



Kilncroft, Shawhead, Dumfries, DG2 9SS

GG&B
PROPERTIES

Kilncroft, Shawhead, Dumfries, DG2 9SS

“Detached family home with additional cottage and outbuildings, set in a peaceful countryside location with open views”

Ground Floor

- + Hall
- + Lounge
- + Dining Kitchen
- + Sun Porch
- + Utility Room

First Floor

- + 4 Bedrooms
- + 2 En Suite Shower Rooms
- + Bathroom
- + Box Room

External

- + Large Garden
- + Driveway
- + Outbuilding with stores
- + Former Garage/Store

EPC Rating E

Council Tax Band F

The Cottage Accommodation

- Lounge/Dining/Kitchen
- Bedroom
- En Suite Shower Room



LOCATION

Kilncroft is located in a peaceful spot between the villages of Shawhead (2 miles away) and Crocketford (3 miles away). It enjoys excellent views over the surrounding countryside from its elevated position. Shawhead benefits from a primary school and regular bus route. Amenities in Crocketford, previously a toll village known as Nine Mile Bar, include a shop, hotel and a village hall. An extensive range of facilities can be found in Dumfries, some 9 miles distant. Dumfries also provides good transport links including bus and train services and access to the M74/M6 motorways to the North and South.

DESCRIPTION

Kilncroft is a beautifully situated 4 bedroom detached house, dating from the early 20th century. The rooms throughout are bright and generously proportioned and many enjoy double aspect views over the garden grounds and countryside. The house benefits from modern kitchen and bathroom suites, full UPVC double glazing and oil fired central heating.

To the rear of Kilncroft, there is a traditional stone outbuilding which contains two stores/workshops and a one bedroom cottage. The cottage does not have a central heating system or double glazing installed at present. Heating is provided in the form of two wood burners. There is also another building, which was previously used as a garage and could easily be used again for this purpose. Generously sized, sunny aspect garden grounds wrap around the property on 3 sides. Ample parking and turning space for several vehicles is also available.

Kilncroft is an opportunity rarely presented to the market offering a large four bedroom home, with the additional cottage suitable for a variety of uses such as separate accommodation for an elderly/dependant relative or as holiday let or long term letting property.

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

ACCOMMODATION

Hall

Smoke alarm. Central heating radiator. Stairs to first floor. Large under stair cupboard with coat hooks. Doors to lounge, dining kitchen and sun porch.

Lounge

4.9m x 4.84m

Window to front and window to side. Fireplace with marble surround and wooden mantelpiece (not currently in use). Central heating radiator. Television point.

Dining Kitchen

8.16 x 4.94m (at widest)

Generously sized reception room, which is open plan to the kitchen. Windows to front, side and rear, all with roller blinds. A range of modern wall and floor mounted units and kitchen island with wood effect worktops and tiled splashback. 1 ½ sink and drainer. Rangemaster large gas cooker, Beko under counter fridge and Bosch tall fridge freezer. Integrated Lamona dishwasher and Zanussi electric hob, cooker hood, oven and microwave. Kiln with brick surround and wood store below. Smoke/heat alarm. Utensil rail. Television point and telephone point. 2 central heating radiators. Wooden double glazed door to rear.

Sun Porch

4.91m x 2.79m

A range of windows to the front and sides. Central heating radiator. Glazed door to hall. UPVC double glazed door to side, giving access to garden.

Utility Room

2.36 x 1.84m

Window to rear. Range of wall and floor mounted units. Central heating radiator. Bosch washing machine and Phillips under counter freezer. Small cupboard housing electric meter and fuse box.

Landing

Split level landing. Stained glass skylight window. Central heating radiator. Smoke alarm. Doors to all bedrooms, bathroom and box room.

Bedroom 1

5.14m x 5.01m (at widest)

Window to front. Central heating radiator. Television point. Door to en suite shower room.

En Suite Shower Room

2.69m x 1.73m

Obscure glass window to side. Modern white suite of W.C., wash hand basin and large shower cubicle. Tiling to full height and tiled flooring. Heated chrome towel rack. Extractor fan.

Bedroom 2

5.16m x 4.98m (at widest)

Window to front and window to side. Central heating radiator. Television point. Door to en suite shower room.

En Suite Shower Room

2.5m x 1.87m

Modern white suite of W.C., wash hand basin and large shower cubicle. Tiling to full height and tiled flooring. Heated chrome towel rack. Extractor fan.

Bedroom 3

3m x 2.82m (excluding doorway)

Window to side. Central heating radiator. Coat hooks.

Bedroom 4

3.06m x 1.7m

Currently used as a fourth bedroom, this room would also make an ideal office. Window to rear. Central heating radiator.

Bathroom

2.69m x 2.25m

Obscure glass window to rear. Modern white suite of W.C., wash hand basin and bath with glass shower screen. Tiling to full height and tiled flooring. Heated chrome towel rack. Extractor fan. Glass shelf.

Box Room

Window to front.

COTTAGE ACCOMMODATION

Wooden single glazed obscure glass door into lounge/dining/kitchen.

