



WILLIAMSON
& HENRY
Solicitors & Estate Agents



MARCHWELL

New Galloway, Castle Douglas, DG7 3SD

A charming extended country cottage of stone under slate roof with living room extension set in good sized hillside garden grounds in the heart of the Glenkens with excellent outlook over countryside across the valley to hills beyond. The property benefits from oil fired heating and multi-fuel stove. Fully Double Glazed.

Entrance Hall

Dining Room

Kitchen

Living Room

Porch

3 x Bedrooms

Bathroom

Integral Garage

Garden

Summerhouse



Marchwell is the epitome of a quintessential country cottage. It is positioned just outside New Galloway. Benefiting from the appeal and views of being a rural property without compromising on accessibility to amenities. The original stone cottage has been sympathetically extended over the years by previous owners to form the current layout which is well-proportioned and balanced. This three (potentially four) bedroom cottage also has ample garden ground to take advantage of the rural settings. In need of decorative adjustment to taste this property would be ideal for a young family, retiring couple, those looking for a country retreat or second home in the country.

The Glenkens, scenically, is a delightful area and New Galloway at its heart used to be the smallest "Royal Burgh" in Scotland. That focus, and indication of civic pride, may explain why it has a surprising range of immediately local facilities for such a small town – there is a challenging 9-hole Golf Course affording magnificent views, hotels, an excellent Tea Room, a Post Office and community run modern General Store, a Medical Practice, two Churches (Church of Scotland and Scottish Episcopalian), a well-regarded Primary School with a Secondary School three miles away at Dalry, and a modern and dynamic Community & Arts Centre at The Cat Strand. A whole range of rural pursuits are easily obtainable nearby, with the emphasis on walking, cycling, water sports and fishing.

Set in a scenic rural location, many larger centres are easily accessible – Ayr is approx 1 hour north, Dumfries approx 45 minutes east, Castle Douglas approx 20 minutes south, Newton Stewart approx 30 minutes west and Kirkcudbright approx 30 minutes south.

DIRECTIONS

Leaving New Galloway on the A762 Ayr Road passing Kells Church on your left, Marchwell is 3/4 miles outside of New Galloway.

ACCOMMODATION

ENTRANCE HALL 7.26m x 6.69m (at axis) (23'09" x 21'11")

Charming entrance through traditional door with stain glass inserts allowing ample natural light. Tiled floor. Radiator. Telephone point. Ceiling mounted clothes pulley. Glass panel hatch access to loft (power laid on). Recess for storage. Pendant lights. Wall mounted coat hooks. Gives access to all accommodation.

DINING ROOM 4.10m x 3.51m (13'05" x 11'06")

Good sized dining room with double aspect window and bifold shutters to front taking in views over the surrounding countryside. Ample power points. T.V. point. Multi-fuel stove on tiled plinth with wooden mantel surround. Storage recess. Pendant light. Telephone point. Previously used as a fourth bedroom if preferred.

KITCHEN 4.19m x 2.46m (13'08" x 8'00")

Cream units with mottle green work surface and partial wall tiling. Traditional style radiator. Sink with right hand drainer and mixer tap. Windows to rear. Logik washing machine. Gas fired Rangemaster hob, double oven and grill (in partial working order). Freestanding Frigidaire fridge/freezer. Black ceramic floor tiles.

LIVING ROOM 5.96m x 3.62 (19'06" x 11'10")

Bright spacious sun room with ample natural light from double aspect windows to side and front and window and door to rear. Ample room for dining as preferred. Pendant light. Two radiators. T.V. point. Hatch access to loft (which is floored and power laid on).

PORCH 2.76m x 1.17m (9'00" x 3'09")

uPVC lean-to porch. Windows side and rear and back door access.

BEDROOM 1 (Front) 3.59m x 3.24m (11'09" x 10'07")

Double bedroom with double aspect window and bifold shutters to front. Radiator. Wall mounted shelf. Recess with space for hanging. T.V. point. Ample power points.

BEDROOM 2 (Back) 3.80m x 3.22m (12'05" x 10'06")

Double bedroom with double aspect window to rear with bifold shutters. Radiator. Storage cupboard housing fuse boxes and meters.

