



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents



# THE WINNOWING

MACHERMORE, NEWTON STEWART, DG8 7AW

Well-presented two bedroom semi-detached bungalow located in a quiet semi-rural setting within a short drive from the market town of Newton Stewart.



## Accommodation:

### Ground Floor:

Entrance Vestibule  
Hallway  
Sitting Room  
Open Plan Dining Kitchen  
Bathroom  
2 Double Bedrooms

### Outside:

Parking for 2 cars.  
Rear Garden.  
Wooden Workshop  
Wooden Shed.

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



The Winnowing is a surprisingly spacious two bedroom semi-detached bungalow located within a quiet courtyard setting on the edge of Newton Stewart. The property has been renovated recently by the current owners throughout with a newly fitted kitchen and bathroom as well as the addition of a wood burning stove in the sitting room and 'Sunflow' intelligent electric heating with individual thermostatic control pads. The Winnowing is in 'walk in condition' and offers bright and airy accommodation throughout.

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. There is a museum, leisure centre, post office, banks, cinema and a wide range of shops, offices, businesses, hotels and restaurants.

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 through uPVC double obscure glazed door with obscure glazed side panels from front courtyard area leading into:-

#### ENTRANCE VESTIBULE

2.48m x 1.79m

Good sized entrance vestibule. Radiator with thermostatic control pad. Cupboard housing RCD consumer unit and electric meter. Wood panelling to waist height. Ceiling light. Large built in cupboard with hanging rail and shelving. Karndean wood effect flooring

#### HALLWAY

7.84m x 1.05m

Wide reception hallway. Ceiling lights. Smoke alarms are situated at both ends of the hallway which are directly connected to electricity supply. Wood panelling to waist height. Cupboard housing a fully insulated unvented electric water tank which uses overnight economy seven heating with shelving above. Radiator with thermostatic control pad. Two uPVC double glazed windows to front courtyard. Karndean wood effect flooring. Doorways leading off to all accommodation.

#### SITTING ROOM

4.78m x 4.78m

This spacious yet cosy reception room can be accessed directly from both the main hallway (although this doorway is not used by the current owners) and open plan dining kitchen. This pleasant room enjoys ample natural daylight from two large dual aspect UPVC double glazed picture windows at either end of the room. Feature fireplace with contemporary 7.1 kilowatt Charnwood Blu wood burning stove and decorative 'Vlaze' Panel at the back of the wood burner. Radiator with thermostatic control pad. Ceiling light. Karndean wood effect flooring.

#### OPEN PLAN DINING KITCHEN

6.05m x 2.77m

Good sized Farmhouse style Dining Kitchen with 2 large windows overlooking the garden which can be accessed directly from the hallway and sitting room. Karndean wood effect flooring.

#### Kitchen area

The kitchen is located to the front of this spacious open plan room with shaker style B&Q fitted kitchen units, Corian work surfaces, inset sink with mixer tap and drainer to side and Respatex style tile effect splashbacks. Cooke & Lewis electric induction hob. Cooke and Lewis extractor fan. Beko integrated microwave with integrated grill. Slide and hide Neff integrated electric fan oven. Hoover integrated fridge-freezer, Hoover integrated washer drier washing machine, Indesit integrated slimline dishwasher Strip light. Decorative open floating wooden shelving. Under cupboard and floor lighting

#### Dining area

Ample space for dining table and chairs. 2 Large UPVC double glazed windows to rear. Ceiling light. Radiator with thermostatic control pad. UPVC double glazed door leading out to the rear garden.

#### BATHROOM

3.55m x 1.75m

Light and spacious family bathroom with wood panelling to waist height. Chrome heated towel rail. White W.C, wash hand basin, bath with shower screen and mains shower above. Respatex tile effect splashbacks floor to ceiling. Obscure double glazed window to rear. Ceiling spot lights. Wall light. Mirror. Decorative shelving. Karndean tile effect flooring.

#### DOUBLE BEDROOM 1 (rear facing)

3.58m x 2.99m

Good sized rear facing double bedroom enjoying a pleasant outlook across the rear garden. UPVC double glazed window. Built in double wardrobes with hanging rails and shelving. Radiator with thermostatic control pad. Ceiling light. Fitted carpet.

