



WILLIAMSON
& HENRY
Estate Agents



THE GREAT CROSS

ST MARY'S ISLE, KIRKCUDBRIGHT, DG6 4XB

Unique opportunity to purchase a detached sandstone house and annex located in a semi-rural coastal location on the edge of Kirkcudbright.



The Great Cross

Ground Floor:

Entrance Vestibule
Reception Hallway
Kitchen
Rear Vestibule
Utility Room
Dining Room
Study/Office
Cloakroom
Sitting Room
Garden Room

First Floor:

Double Bedroom 1
Bathroom
Double Bedroom 2
Master Bedroom and ensuite

The Great Cross Annex

Ground Floor:

Sitting Room
Inner Hallway
Cloakroom with W.C.
Kitchen

First Floor:

Double Bedroom
Bedroom
Bathroom

Outside:

Detached Double Garage
Detached Workshop/Studio
Woodland Garden Grounds

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Rare opportunity to purchase a delightful sandstone house in a semi-rural coastal location on the edge of Kirkcudbright. This charming home also benefits from a detached two bedroom annex, double garage and separate workshop/studio.

The Great Cross is a bright and spacious detached three bedroom home offering flexible accommodation enjoying exceptional views across the Dee Estuary and is sure to suit a number of different buyers. The detached annex, located at the far end of the garden, also enjoys fine river views and could serve as a self-contained guest house or indeed generate a secondary income for the owners.

This charming home is located a short distance away from the local amenities of Kirkcudbright.

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.

THE GREAT CROSS

The property is well positioned within approximately one acre of woodland gardens and is accessed via a sweeping driveway. There is ample parking for a number of vehicles.

Accessed through wooden double storms doors into:-

ENTRANCE VESTIBULE 0.35m x 0.85m
Tile effect vinyl floor. Wooden glazed door leading into:-

RECEPTION HALLWAY 7.22m x 2.07m (narrowing to 1.12m)
Bright and spacious reception hallway with doors leading off to all main ground floor accommodation. Large floor to ceiling window. Radiator with thermostatic

valve. 2 Ceiling lights. Ceiling cornicing. Smoke alarm. Carpet. Carpeted staircase with painted wooden handrail and banister leading up to first floor level.

KITCHEN 3.62m x 4.56m
Wooden fitted kitchen units with laminate work surfaces. White sink with mixer tap above and drainer to side. Aga oil fired range cooker with tiled splashback. There is ample natural light from 2 sash and case windows to front (with extractor fan) and a further sash and case window to side with curtain tracks and curtains. 2 ceiling lights. Ceiling cornicing. Wood effect vinyl floor. Built in shelved pantry cupboard. Wooden painted door leading into:-

REAR VESTIBULE 1.74m x 2.16m
Ceiling light. Wood effect vinyl floor. Solid wooden door with window above leading out to rear garden. Door leading into:-

UTILITY ROOM 1.74m x 2.16m
Fitted kitchen unit with stainless steel sink, drainer and tiled splashback. Oil fired boiler. Wooden double glazed window to rear with curtain track and curtains. Plumbing for washing machine. Ceiling light. Retractable washing line. Wood effect vinyl floor.

DINING ROOM 4.90m x 3.11m
Bright and spacious formal dining room with ample natural light from two large sash and case windows to front with fine views across the garden and the Dee Estuary with curtain track and curtains. Radiator with thermostatic valve. Ceiling cornicing. Candelabra style light. Built-in cupboard with shelving. Central heating thermostat controller. Carpet.

STUDY/OFFICE 2.35m x 3.11m
Built-in bookshelves. Ceiling cornicing. Ceiling light. Radiator with thermostatic valve. Carpet. Internal glazed door leading into Garden Room.

CLOAKROOM 1.49m x 1.12m
White suite of wash hand basin and W.C. Tiled splashback. Wooden window with curtain track and curtains. Partially coombed ceiling. Fitted bathroom cabinet. Ceiling light. Electric fuse box and meter. Vinyl floor.

SITTING ROOM 4.03m x 5.44m
Bright and Spacious sitting room with an abundance of natural light from 3 large

sash and case windows to front with curtain track and curtains. Radiator with thermostatic valve. Feature fireplace with marble surround and wooden painted mantel above. Ceiling cornicing. Smoke alarm. Carpet. Opens into:-

GARDEN ROOM 6m x 1.7m
Delightful garden room with large wrap around windows providing a panoramic view across the garden towards the Dee Estuary with curtain tracks and curtains above. Radiator with thermostatic valve. Internal wooden glazed door into study/office. Carpet. Wooden glazed door leading to a south west facing patio and garden.

Carpeted staircase with painted wooden handrail and banister leading up to first floor level.

First Floor Level

LANDING 3.32m x 1.85m
Bright first floor landing with doorways leading off to all accommodation. Sky light. Smoke alarm. Carpet.

INNER HALLWAY (To left) 1.25m x 1.46m (to front of built in cupboards)
2 Large built-in cupboards. Ceiling light. Carpet. Doorways leading into bathroom and double bedroom.

