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LOWER NUNTON COTTAGE AND LITTLE NUNTON, BORGUE, KIRKCUDBRIGHT, DG6 4TN

Unique opportunity to purchase two delightful rural country cottages located in an elevated position with magnificent views across the Dhoon Bay.

Lower Nunton Cottage:

Entrance Hallway
Sitting Room
Kitchen Diner
Double Bedroom 1
Double Bedroom 2
Bedroom 3
Bathroom
Shower Room

Little Nunton:

Open Plan Lounge / Kitchen Diner
Inner Hallway
Bathroom
Double Bedroom 1
Double Bedroom 2

Outside:

Garden Grounds
Garage / Workshop with floored attic space
Storage Room 1

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These charming cottages have been owned by the current owner for 40 years and up until recently Lower Nunton has been rented out as a successful self-catering holiday let with Little Nunton which is located nearby most recently being rented out on a long-term basis.

Lower Nunton and Little Nunton would also be suited to those looking for a second property to either provide additional income or indeed those looking for a 'granny annexe' for a family member.

The unique position of these two properties are sure to suit a number of different purchasers so early viewing is advised.

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, Tolbooth Arts Centre, Stewartry Museum and numerous galleries. Long frequented by artists, Kirkcudbright was home to the renowned artist, EA Hornel, 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

Lower Nunton Cottage

The larger of the two cottages offers bright, spacious accommodation with each of the main rooms being located at the front of the property with magnificent views across farmland down across Dhoon Bay.

ENTRANCE HALLWAY

Accessed directly from the courtyard area to the rear via solid wooden door. Slate flooring with underfloor heating. Coat hooks. Doors leading off to 2 double bedrooms, bathroom and sitting room.

BATHROOM 2.89m x 1.60m

Suite of white wash hand basin and W.C. uPVC obscure glazed window to rear. Roller blind. Large walk in shower cubicle with tiled splash back and mains power shower. Slate flooring with under floor heating.



DOUBLE BEDROOM 1 4.44m x 3.20m

Bright spacious double bedroom with magnificent views across the front garden across to Dhoon Bay. Large double glazed picture window with curtain pole and curtains above. Electric panel radiator. Ceiling light. Partially coombed ceiling. Fitted Carpet.

DOUBLE BEDROOM 2 3.40m x 3.45m

Front facing light and airy bedroom with double glazed door leading out to the front garden providing additional natural light and again giving this room a fantastic view across Dhoon Bay. Electric panel radiator. Loft access hatch. Fitted Carpet. Ceiling light.

SITTING ROOM 4.90m (widest) x 4.54m x 3.53m

This spacious sitting room is well positioned at the heart of the cottage overlooking the front garden with magnificent views across the garden down across Dhoon Bay. Slate flooring. Central feature Inglenook fireplace with exposed stone surround and cast iron inset wood burning stove. Built in storage cupboard with shelving. Built in window seat with large uPVC double glazed picture window with curtain pole and curtains. Electric panel radiator. Broadband point on ceiling (cable runs from Little Nunton). Smoke alarm. Heat alarm. Carbon monoxide detector. Ceiling and wall lights. Step up into:-

KITCHEN 4.92m x narrowing to - 4.20m x 3.63m

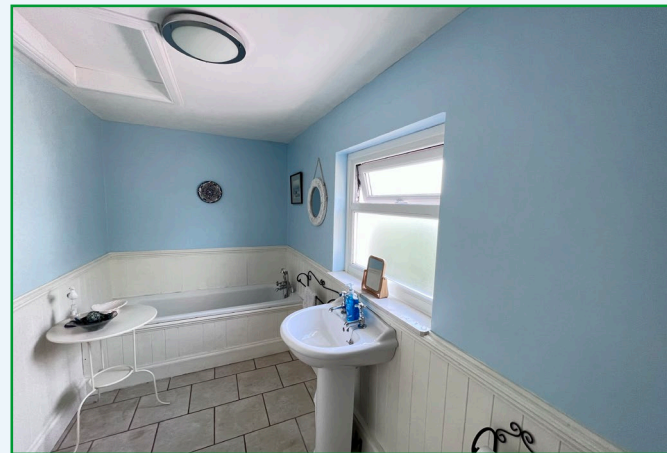
Ceramic tiled floor with underfloor heating. Light, bright, spacious farmhouse style kitchen. Ample storage with a good range of fitted kitchen units. Laminate work surfaces. Tiled splash backs. Stainless steel 1 1/2 bowl sink with drainer and mixer tap. Electric hob with stainless steel extractor fan above. Electric built in single oven. Integrated washing machine. Freestanding fridge-freezer. Large uPVC double glazed picture window to front with the same fine views across Dhoon Bay. Curtain pole. Wooden built in window seat. Loft access hatch. Heat alarm.

