



**WILLIAMSON  
& HENRY**  
Solicitors & Estate Agents

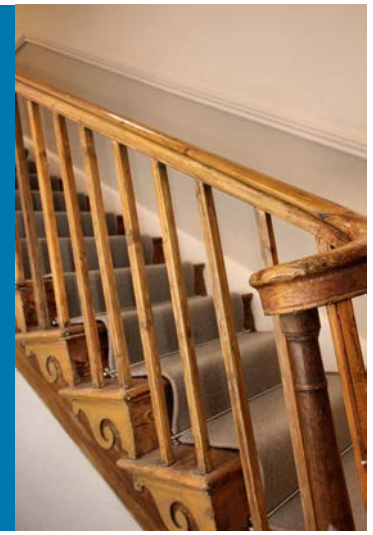


# SASSOON HOUSE

3 High Street, Kirkcudbright, DG6 4JZ

A delightful Category B Listed Georgian Townhouse, rich in character and sensitively upgraded to create a charming family home, also well suited to use for Bed & Breakfast

[www.williamsonandhenry.co.uk](http://www.williamsonandhenry.co.uk)



## Ground Floor:

Porch  
Hall  
Living Room  
Dining Room  
Toilet  
Kitchen  
Dining Area

## First Floor:

Master Bedroom with en-suite  
Main Sitting Room  
Double Bedroom

## Second Floor:

2 Double Bedrooms  
En-suite shower Room  
Bathroom

## Basement:

Rear Area  
Basement W.C.  
Front Area

## Outside:

Garden

Sassoon House is a delightful Grade B Listed Georgian Townhouse built around 1720, with sections of the house thought to date from the 1600s, located on High Street Kirkcudbright's favoured address. From 1926 the property was owned by the well regarded artist, David Sassoon, who raised his family in the house, living there until 1965.

The accommodation is well suited as a very generous family home over three floors with a spacious and dry basement benefitting from electric light and power. In previous ownership it was used as a Bed & Breakfast establishment, and the accommodation lends itself easily to this use. The sitting room and dining room on the ground floor are suitable for use by guests whilst the owners can use the sitting room at first floor level and dining room linked to the kitchen.

The property presents as being in excellent decorative order. There are many features in keeping with the age and character of the house such as the wooden bannisters, wooden shutters to many windows, dado rails, coving and internal doors. The majority of the windows are sash and case double glazed units, and the property benefits from gas central heating. The internal accommodation is complemented by the rear garden which has been professionally landscaped to create a beautiful garden that is easily maintained.

Kirkcudbright is an attractive harbour town situated on the banks of the River Dee. The town itself is of historic and architectural interest with its ancient High Street, Tollbooth Arts Centre, Stewart Museum and numerous galleries. Long frequented by artists, Kirkcudbright was home to the renowned artist, EA Hornell, one of the "Glasgow Boys". This tradition is maintained today by a flourishing colony of painters and craft workers which has led to Kirkcudbright being named the "Artists' Town".



Kirkcudbright enjoys a wide variety of mainly family owned shops, pubs, hotels and restaurants, whilst offering a wide range of facilities, including its own golf course, marina, swimming pool and an active summer festivities programme, including its own Jazz Festival and Tattoo.

## ACCOMMODATION

### PORCH 1.97m x 1.18m (6'5" x 3'10")

A traditional hardwood door incorporating letter box and spyhole with fanlight over opens to the entrance porch. Mosaic tiled floor. Cupboard at higher level housing the electric meters and RCD board. Burglar alarm controls. Inner door with glazed panel opens to:

### HALL 8.86m x 2.12m (29'0" x 6'11")

Stairs to the first floor. Carpet. Radiator with thermostatic control.

### LIVING ROOM 5.30m x 4.93m (17'4" x 16'2")

Double glazed sash and case window with working wooden shutters. Wooden venetian blind. Window seat with storage beneath. Cast iron stove effect gas fire set over a quarry tiled hearth with wooden mantel over. Alcoves enhance the character of the room. Two radiators with thermostatic controls. Stripped wooden floor. Double doors open through to the dining room.