#### DOUBLE BEDROOM 2

4.75m x 3.95m

Spacious double bedroom which also enjoys a pleasant outlook across the rear garden. Built in double wardrobes with hanging rails and shelving. UPVC double glazed window. Radiator with thermostatic control pad. Ceiling light. Fitted carpet.

NB window blinds in the property may be negotiable in the sale.

#### OUTSIDE

The Winnowing is located within a private courtyard which is mainly laid to gravel with allocated parking for two cars. Outside light.

The south facing rear garden is fully enclosed and runs the full length of the property and can be accessed from the front courtyard as well as directly from the open plan dining kitchen via a paved ramp.



The delightful rear garden is regularly visited by red squirrels and a variety of birds and other wildlife. Mainly laid to lawn and bordered by flower beds with a variety of well-established shrubs and fruit trees providing colour all year round. Immediately adjacent to the house is a generous paved patio area ideal for alfresco dining. Outside tap (separate hot and cold taps)

Large Wooden workshop which has plenty of workspace and storage cupboards with several power sockets and fluorescent strip lighting.

There is also a further garden shed with electric power points and lighting

**BURDENS**

The Council Tax Band relating to this property is D.

**ENERGY PERFORMANCE RATING**

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

**SERVICES**

The agents assume that the subjects are served by mains water, mains electricity, and drainage by septic tank which is shared with the adjoining private bungalow 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 the 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](mailto:property@williamsonandhenry.co.uk)).

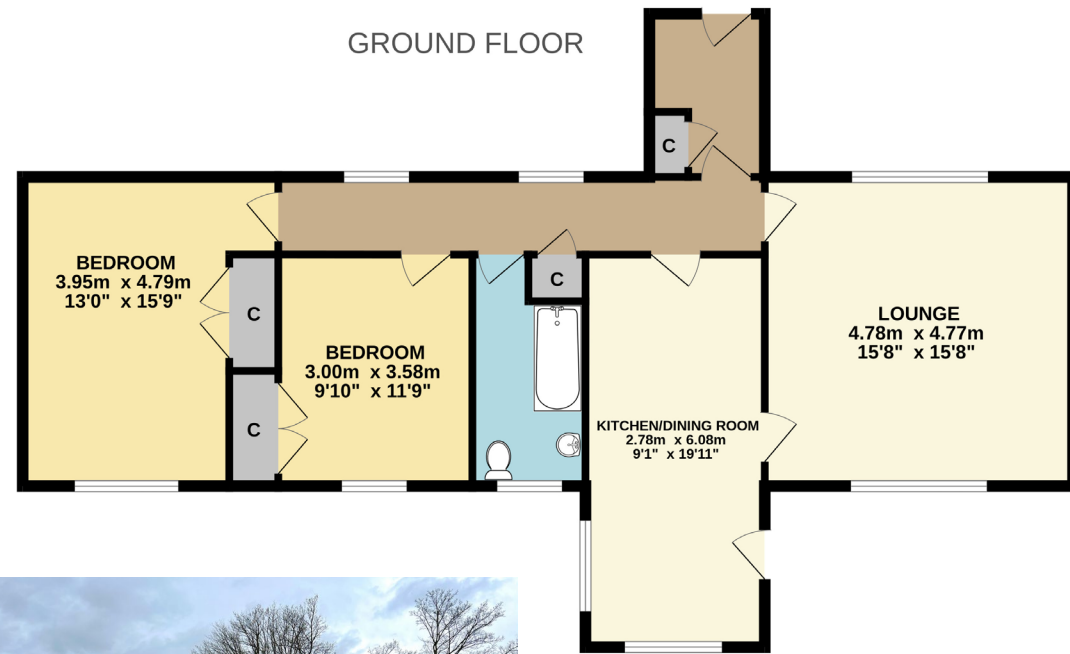
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/RH/HORVD01-01



**GROUND 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.  
Made with Metropix 6/2024

**PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049**  
**NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440**  
**GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP**  
 Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

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.

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