BEDROOM 3 (Front) 3.98m x 3.31m (at longest and widest) (13'00" x 10'10")

Further double bedroom with views to the surrounding countryside through front facing window. Radiator. Storage recess. Ample power points. T.V. point. Pendant light. Fitted carpet. Subject to local authority consents there is scope for adding an en-suite by knocking into the external storage shed which is part of the footprint of the cottage.

BATHROOM (2.36m x 2.24m) (7'08" x 7'04")

Good sized family bathroom with Mira Sport over bath shower. Usual bathroom fittings. White wash hand basin and matching W.C. pedestal. Radiator. Black ceramic floor tiling. Frosted window to rear.

EXTERNAL

LOG STORE

Power laid on. Hatch access to loft. Could be converted to form en-suite for Bedroom 3 as above.

GARAGE 20'7 X 7'1 (6.27m x 2.16m)

Integral single garage with up-and-over door. Concrete floor. Power laid on. Houses Riello oil boiler which is approx 2 years old.

GARDEN

Marchwell sits encased by its own gardens to side and rear with gravel parking to front. The garden is mainly laid to lawn with accents off paved and gravelled areas for paths and patio areas for al fresco dining. Parts of the garden are elevated and this vantage point allows you to take in the surrounding countryside with views to hills beyond. Oil tank. Stick shed. Garden Shed. Feature pond.

SUMMER HOUSE 11'10" x 7'11" (3.62m x 2.41m)

Painted wooden summerhouse with extended deck canopy at the front veranda. Double glazed French doors. Double glazed windows to front and side. Power and light. Dimplex panel heater. Electric switchgear. Low voltage down lighters. Shelving.

BURDENS

The Council Tax Band relating to this property is E.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is band E.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, bottled gas for kitchen, oil fired central heating system and septic tank but no guarantee can be given at this stage. The cooker, and any electrical or white goods included in the sale are sold as seen and no warranty is given by the seller for these being in working order.





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

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

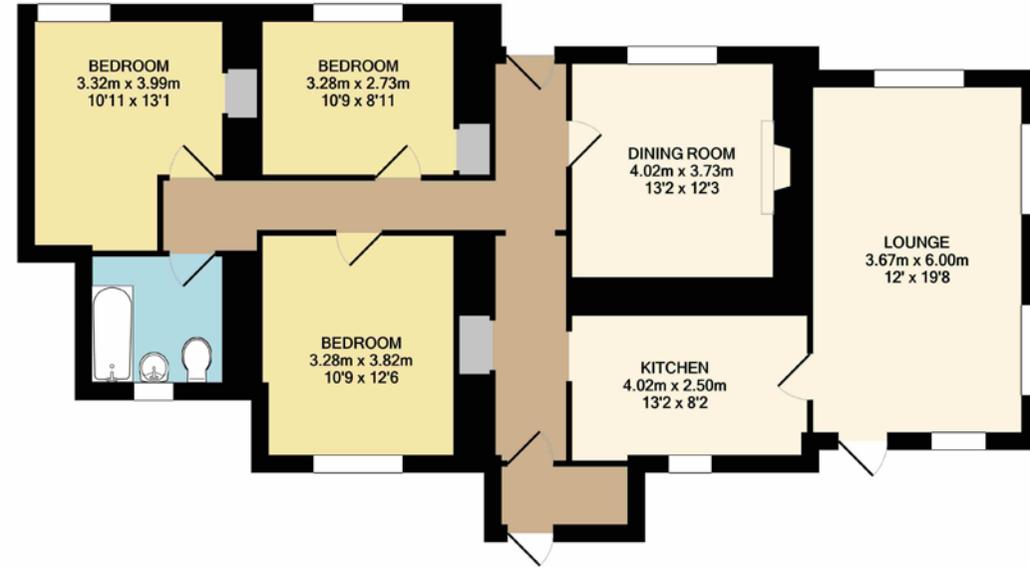
would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

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, 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: HMS/MMCM/OLIVI01-04



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

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

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

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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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