### DINING ROOM 5.08m x 3.75m (16'7" x 12'3")

A double glazed sash and case window benefits from the outlook to the rear garden. Wooden shutters. Built-in book shelving to two walls with shelved cupboards to the lower part. Cast iron fireplace set over a marble hearth with marble surround and decorative wooden mantel over. To one side of this is a full height built-in shelved cupboard. Wood panelling to dado rail. Radiator with thermostatic control. Stripped wood floor to match the sitting room, which can be made open to this room through the double doors.

### TOILET 1.52m x 0.93m (5'01" x 3'06")

With W.C. and wash hand basin. Obscure glazed sash and case window with roller blind. Rose floor tiles.

### KITCHEN 4.85m x 3.09m (15'10" x 10'1")

Two shallow steps lead down from the hall to the kitchen. The central feature of the kitchen is a long island incorporating the Zanussi six burner gas hob set in the stainless steel work top with Smeg cooker hood over. There are cupboards with dark walnut doors beneath this for storage, and an integral fridge. Beneath the window (roller blind) is a double Belfast sink with extendable mixer tap over set in a slate work surface. Further kitchen units beneath and to one side of the sink and a Smeg dishwasher to the other side. Samsung American style fridge/freezer and further built-in units with slate work surfaces to the corner beyond these. AEG integral single oven and grill. There is also a gas Aga with storage cupboards to either side. Tiled floor. Halogen spot lights. The kitchen is open to:

### DINING AREA 4.23m x 2.33m (13'10" x 7'7")

The dining area is well lit through twin double glazed patio doors opening to the rear patio making an integral dining area an easy option if desired. There is further light from a velux window over in the partially coombed ceiling and a wall cupboard to match the units in the kitchen. Light oak floor. Radiator with thermostatic control. Door to rear garden.

### First Floor Accommodation:

A wooden stair with carpet runner to match the hall leads to a half landing where there is a door off to:

### MASTER BEDROOM 5.32m x 3.34m (17'5" x 10'11")

Two steps lead down from the half landing to the master bedroom. A spacious bedroom with stripped wood floor enjoying good natural light and an outlook over the rear garden through three windows each with roller blinds. Radiator with thermostatic control.

### EN-SUITE SHOWER ROOM 2.73m x 1.35m (8'11" x 4'4")

The above dimensions do not include the very generous shower cabinet which extends across the whole of one end wall, has tiled walls, glazed screen with glazed door and mixer shower. Wash hand basin set in vanity unit with mirror over incorporating integral lights and shaver point to the side. Dual flush W.C. set in further vanity unit with built-in storage. Sash and case window with roller blind. Tiled floor.

A further run of four steps leads up from the half landing to the first floor where there is a radiator with thermostatic control. This area has natural light from a velux window above the stairs leading to the second floor.

### MAIN SITTING ROOM 6.30m x 4.89m (20'7" x 16'0")

This generously proportioned first floor sitting room enjoys excellent natural light through two double glazed sash and case windows with an outlook over High Street. There is a wrought iron fireplace over a stone hearth with marble surround and mantel over. To one side of this is a curved display alcove. Wooden shutters to both windows. Stripped wooden floor. Two radiators with thermostatic controls. Picture rail. Coving. Dado rail.

### DOUBLE BEDROOM 4.78m x 3.80m (15'8" x 12'5")

Double glazed sash and case window enjoying an outlook to Maclellan's Castle and the Parish Church with wooden shutters and with wide window ledge. Storage beneath window ledge. To one corner of the room built-in cupboards house the insulated hot water cylinder and provide storage space with further storage above. A further full height built-in cupboard houses the Worcester Greenstar 40Cd Classic Regular Condensing boiler. There are slatted shelves beneath this. Radiator with thermostatic control. NB There was previously an en-suite in part of this room which has been removed by the present owner.

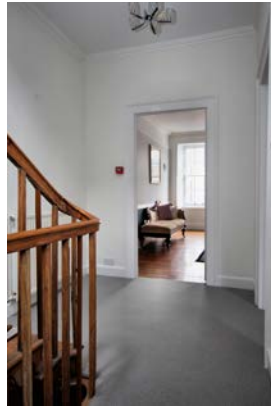
### Second Floor Accommodation:

A wooden stair with carpet runner continues to the second floor landing where four doors conceal built-in cupboards with hanging rail beneath and shelf over. Hatch to attic space.

