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WILLIAMSON
& HENRY
Solicitors & Estate Agents



16 HIGH STREET

KIRKCUDBRIGHT, DG6 4JX

16 High Street is a substantial town house which has retained many of its original features. The accommodation is over three levels, plus a basement , with many of the rooms looking over the splendid garden to the rear of the property. 16 High Street has the added advantage of vehicular access by a fine arched pend, and off street parking at the rear. A good sized stone coach house with slate roof is located in the rear courtyard

Ground Floor:

Drawing Room
Dining Room
Morning Room
Kitchen
Utility Room
Bathroom

Storage Room and Cupboards

Basement: Large basement with separate wood and coal stores, large store (entered externally) wine cellar, and large garden/utility room with garden access

First Floor:

Library/ Bedroom (Garden facing)
Kitchen
4 Bedrooms (1 en-suite) (Front Facing)
Master Bedroom (en-suite) (Garden Facing)
Shower Room
W.C. Apartment

Outside: Wonderfully landscaped and well laid out gardens, fully enclosed and with a wide arched entry providing gated vehicular access from High Street to the back courtyard . Off Street Parking. Access gate to the Dee Estuary beside the Marina.

Second Floor:

Living Room
Bathroom
Kitchen
3 Bedrooms

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This delightful and elegant late 18th or early 19th Century Town House is situated right in the heart of Kirkcudbright on the historically renowned High Street. Formerly two houses, this property was converted into one magnificent family home around 100 years ago. The house is accessed from the High Street through an imposing paneled front door, framed by columns, topped by a stone pediment, and with ornamental windows at each side, giving a feeling of grandeur and architectural significance. The property is situated close to the Tolbooth and Mercat Cross, both with their own very interesting historical connections, and the garden immediately abuts the renowned garden of Broughton House, the former home of artist E.A. Hornel. On High Street the house occupied by the well known artist Charles Oppenheimer is next door and the Close cottage occupied by writer Dorothy L. Sayers is similarly next door.

Extending to approximately 1.5 acres, the property incorporates a traditional enclosed town garden, stable block and greenhouses. There is a caged fruit patch and enclosed vegetable and herb beds. A paved seating area with pergola provides the perfect setting for "al fresco" dining in the Summer. Mature trees, flower beds and lawns complete this beautifully landscaped garden.

Kirkcudbright itself is an attractive harbour town which boasts an array of historical and architectural features of interest including a castle in its town centre, an ancient High Street, Tolbooth Arts Centre, Stewartry Museum and numerous galleries, including the newly opened Kirkcudbright Galleries and café on St Mary Street. Known as the "Artists' Town", Kirkcudbright was the home to the renowned artist E.A. Hornel (one of the "Glasgow Boys") and other artists who formed the Artists' Colony. The town has an affiliation for art exhibitions and crafts. Within the town there is a wide variety of family-owned shops, pubs, hotel and restaurants, active sports club facilities including the golf course, the marina, swimming pool, tennis courts, squash courts, as well as an active summer festivities programme including its own Jazz Festival, tattoo, and riding of the marches celebrations.

As presently configured, apart from the principal accommodation, it is split informally to provide two suites of near self contained accommodation, ideal for extended family or staff accommodation or an upmarket B & B, but without compromising the use of the whole house as a single dwelling. The suite on first floor even has a locking "front" door.

ACCOMMODATION

Most principal rooms have carpeting (of mixed condition), curtains, and central heating radiators from the gas fired boiler.

GROUND FLOOR

The ground floor hallway (28' x 7' 2" max), has ornate corning to the ceiling and an archway leads to the wide carpeted staircase, with brass carpet rods, and a fine banister. To the left on entering are the Drawing Room, Morning Room and Utility Room, and to the right the Kitchen, Butler's pantry, Dining Room and a Bathroom.

DRAWING ROOM (left) 23'01" x 16'07"

This well proportioned room is currently used as an Art Store/ Studio, but was clearly intended as the principal reception room in the house, with its ornate corning and ceiling rose, fine marble fire surround and fire basket, and twin sash and case windows with working shutters.

Off the hall (left) a passageway measuring 11'03" x 4'11" (at its widest) with coat rail and two built-in storage cupboards with fine paneled doors, leads to the Utility Room and Morning Room

UTILITY ROOM 15'06" x 6'03"

With "Belfast" sink and plumbed for a washing machine. Built-in shelved storage cupboards with additional open shelving. Window to rear.

MORNING ROOM 16'02" x 20'

This bright room has a multi-fuel stove on stone hearth. Two double sash and case windows, one overlooking the rear garden and the other the side courtyard. Large period door to small vestibule with external door to the pend entry.

