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WILLIAMSON  
& HENRY  
Solicitors & Estate Agents



# 3 CUTCLOY COTTAGES

ISLE OF WHITHORN, NEWTON STEWART, DG8 8JA

**A traditional detached country cottage located on the edge of the Harbour village of the Isle of Whithorn with stunning views over neighbouring farmland across to the Isle of Man and the Lake District Fells.**

**Accommodation:**

Hallway  
Open Plan Sitting / Dining Room  
Master Bedroom  
En-suite  
Bedroom 2  
Kitchen  
Rear Porch / Utility  
Bathroom

**Outside:**

Garden  
Garage

Oil fired central heating and double glazed throughout.

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



3 Cutcloy Cottages is a delightful Galloway cottage with a modern extension with full length sliding glass doors leading out to the garden. The glass doors provide an abundance of natural light into the open plan living areas as well as providing superb views across surrounding countryside to the Isle of Man and the Lake District Fells.

This charming cottage is situated adjacent to a single track road which lies between the Isle of Whithorn and Burrowhead, the most southerly point in The Machars. The Isle of Whithorn is the nearest village which has a popular hotel and restaurant, tea room, gift shop, bowling green and a variety of leisure and fishing boats using the harbour where there are mooring facilities for visiting yachts and purpose built slip way.

Whithorn is an attractive village providing further local amenities including shops, café, pharmacy, primary school, veterinary surgery, doctors surgery and car garage providing both repairs. Most recently historic interest has increased in the village following the construction of an iron age round house which portrays how people in Galloway lived in the 5th Century BC.

Newton Stewart is a busy Galloway market town set on the banks of the River Cree in a genuinely rural area and regarded by many as the gateway to the Galloway hills. The area has a wide range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers, golf, and with an extensive range of walks and cycle paths.

## ACCOMMODATION

Entered from the front garden through a wooden glazed door into:-



## HALLWAY

Bright reception hallway providing access off to main accommodation. Oak flooring. 2 large built in cupboards. Recessed LED ceiling spot light. Double glazed window to front with venetian blind above. Interlinked smoke Alarm.

## OPEN PLAN SITTING / DINING / LOUNGE

This wonderfully light and spacious open plan sitting area has an abundance of natural light and provides a flexible and welcoming entertaining area:-

## FRONT SITTING ROOM AREA 4.66m x 3.66m

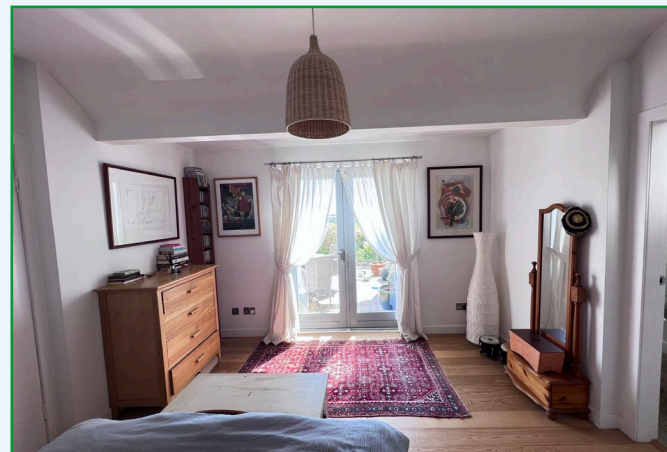
Front sitting room area with Oak flooring with natural light from front facing bay window and two further side facing double glazed window with curtain pole and curtains above. Central feature open fireplace with slate hearth and stone surround with wooden mantle. Ceiling light. Radiator. Opening into:-

## REAR DINING /LOUNGE AREA 4.13m x 3.48m

This wonderfully light reception area is within the modern extension at the rear of the property with full length sliding doors opening out to the garden providing an abundance of natural light and superb views across farmland to the Isle of Man and the Lake District Fells. Oak flooring. LED recessed spot lights. Radiator. Smoke alarms. Opens into:-

