 5.00m**  
2 florescent strip lights. Built-in work benches. Fitted carpet.





OUTSIDE

Rosewood lodge is well positioned within well thought out garden grounds which have been landscaped for ease of maintenance. To the front of the property as you approach from the shared driveway is a generous graveled parking area with parking for a number of vehicles.

The rear garden is mainly laid to lawn and is interspersed with a number of trees, providing a tranquil oasis which is visited by a variety of wildlife.

Directions

Take the A75 heading west towards Stranraer. At Tarff Valley buildings on the left hand side of the A75 turn right towards Barcaple, follow the road around the bend and take the fourth turn on the right hand side onto the private road. Follow the private road then fork to the left hand side where you will see Rosewood Lodge.

What Three Words ///adjusted.pave.rocky

BURDENS

The Council Tax Band relating to this property is C.

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, mains gas and drainage to septic tank 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](http://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](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.

Ref: SAK/LNM/WEATA01-01

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 to 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.



**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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