BATHROOM 2.65m x 2.16m
Good sized bathroom with white suite of wash hand basin inset into vanity unit providing additional storage with curtains, W.C. and bath with mains shower above and tiled splashbacks. Sash and case window to side with curtain track and curtains with storage cupboard beneath. Fitted mirror. Partially coombed ceiling. Ceiling light. Radiator with thermostatic valve. Wall light. Shaving point. Halogen wall heater. Towel rail. Carpet.

DOUBLE BEDROOM 1 4m x 3.20m
2 sash and case windows to front with curtain track and curtains with further sash and case window to side with curtain track and curtains. Radiator with thermostatic valve. Partially coombed ceiling. Ceiling light. Built-in cupboard with hanging rail and shelving. Built-in cupboard. Carpet.

To the right on the landing 2 steps up lead to:-



DOUBLE BEDROOM 2 **2.80m x 3.20m**

Sash and case window to front with curtain track. Partially coombed ceiling. Ceiling light. Built-in cupboard with hanging rail and shelving. Radiator with thermostatic valve. Carpet.

MASTER BEDROOM WITH ENSUITE **4.20m x 3.15m**

Good size front facing bedroom benefiting from an abundance of natural light from large sash and case window to front with deep sill beneath, curtain track and curtains. Partially coombed ceiling. Ceiling light. Radiator with thermostatic valve. 2 Built-in cupboards with hanging rail and shelving. Carpet.

ENSUITE **2.10m x 1.95m**

White suite of wash hand basin, W.C, and bath. Tiled splashback. Radiator with thermostatic valve. Partially coombed ceiling. Ceiling light. Window with curtain track and curtains. Built-in cupboards. Carpet.

THE GREAT CROSS ANNEX

Located at the end of the garden within easy walking distance of the main house is a well-proportioned detached one and a half storey annex in need of refurbishment.

ACCOMMODATION

Accessed from the garden through a 15 pane wooden glazed door into:-

SITTING ROOM **4.95m x 4m**

This room has an abundance of natural light from 3 sash and case windows (2 to front and 1 to rear). Carpet. Wooden staircase with banister leading to first floor level. Archway leading through to:-

INNER HALLWAY **0.64m x 2.04m**

Ceiling light. Built-in cupboard. Tile effect vinyl floor. Doors opening off to kitchen and cloakroom.

CLOAKROOM AND W.C. **2.62m x 1.12**

Small window providing additional natural light. Coat hooks. Wall light. Tile effect vinyl floor. Door leading in to W.C. White suite of wash hand basin and W.C. Large sash and case window. Fuse box and electric meter. Electric wall mounted panel heater. Wall light and shaving point. Ceiling light. Towel rail. Tile effect vinyl floor.

KITCHEN **3.50m x 2.75m**

Spacious kitchen containing fitted kitchen unit with stainless steel sink and drainer. 2 sash and case windows to front with roller blinds. Freestanding electric cooker. Tile effect vinyl floor.

Wooden staircase with wooden handrail and banister leading up to first floor level.

First Floor Level**LANDING 1.55m x 0.67m**

Velux window. Ceiling light. Carpet. Doors leading to all first floor accommodation.

DOUBLE BEDROOM **4.50m x 4m**

Spacious double bedroom. Partially coombed ceiling. Ceiling light. Sash and case window to front. Velux window to rear. Carpet.

BEDROOM/OFFICE **4.01m x 1.80m**

Partially coombed ceiling. Ceiling light. Sash and case window to front. Built-in under eaves storage cupboard. Carpet.

BATHROOM **2.46m x 1.37m**

White suite of wash hand basin, W.C, and bath. Fitted mirror. Wall light and shaving point. Tiles splashbacks. Heated towel rail. Velux window. Under eaves storage cupboard. Carpet.

OUTSIDE

A sweeping driveway leads off the access road to St Mary's Isle providing parking for a number of vehicles, bordered by lawn, mature trees and shrubs on either side.

Both properties are well positioned within a delightful wrap around garden which is mainly laid to lawn with mature deciduous trees and shrubs. To the rear of the main house is a delightful south west facing patio benefiting from superb waterfront views.

Both properties have a degree of privacy from one another making these the ideal properties for two families living together or indeed generating a secondary income.

DOUBLE GARAGE **5.5m x 7.77m****WORKSHOP/STUDIO****BURDENS**

The Council Tax Band relating to this property is a Band G.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band F

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 our office.

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

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.

Ref: SAK/SM/OWENJ02-05



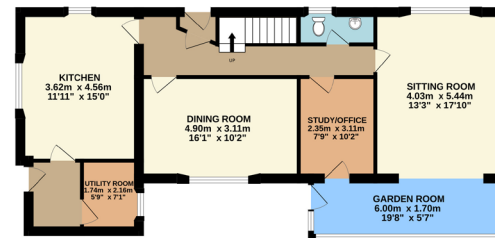


PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
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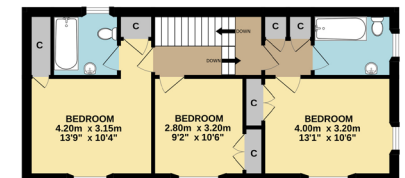
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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