Lounge/Dining/Kitchen

4.8m x 4.63m (at widest)

Wooden single glazed window to front and to rear. Wood burner with tiled hearth. Television point. A range of modern wall and floor mounted units with stone effect worktops. Stainless steel sink and drainer. Integrated Bosch gas hob and electric oven. Icking fridge freezer. Smoke/heat alarm. Fuse box. Door to bedroom.



Bedroom 4.77m x 3.62m (at widest)

Wooden single glazed window to front. Roof hatch. Wood burner with tiled hearth. Carbon monoxide alarm. Door to shower room.

En Suite Shower Room 1.89m x 1.46m

Modern white suite of W.C., wash hand basin and shower cubicle with glass shower screen. Respatex to full height. Tiled flooring. Extractor fan.

EXTERNAL

The property is accessed via a single track farm road. Double iron gates give access to the driveway, which has parking and turning space for several vehicles. 3 outdoor lights, outdoor power point, tap, Calor gas tanks. Worcester Greenslave oil fired boiler and oil tank.

The generously sized, sunny aspect garden grounds wrap around the property on 3 sides and boast lovely views of the surrounding countryside. As the property has no near neighbours, the grounds offer an excellent degree of privacy. The garden grounds are laid mainly to lawn and bordered by a range of large trees and mature hedges and bushes. A raised area of wooden decking is located at the front of the property, beside the sun porch. The outbuilding and former garage are located to the rear.

Outbuilding

Stone built outbuilding with slate roof. Two stores with wooden entry doors and lean to with corrugated metal roof. The middle section of this building forms the cottage accommodation.

Former Garage

Former garage, currently used as a storeroom but could be reinstated for use as a garage. Stone and concrete built with concrete base. Power and light. 2 wooden single glazed windows to side and wooden entry door to side.

VIEWING

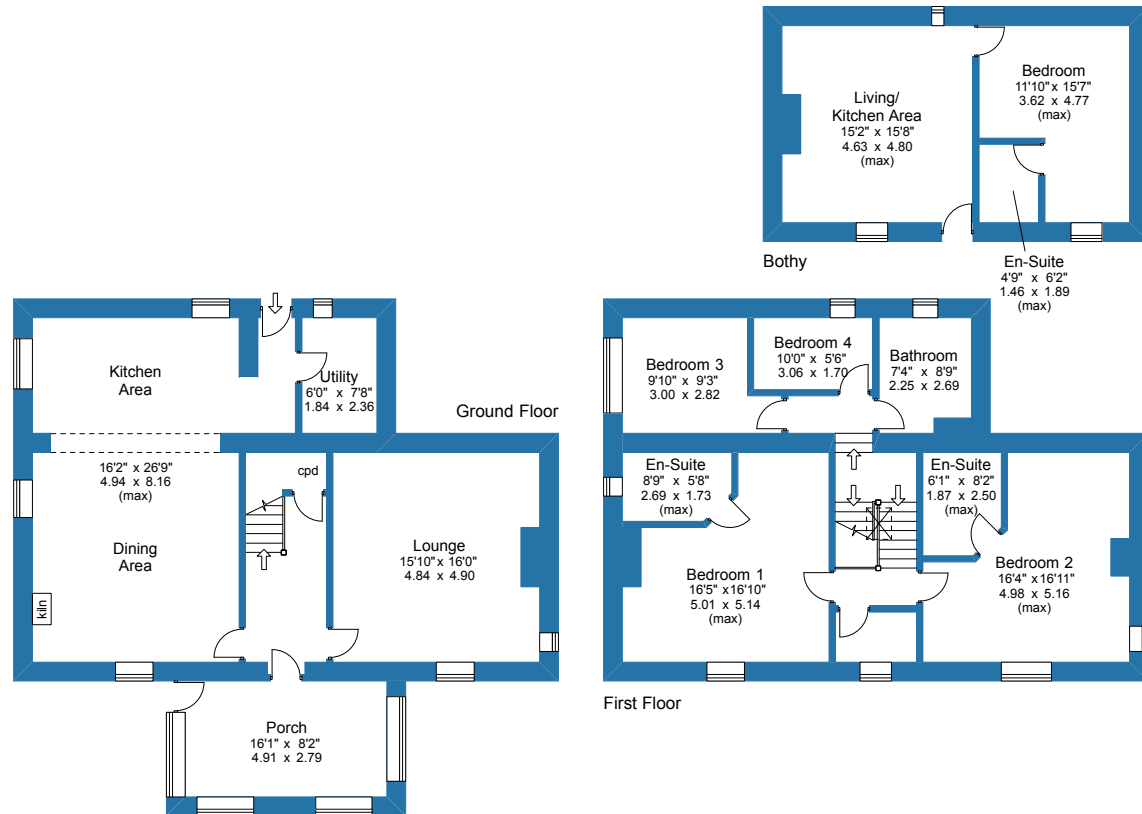
To view this property please contact the Selling Agents during business hours (Monday to Friday 9am to 1pm and 2pm to 5pm) on 01556 504 038.

HOME REPORT

A Home Report has been prepared for this property and a copy of this can be obtained by logging onto www.onesurvey.org or by contacting the Selling Agents on 01556 611 247.

OFFERS

Offers in Scottish Legal form should be submitted to the Selling Agents. The owners 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.



135 King Street
Castle Douglas
DG7 1NA
01556 503744

33 High Street
Dalbeattie
DG5 4AD
01556 611247

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