INNER HALLWAY 2.55m x 1.44m

Ceramic tiled floor with underfloor heating. Built in storage cupboard housing RCD fusebox and hot water controller. Painted tongue and groove wood paneling. Wooden double glazed door leading out to the front garden. Smoke alarm. Ceiling light. Doorway leading off to further bedroom and bathroom. Door leading into:-

BEDROOM 3 2.04m x 2.48m

uPVC double glazed window to front looking across Dhoon Bay. Roller blind. Electric panel radiator. Wooden stripped floorboards. Ceiling light.



BATHROOM 1.67m x 3.53m

Accessed directly from inner hallway. Ceramic tiled floor with underfloor heating. Suite of white wash hand basin, W.C. and bath with mixer tap and shower attachment. Wood paneling to waist height. Built in cupboard with shelving. Obscure double glazed uPVC window to rear courtyard. Roller blind. Loft access hatch. Ceiling light.

Little Nunton

Located behind Lower Nunton this charming stone built cottage offers deceptively spacious accommodation. Entered through a solid wooden door into:-

OPEN PLAN LOUNGE / KITCHEN DINER 4.81m x 4.69m

Large open plan room with open plan kitchen area to one side with custom built kitchen units. Tiled work surface and splash back. Ceramic hob. Stainless steel integrated single oven. Stainless steel sink with mixer tap. Freestanding fridge-freezer. Space with plumbing for washing machine/dishwasher. Slate tiled flooring with underfloor heating. Velux window. 2 uPVC double glazed windows to rear with curtain pole and curtains above. French doors leading out to sheltered patio area with curtain pole and curtains above. Modem cable for internet access for Lower Nunton. Partially coombed ceiling. Ceiling lights. Heat alarm. Solid wooden glazed door leads into:-

INNER HALLWAY 2.36m x 1.73m narrowing to - 1.00m

Slate tiled flooring with underfloor heating. Cupboard housing hot water tank. Further cupboard with shelving beneath. Coat hooks. Smoke alarm. Ceiling light. Doorways leading off to 2 double bedrooms and bathroom.

DOUBLE BEDROOM 1 2.85m x 3.27m

Light, spacious double bedroom. Oak effect laminate flooring. Wooden double glazed windows to front with deep sill beneath. Roller Blind. Electric panel heater. Partially coombed ceiling. Ceiling light. Loft access hatch.

BATHROOM 2.08m x 1.83m

Good sized family bathroom. Slate effect tiled floor. Underfloor heating. Tiled splash back. Suite of white W.C. and wash hand basin. Bath with mixer tap and shower attachment. Shower curtain pole. Coat hooks. Built in shelving. Wooden bathroom cabinet. Fixed bathroom mirror. Velux window. Ceiling light. Extractor fan.



DOUBLE BEDROOM 2

4.47m x 3.59m

Large rear facing double bedroom. Wooden double glazed windows overlooking garden and farmland beyond. Curtain pole and curtains. Electric double radiator. Fusebox. Partially coombed ceiling.

Outside

Large gravel area provides ample parking for a number of vehicles which sits between both properties.

Behind Little Nunton is a good sized level garden mainly laid to lawn and bordered by stone dyke walls and well established shrubs. This delightful garden enjoys fine views across farmland and over towards Dhoon Bay.

The garden for Lower Nunton can be accessed from the side of Lower Nunton Cottage as well as a pedestrian gate from graveled driveway area. To the front of Lower Nunton, is a good sized level lawn area bordered by stone dyke wall.

GARAGE

STORAGE ROOM 1

2.46m x 1.75m

Concrete floor. Wooden doors. Power and lighting.

GARAGE / WORKSHOP

5.45m (widest) x 2.99m x 5.11m

Concrete floor. Built in shelving. Ceiling lights. Workshop area to make it a large double garage. Wooden ladder leading to floored loft access. It may be possible to knock through from the garage into the work shop area to return this back to a double garage if required.

FLOORED GARAGE LOFT AREA

Wood effect vinyl tile flooring. Insulation. 3 Velux windows. Heavily coombed ceiling providing useful additional storage / craft area.

BURDENS

Lower Nunton is currently subject to small business rates relief as it is currently operating as a self catering holiday let. The council tax band for Little Nunton is B.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is [INSERT RATING]

CONTENTS

Please note that the contents may be available by separate negotiation.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, and septic tank 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

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).

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.





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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