



Gibbs House, Kippford, DG5 4LG

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“Beautifully presented, detached house with impressive estuary views and 2 acres of garden grounds in a secluded spot on the edge of Kippford.”

Ground Floor

- + Hall
- + Lounge
- + Dining Room
- + Kitchen
- + Utility Room
- + Bedroom
- + Office/Bedroom 5
- + Shower room

First Floor

- + 3 Bedrooms
- + Bathroom

External

- + 2 Acre (approx.) Garden Grounds
- + Double Garage
- + Outbuilding
- + Off Street Parking

EPC Rating D

Council Tax Band G



LOCATION

Gibbs House is located on the edge of the picturesque village of Kippford on the Solway Coast which is designated as an area of 'Outstanding Natural Beauty'. The village is home to the Solway Yacht Club, a Chandlery, marina, two pubs, both serving food, and a craft shop/cafe. Also within half a mile is an award winning Pottery and a Golf Course with seasonal tearoom. There is also access to some of the region's best walking tracks nearby, mountain bikers are also well catered for in the region with the Dalbeattie Forest just minutes away and the 7Stanes cycle tracks are also easily on hand. There is a good selection of golf courses, as Colvend, the championship course at Southernness and the Dalbeattie course are within easy reach. Dalbeattie "The Granite Town" and gateway to the Solway Coast offers primary and secondary schooling, shops, local food stores and a health centre, and is approximately 5 miles from Kippford. The village of Rockcliffe and the sandy beaches at Sandhills are also close at hand.

DESCRIPTION

Gibbs House is a beautifully situated, traditional 5 bedroom detached house set within substantial garden grounds of approximately 2 acres. The original part of the house dates from around 1800. From its elevated position, the front of the property boasts excellent views over the estuary and surrounding countryside. The rooms throughout are beautifully presented and generously proportioned with many having a double aspect to maximise light. The property benefits from oil fired central heating and UPVC double glazing and has a flexible layout which will suit a variety of purchasers.

Outside, the extensive garden grounds of 2 acres (approx.) are laid mainly to lawn with areas of woodland and mature hedges offering an excellent degree of privacy. Included within this area is a double garage, outbuilding and large gravelled parking area. Given the desirable position and size of the plot, there would be the development potential, subject to obtaining the necessary permissions.

Gibbs House would make an ideal family home or holiday home.

Viewing is highly recommended to appreciate the unique accommodation on offer.

ACCOMMODATION

UPVC double glazed door to front into hall.

Hall

Smoke alarm and thermostat. Coat hooks and shelving. Tiled flooring. Glazed doors to kitchen and dining room.

Lounge

6.82m x 5.67m (at widest)

3 large windows to front and window to rear. Decorative porthole window to front with stained glass. Window seat by front windows. Wood burner with stone surround and tiled hearth. Custom built oak staircase with built in shelving below. 2 central heating radiators. Heating and hot water controls and smoke alarm. Television point. Wood flooring. Open plan to dining room.

Dining Room

5.53m x 3.32m (at widest)

Bay window to front and window to rear. 2 central heating radiators. Small shelved cupboards under rear window. Telephone point. Wood flooring.

Kitchen

4.67m x 3.7m

Window to front and window to side. Range of modern wall and floor mounted kitchen units with tiled splashback and speckled stone worktops. Belling electric cooker and cooker hood, 2 burner gas hob, Daewoo tall fridge freezer and Hotpoint dishwasher. Stainless steel sink. Central heating radiator. Telephone point. Tiled flooring. Glazed door to utility room.

Utility Room

3.03m x 3m

Window to rear. Range of built in cupboards with shelving. 2 ceramic Belfast style sinks. Wooden worktops with tiled splashback. Beko washing machine. Space for additional appliances. Central heating radiator. Coat hooks. UPVC double glazed door to side, giving access to driveway and garden.

Office/Bedroom

4.23m x 3.62m

Currently used as an office, this room could also be used as a fifth bedroom or additional reception room. Window to front. Central heating radiator. UPVC double glazed door to side, giving access to an enclosed area of garden.

Bedroom

4.62m x 4.62m (at widest)

2 windows to side and window to rear. Central heating radiator. Cupboard housing electric meter and fuse box. Electric heater.

Shower Room

2.54m x 1.78m

Obscure glass window to rear with roller blind. Modern white suite of W.C, wash hand basin and shower cubicle with glass shower screen and curtain rail. Tiling to full height at shower cubicle and to half height at rest of suite. Tiled flooring. Heated chrome towel rack. Light up mirror.

Landing

Window to side. Smoke alarm. Hatch to attic. Wall light. Doors to inner hall, master bedroom and bathroom.

