



Larchwood, Auchencairn, DG7 1RW


GG&B
PROPERTIES

Larchwood Auchencairn, DG7 1RW

“Traditional granite detached house with generous garden grounds on the edge of the scenic village of Auchencairn”

Ground Floor

- + Entrance Porch
- + Hall
- + Lounge
- + Dining Room
- + Sitting Room
- + Kitchen
- + Rear Hall
- + Shower Room
- + Boiler Room

First Floor

- + 5 Bedrooms
- + Box Room
- + Bathroom

External

- + Large Garden, approx. 1.7 acres
- + Off Street Parking
- + Garage
- + Outbuilding

EPC Rating E

Council Tax Band G



LOCATION

Larchwood is situated on the edge of the scenic village of Auchencairn, with the plot bordering open countryside on two sides. Auchencairn sits on the coastline of the Solway Estuary in an area of unspoiled hills, cliffs, islands, bays and beaches. The village has a primary school, nursery, garage, church, grocery store and community hall. It is approximately 8 miles distant from the market town of Castle Douglas and 8 miles from the granite town of Dalbeattie.

DESCRIPTION

Larchwood is a traditional granite 5 bedroom detached house set within generous garden grounds. The house dates from around 1860 and retains many pleasing traditional features such as high ceilings, fireplaces, stained glass ceiling skylight and staircase. The rooms throughout are generously proportioned and the flexible layout will suit a variety of purchasers. The property benefits from oil fired central heating and UPVC double glazing.

Outside, the substantial garden grounds are laid mainly to lawn with an array of large trees, mature bushes and shrubs offering an excellent degree of privacy. Included within the plot is a single garage, outbuilding and large tarmac parking area.

Larchwood will require some improvement works but once completed, the property would make an ideal family home.

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

ACCOMMODATION

UPVC double glazed french doors to side into entrance porch.

Entrance Porch 2.65m x 1.82m

Range of windows to front and to side. Tiled flooring. Glazed wooden door into hall.

Hall

Stairs to first floor. Central heating radiator. Smoke alarm. Shelving.

Lounge 6.7m x 4.41m (at widest)

3 large windows to front. Open fireplace with stone surround and mantelpiece. Central heating radiator. Television point. Shelved alcove. Smoke alarm.

Dining Room 4.72m x 3.65m

Large window to front. Central heating radiator.

Sitting Room 4.43m x 3.83m

2 windows to rear. Wood burner with slate surround and wooden mantelpiece. Central heating radiator. Electric meter and fuse box. Telephone point. Shelving.

Kitchen 4.61m x 3.3m

Window to rear and window to side. Range of wall and floor mounted kitchen units with tiled splashback and cream worktops. Sink. Range and LEC tall fridge freezer. Smoke alarm. Shelving. Corner utility area with wooden worktops, tiled splashback, wall mounted units, stainless steel sink and Bendix washing machine.

Rear Hall

Tiling to ½ height. Under stair cupboard with shelf. Central heating radiator. Shelf. UPVC double glazed door to side, giving access to garden.

Shower Room 2.91m x 1.29m

Part obscured glass window to side. White suite of W.C, wash hand basin with storage below and shower cubicle with glass shower screen, curtain rail, grab rail and Mira Element shower. Tiling to ¾ height. Central heating radiator. Towel rails.

Boiler Room 4.83m x 3.96m

Window to side. Worcester oil boiler and heating controls. Carbon monoxide alarm. Range of wall and floor mounted units with stone effect worktops. Hoover tumble dryer. Washing pulley. Shelf.

Landing

Split level landing. Decorative stained glass skylight window. 2 large cupboards with shelving. 2 smoke alarms. Telephone point. Doors to all bedrooms, box room and bathroom.



Bedroom 1 **5.45m x 4.43m**

2 large windows to front and window to side. Fireplace with wooden mantelpiece and tiled hearth. Shelved cupboard.

Bedroom 2 **4.48m x 3.58m**

Window to rear. Shelved cupboard.

Bedroom 3 **2.43m x 2.04m**

Currently used as a bedroom, this room would also make an ideal dressing room or en suite bathroom. Window to front. Door to bedroom 4.

Bedroom 4 **4.74m x 3.64m**

Large window to front.

Bathroom **4.69m x 3.33m**

Part obscured glass window to rear. White suite of W.C, wash hand basin and large bath with tiled surround. Heated chrome towel rack.

Bedroom 5 **4.56m x 3.97m**

Windows to side. Fireplace with wooden mantelpiece and tiled hearth (not in use). Central heating radiator.

Box Room **3.15m x 1.59m**

Window to side. Central heating radiator. Roof hatch.

EXTERNAL

Larchwood is accessed via a private driveway which gives access to a large tarmac parking area, providing ample parking and turning space for multiple vehicles. Driveway continues to the single garage at the rear of the property.