### DOUBLE BEDROOM (Rear) 5.26m x 2.66m (17'3" x 8'8")

Partially coombed ceiling. Dormer window with uPVC double glazed window enjoying the view of Maclellan's Castle and down Castle Gardens to Castle Street, the Parish Church, and the Barrhill Woods. Radiator with thermostatic control. Stripped wooden floor. Recessed halogen spotlights. Exposed wooden beams.





**DOUBLE BEDROOM (front)** 4.08m x 3.89m (13'4" x 12'9")  
Partially coombed ceiling. View of the dee estuary through the velux window with integral blackout blind. Stripped wooden floor. Double doors to storage in the eaves. Radiator with thermostatic control. Recessed halogen spotlights.

**EN-SUITE SHOWER ROOM** 2.62m x 0.80m (8'7" x 2'7")  
Shower cabinet with mixer shower: tiled walls and glazed door. W.C. and wash hand basin both in white. Partially coombed ceiling. Tiled splash back to wash hand basin with mirror and light over incorporating shaver point. Vinyl floor. Extractor fan.

**BATHROOM** 2.77m x 2.10m (9'0" x 6'10")  
Partially coombed ceiling. Velux window enjoying the outlook to the Dee estuary and the Marina with integral blind. Roll top bath. Mixer tap with shower attachment. Tiled surround to bath and tiled floor. Wash hand basin with mixer tap set in vanity unit with storage beneath. Corner dual flush W.C. Integral storage cupboards to the wall beneath the window. Mirror over wash hand basin.

**BASEMENT**  
A door from the hallway opens to a carpeted stair leading down to basement level, which provides extremely useful additional space comprising:

**REAR AREA** 5.84m x 2.57m (19'2" x 8'5")  
This area has restricted head height of approximately 1.69m (5'6"). There are two built-in cupboards behind twin louvred doors. Further louvred doors to the side opening to additional cupboard area. Space and plumbing for washing machine and tumble dryer. There is also:

**BASEMENT W.C.** 1.62m x 1.18m (5'3" x 3'10")  
Curved stone wash hand basin with mixer tap over set in a beech work surface and with storage beneath. Recessed halogen light, extractor fan, mirror over wash hand basin, dual flush W.C., vinyl floor.

**FRONT AREA** 4.29m x 3.50m (14'0" x 11'5")  
This area has natural light from a window facing towards High Street. There is a built-in shelved cupboard with hanging rail behind twin louvred doors, further built-in cupboard housing the gas meter, Restricted head height with exposed wooden beams to the ceiling, the head height between the beams being 1.88m (6'2"). Carpet, roller blind to window, radiator with thermostatic control.

**Outside**  
**REAR GARDEN**  
The rear garden has been professionally landscaped and is both delightful and easily maintained. Most of it is finished in paved slate and there are integral raised bedding areas, some with cedar wood surround and some with natural stone. Nearest the house there are three acers planted in a gravel bed and there is a variety of planting in the raised beds. To the opposite end of the garden two steps lead up to a raised area catching light later in the day and suitable for al fresco dining – easily accessed through the double doors at the end of the dining room. At lower level there is also a built-in bench with integral storage beneath. Outside tap. Despite the central location in the town the rear garden enjoys a good degree of privacy.

**BURDENS**  
The Council Tax Band relating to this property is F.

**ENERGY PERFORMANCE RATING**  
The Energy Efficiency Rating for this property is D.

**SERVICES**  
The agents assume that the subjects are served by mains water, mains electricity and mains gas but no guarantee can be given at this stage. Drainage is to a septic tank shared by a number of properties in this older part of Kirkcubright.

**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](http://www.onesurvey.org)

**GENERAL ENQUIRIES, VIEWING & OFFERS**  
We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

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, Kirkcubright DG6 4DJ (Tel: 01557 331049), (e-mail [property@williamsonandhenry.co.uk](mailto: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, Kirkcubright and the Fax Number is 01557 332057.

Ref: IMR/MMCM/CUMMA01-01

**PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049**  
**GENERAL OFFICE: 13 St. Mary Street, Kirkcubright, DG6 4AA Tel: (01557) 330692**  
**NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440**  
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