(Since the 1843 map shows this property as owned or occupied by W. Mure, and he was Factor to the Earl of Selkirk's extensive St Mary's Isle estate, which also owned many properties in the town, it is tempting to think that this room with its massive door and external access would be the Estate office where people would come to transact estate business with the Factor and pay rent and other dues.)

Returning to the Hall, access to the basement is below the stairs beside the door to the kitchen. Off the hall a door opens to the Butler's pantry (6'0" x 8'9") which by way of a window hatch from the kitchen, gives ready access to the Dining Room. Through the Butler's pantry is the ground floor bathroom.

DINING ROOM (front) 15'3" x 19'03"

A very impressive room for formal dining with a fine marble fireplace at one end and at the opposite end, a unique built in mahogany dresser incorporating a plaster bust in recessed niche; large central sash on case window with working shutters; central pendant light. There is a carpet rug with carpeted surround.

BATHROOM 11'09" x 8'06"

White suite of W.C., wash-hand basin, and bath, with mahogany units. Obscured glass windows to the side. Linoleum flooring.

KITCHEN 14'08" x 18'01"

Built-in storage cupboards and work tops with twin oven Rangemaster. Tile splash-backs. Stainless steel drainer and sink. Extractor hood over hob. Wood-effect laminate flooring. Sash and case windows looking out to the garden. The back door, part glazed with obscure glass, leads, by a fine wide stone staircase, to the rear yard and garden beyond.

First Floor

The carpeted staircase rises by easy treads to the first floor. On the half landing, French doors open to a wrought iron spiral stair leading down to the flight of stone steps from the kitchen door.

At the top of the main stair, to the left, a door opens to a suite of rooms—the library (or further bedroom), small kitchen/utility, and up a few stairs, the shower room and two bedrooms (bedrooms 1 and 2), creating what is essentially a self contained flat for family and friends. To the right is the large en suite Master bedroom (rear), two further bedrooms (bedrooms 4, with en suite, and 5) and a W.C. apartment

LIBRARY (or BEDROOM 9) 21'03" x 15'

A lovely living room with sash and case window, with working shutters, overlooking the garden; shelved wall presses; central light fitting (This room is uncarpeted)

SMALL KITCHEN/UTILITY 13'01" x 7'11" (at its widest)

Stainless steel sink; base and wall mounted units; tiled splash-back; space and plumbing for appliances; electric cooker point. Sash and case window. Laminate flooring.



SHOWER ROOM 6' x 5'7"

White suite of W.C., wash-hand basin and glazed quadrant shower unit. Mirrored shelved unit; small casement window.

BEDROOM 1 (front) 14'07" x 9'10"

Sash and case window with working shutters.

BEDROOM 2 (front) 13'11" x 8'

Sash and case window with working shutters.

Returning to the staircase, across the landing are the Master bedroom and bedrooms 4 and 5.

MASTER BEDROOM (with En-Suite) (rear) 22'10" x 15'11"

This is a very large bright bedroom, well lit by two sash and case windows overlooking the garden (the shutters seem sealed but can probably be made to open again). The en-suite Shower Room (7'6" x 7'1") has a white suite of Wash hand basin, WC and glazed double shower with electric self-heat electric Mira fitment ; shaver-light; lino flooring ;heated towel rail.

BEDROOM 4 (En-Suite)(front) 16'10" x 13'05"

This further en-suite bedroom which has a period fireplace and is a bright room with two sash and case windows with working shutters looking onto the High Street.

The en-suite bathroom measures 6'4" x 8'1" and has a white suite of W.C., wash-hand basin, bath with self heat shower over and shower screen. Heated towel radiator. Linoleum flooring. Sash and case window with working shutters.

BEDROOM 5 (front) 17'01" x 11'11"

Again a bright room with two sash and case windows with working shutters ; cast iron period fireplace ; walk-in wardrobe (6'07" x 8'01")

W.C.APARTMENT 4'07" x 3'11"

Wash-hand basin and W.C. Sash and case window.

Second Floor

A large double glazed velux roof window gives good natural light to the turn of the stairs. On the half landing is a walk in store that looks as if it may have been a WC Apartment at one time. On the second floor landing , to the left is a door opening to a suite of rooms –a living room (or bedroom 10) , bathroom, kitchen and storerooms ; and to the right across the landing are three further bedrooms (bedrooms 6, 7 and 8) and large store.

LIVING ROOM (or BEDROOM 10) 18'10" X 15'02"

This is a very cosy living room, with part coombed ceilings. Sash and case window (with working shutters) overlooking the garden; additional side windows give extra natural light. Loft hatch.