The substantial and well maintained garden grounds, which are approximately 1.7 acres, are laid mostly to lawn with a range of mature shrubs, bushes and large trees. The garden grounds wrap around the property and offer an excellent degree of privacy. Small patio area at rear of property. 2 outdoor lights and tap. Washing line. Oil tank. Greenhouse. Polytunnel.

Garage

Stone built single garage with concrete base and wooden sliding door. 2 wooden single glazed windows to front and velux window to rear. Power points and light. Shelving. Separately accessed store to side.

Outbuilding

Stone built outbuilding with 2 wooden doors.

Please Note

The property has mains electricity, oil fired central heating, mains water and drainage. All fitted floor coverings and white goods 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

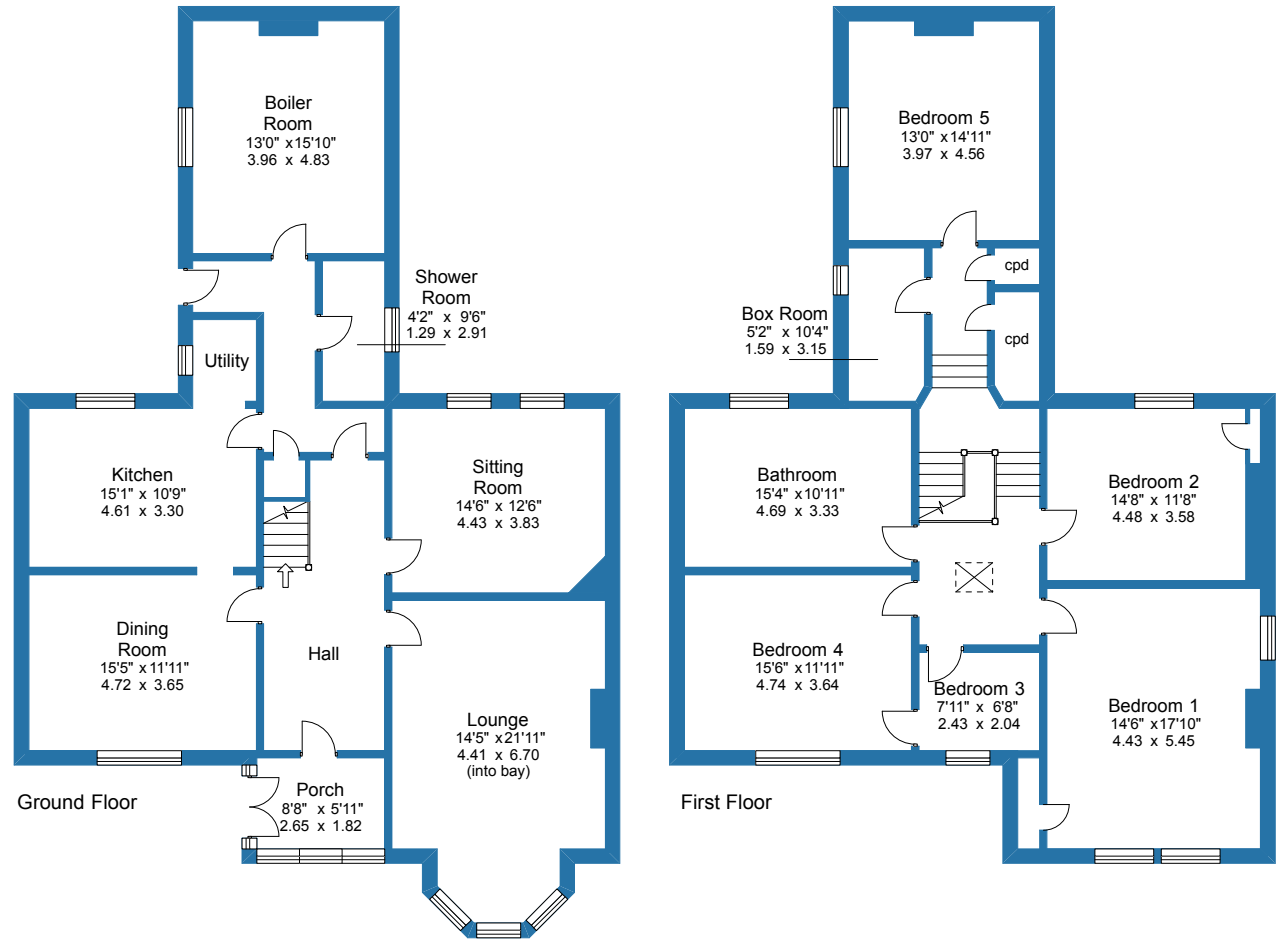
A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode for the property.

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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