## KITCHEN 3.05m x 2.64m

Contemporary galley style kitchen with fitted kitchen units with inset ceramic Belfast style sink with mixer tap above. Wooden butcher block work surfaces. These kitchen units are complimented by freestanding wooden cupboards providing ample storage. Large picture window overlooking farmland across to



the Isle of Man and the Lake District Fells. Freestanding fridge freezer. Built in shelving. Electric freestanding cooker with stainless steel extractor fan above. Oak flooring. Ceiling light. Opens into:-

## REAR PORCH / UTILITY 2.64m x 1.20m

This handy rear porch / utility area is accessed directly from both the kitchen and garden. RCD electric consumer unit. Worcester Boiler. Hot Water Tank. Ceramic Tiled floor. Built in shelving. Solid wooden work surface. Plumbing for washing machine. Space for tumble dryer. Door out to the garden.

## BATHROOM

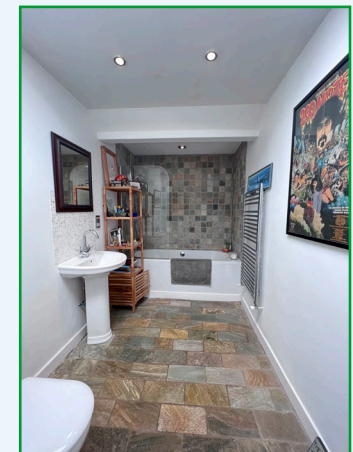
White wash hand basin, W.C. and bath. Tiled splash back. Tiled floor. Shower screen. Shower above bath. Ceiling light. Heated towel rail.

## MASTER BEDROOM 4.11m x 3.76m

Accessed directly from the reception hallway this well-proportioned double bedroom has a pleasant out look to the rear with French doors leading out to garden. Curtain pole and curtains. Built in cupboard with hanging rail and shelving. Oak flooring. Ceiling light. Door opening into:-

## EN-SUITE

Contemporary en-suite shower room with suite of white wash hand basin and W.C. Tiled floor. White wash hand basin and W.C. Chrome heated towel rail. Shower cubicle with Mains shower with monsoon rainfall shower head. Tiled splash backs. Tiled Floor. Velux window providing additional natural light.



## BEDROOM 2

4.11m x 3.33m

Located at the far end of the reception hallway is a light and spacious double bedroom with the added benefit of windows overlooking the front and rear garden. Built in wardrobe. Oak flooring. Ceiling light.

## Outside

## GARAGE

6.20m x 3.04m

Spacious garage with power and light. Electric doors.

## GARDEN

Cutcloy Cottage has a delightful country cottage garden which can be accessed from both the utility area and French doors from the sitting room and master bedroom. Immediately to the rear of the property is a good sized decking area. Large lawn area with well stocked borders containing mature shrubs and trees. Bordered drystone dyke wall with cleverly built in seating area which is well positioned for making the most of the fine views.

## DIRECTIONS

In the Isle of Whithorn turn onto Tonderghie Road and continue for approximately 1.7 miles, 3 Cutcloy Cottages is situated on your left adjacent onto the road.

## What3Words

To find this property location to within 3 metres download and use what three words and enter shield.landscape.insect.

## BURDENS

The Council Tax Band relating to this property is D.

## ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band D

## SERVICES

The agents assume that the subjects are served by oil fired central heating. Septic tank drainage. Private water supply.

## 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

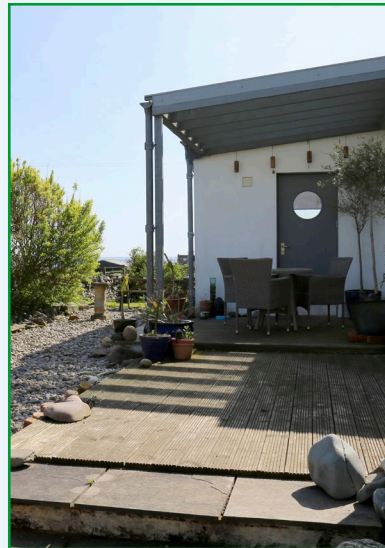
We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that 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 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (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, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/MCCAA02-01





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

**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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