



Hazelmount Cottage, 1 Quarry Road, Kippford, DG5 4LN

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“3 Bedroom detached property in secluded location with large garden and partial estuary views”

Ground Floor

- + Entrance Porch
- + Hallway
- + Kitchen Diner
- + Lounge
- + Shower Room

First Floor

- + 3 Double bedrooms

Outside

- + Large garden
- + Parking area for several cars

EPC Rating G



LOCATION

Hazelmount Cottage is located in a secluded location within 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/café. 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 Sandyhills are also close at hand.

DESCRIPTION

Traditional detached 3 bedroom property with large garden and parking area enjoying partial views towards the Urr Water estuary from the first floor and parts of the garden. The property boasts light filled accommodation throughout with some rooms enjoying double aspect views and the lounge offering double doors to a paved patio area. There is a modern fitted kitchen diner and shower room with 3 double bedrooms located on the first floor. There is wooden double glazed windows (unless where specified) and electric heating throughout with an open fire in the lounge. Outside there is off street parking for several cars and a large garden laid largely to lawn.

ACCOMMODATION

Ground Floor

Entrance Porch

Wooden stable style external door opens into porch; glazed wooden door into hall; coat hooks; tile effect laminate flooring.

Hall

Window to front; carpeted staircase to first floor; part obscure glazed door with 3 glazed panels above into lounge; doorway to kitchen diner; double doors to large shelved storage cupboard; door to shower room; doors to under stairs cupboard housing LG washing machine; box containing meters; coat hooks; fitted carpet.

Kitchen Diner

Modern wood effect wall and floor units with complementing worktops; stainless steel sink, drainer and mixer tap; integrated Logik oven with indesit ceramic hob and stainless steel splashback; Kenwood dishwasher; Samsung fridge freezer; large window to front; electric radiator; spotlights and wall lights; tile effect laminate flooring.

Lounge

Good sized room with window to front and double patio doors opening to paved patio area to side; open fireplace with tiled hearth; feature wooden beams; television connection point; electric radiator; fitted carpet.

Shower Room

Modern suite of W.C., wash hand basin and mains shower cubicle with glass screens and waterproof wall panels; obscure single glazed window to rear; heated towel rail; double cupboard containing shelving and hot water tank; wall mounted mirror and glass shelf; spotlights; tile effect laminate flooring.

First Floor

First Floor Landing

Carpeted staircase with large bookcase to landing; doors to bedrooms 1, 2 & 3; large window to front enjoying views of the estuary and countryside beyond; hatch to attic; electric radiator; fitted carpet.

Bedroom 1

Double bedroom with windows to the front and side; range of built in wardrobes with sliding doors; built in dressing table; television connection point; 2 wall lights; electric radiator; fitted carpet.

Bedroom 2

Double bedroom with windows to the front and side; former fireplace (blocked off) with tiled hearth, surround and mantle; television connection point; 2 wall lights; electric radiator; fitted carpet.

Bedroom 3

Double bedroom with window to rear; fitted carpet.

OUTSIDE

Garden

Accessed from Quarry Road, there is a parking area for several vehicles; wooden gate opens into large garden; concrete path from parking area to paved patio area at the front and side of the property; garden laid to lawn with shrubs and trees; raised wooden decking area enjoying estuary views; outside lights; power point; decorative garden lamp; outside tap; gravel area to side leading to wooden garden shed and log store.

VIEWING

By appointment with the Selling Agents on 01556 504038.

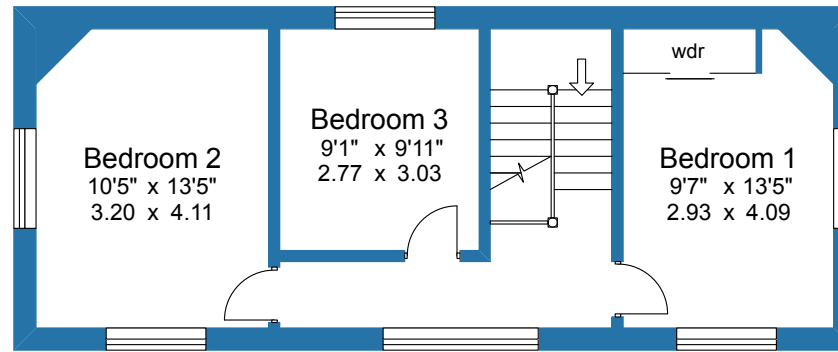
HOME REPORT

A Home Report has been prepared for this property and a copy of this can be obtained by logging onto www.onesurvey.org.

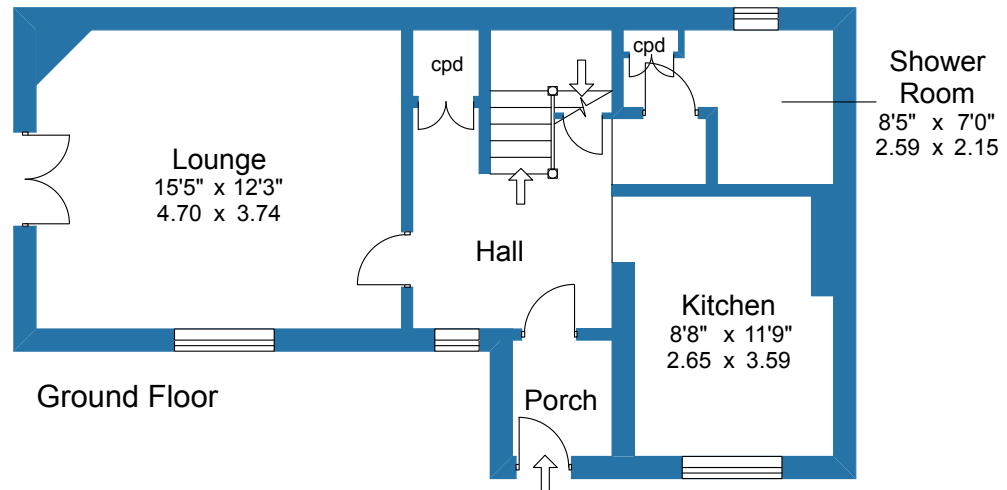
OFFERS

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.





First Floor



Ground Floor

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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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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