BATHROOM 9'0" x 6'05"

White suite of bath, W.C., and wash-hand basin. Tiled on three sides to half-height. Double glazed windows. Laminate flooring.

KITCHEN 11'11" x 18'09"

A generously large kitchen with extensive pine base units with commensurate work tops; wall mounted unit over hob incorporating cooker hood, white sink with rinser and drainer, space for appliances and dining table. Two double glazed Velux roof windows give good natural light.

Returning across the landing to the right, up a short flight of steps are three further bedrooms (6,7 and 8) and large store

BEDROOM 6 (front left) 12'2" x 15'2" (18'0" into bay)

Partly coombed ceilings but with full height , this bedroom has a three unit bay window in the dormer , giving fine views along the High Street; Hatch to loft.

STORAGE ROOM 5'11" x 8'01" (coombed ceiling)**BEDROOM 7 (front right) 12'2" x 12'0" (15'0" into bay)**

Partly combed ceilings but with full height , this bedroom has a three unit bay window in the dormer , giving fine views along the High Street; Hatch to loft.

BEDROOM 8 (rear) 15'11" x 21'11"

Sash and case window to one side and large double glazed Velux roof window in coomb at the other; two deep wall presses built into the eaves space.

BASEMENT

Accessed by an easy timber staircase below the main stair, to the right are separate log and coal cellars , each with hatches for deliveries .(Between the fuel stores there is another good sized store , but this is accessed externally from the rear courtyard) . To the left there is a traditional wine cellar/ cool pantry with stone shelves and a large garden/work room containing the gas fired Central Heating boiler and stainless steel sink unit with drainer –a door opens directly to the back courtyard conveniently near the greenhouse. A rack for saddles and equestrian equipment is still in place.

GARDEN

The garden is a real delight, and wisely for such a long garden it is subdivided by various walls, trellises, hedges or trees into various compartments for interest. Immediately to the rear of the house there is the large graveled courtyard. The courtyard is separated from the vehicle entry by high walls, and access is taken by a pedestrian gate or through the vehicular gate with its fine stone pillars and wrought iron gate. The traditional coach house in the courtyard incorporates a small garage, and other stores including the stable with the stalls still in place, and a working WC apartment. A fine timber greenhouse is sited to the side of the courtyard, conveniently placed for the garden room within the house. From the Courtyard, an iron gate in a high wall gives access to the first area of walled garden. The paths here through fine herbaceous borders are edged with sculpted ironwork and in the pond, a spout of water flows from the mouth of an ornamental iron fish. Within this walled area there is a second greenhouse adjacent to another of the stores contained within the coach house. In the end wall, a gate opens to the next section of garden, which is a productive area with fruit cages to the left, and timber edged vegetable plots to the right. There is a charming gazebo here, wreathed with clematis, ideal for summer dining. Taller shrubs and light trellis work separate the productive area from the next section which has a good sized oval lawn, featuring a central stone plinth supporting a metal sculpture. More mature shrubs and small trees separate the lawn area from the bottom section which has a drying green and work areas , edged by the high perimeter wall , beyond which is the road that terminates at the Sailing Club and marina . A garden door in the perimeter wall gives access to this road, ideal for those with a boat.



The garden has many wonderful and unusual plants and must be a complete joy and peaceful haven for anyone who enjoys a garden.

BURDENS

The Council Tax Band relating to this property is G.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band D

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage 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

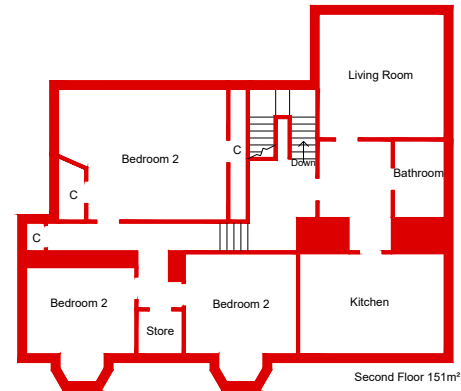
GENERAL ENQUIRIES, VIEWING & OFFERS

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail 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 332057.

Ref: GJD/PL/DUNCC01-01

16 High Street, Kirkcudbright



Sketch plan for illustrative purposes only
Approximate floor area 494m²

PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

GENERAL OFFICE: 13 St. Mary Street, Kirkcudbright, DG6 4AA Tel: (01557) 330692

GATEHOUSE OFFICE: (Tuesdays only), 32 High Street, Gatehouse DG7 2HP Tel: (01557) 814293

NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

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