Bedroom

4.82m x 4.67m (at widest)

Bright, generously sized master bedroom with beautiful views towards the estuary. 3 large windows to front and window to side. Central heating radiator. 2 wall lights. Large eaves cupboard with hanging rails and shelving.

Inner Hall

Shelved cupboard. Smoke alarm. Shelving. Doors to 2 bedrooms.

Bedroom

4.18m x 3.74m

A range of windows to front, side and rear. Central heating radiator. Shelving.

Bedroom

3.02m x 2.66m

Window to side. Central heating radiator. Telephone point.

Bathroom

3.01m x 2.06m

Window to side. Modern white suite of W.C., wash hand basin with cabinet below and bath with glass shower screen and Aqualisa shower. Tiling to full height. Heated chrome towel rack. Extractor fan. Tiling to full height at bath and to half height at rest of suite. Shaving point. Mirror. Glass shelf.

EXTERNAL

Gibbs House is accessed via a private driveway which gives access to a large gravelled parking area, which provides ample parking and turning space for multiple vehicles.

The substantial and well maintained, 2 acre (approx.) garden grounds are laid mostly to lawn with a range of mature shrubs, bushes and areas of woodland. The garden grounds have been carefully configured to offer an excellent degree of privacy. Covered porch area with patio by the utility room entrance to the property. Access to boiler room housing Worcester Greenstar Camray oil boiler. 2 oil tanks. Various outdoor lights, power points and tap. Enclosed small area of garden with a range of bushes and shrubs to side. Gravelled area to the front of the property which provides an excellent sunny aspect seating area to enjoy the open views. Wooden shed.

Double Garage

Block built double garage with concrete base and electric roller door. Range of UPVC double glazed windows to sides and rear. Power points and light. Shelving. Hooks. Fuse box.



Outbuilding

Steel framed, metal clad outbuilding with woodstore area and vehicle access roller door.

Please Note

The property has mains electricity, oil fired central heating, 3 solar panels, calor gas, mains water and a private septic tank. All floor coverings, white goods and blinds are included in the sale.

VIEWING

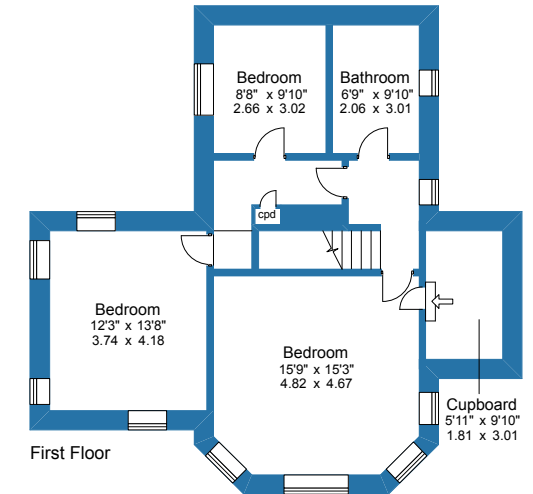
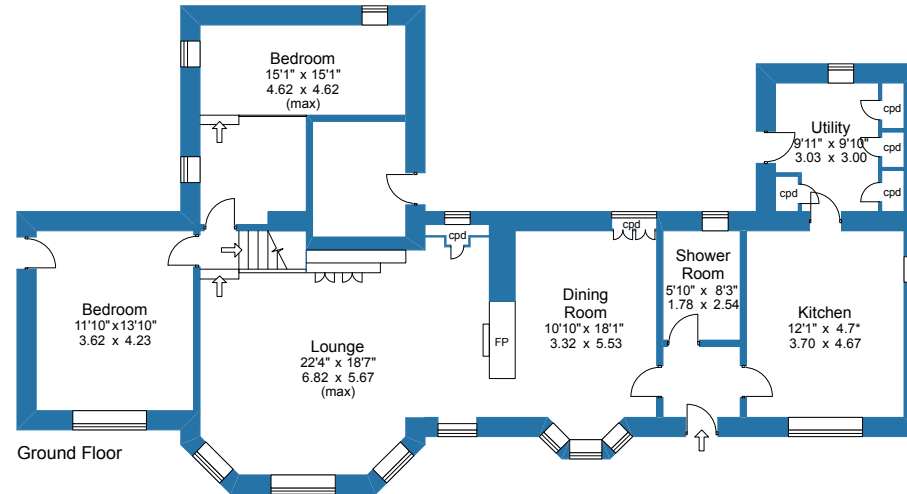
To view this property please contact the selling agents during business hours (Monday to Friday 9am to 1pm and 2pm to 5pm) on 01556 504 038.

HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode for the property.

OFFERS

Offer in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.



For illustrative purposes only. Not to scale.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition. Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device. The photographs have been taken with a digital camera, using a wide angled lens.

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