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HAZELWOOD COTTAGE

CARSLUTH, NEWTON STEWART, DG8 7DT

Delightful detached one bedroom cottage in an elevated position within a generous plot with superb views across the Cree Estuary.



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Accommodation:

Ground Floor:

Conservatory
Hallway
Office Space
Shower Room
Kitchen / Diner
Sitting Room
Double Bedroom
s

OUTSIDE:

Generous Garden Grounds.
Log Store
Garden Room
Off Street Parking

UPVC Double Glazing & LPG
Gas Central Heating.



Hazelwood Cottage is a tradition detached Galloway Cottage under slate roof enjoying and elevated position within the village of Carsluith. This well present property also benefits from planning permission to extend to the Northwest of the cottage under planning reference 21/0284/FUL. The planning consent granted would allow for the creation of two further double bedrooms (one en-suite) bathroom, garden room and utility room.

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

Accessed from the driveway through a UPVC double glazed door into:-

CONSERVATORY 4.64m x 2.05m

UPVC Double glazed windows on three walls providing fine views across the garden and neighbouring farmland to the Cree Estuary beyond. Painted stone wall. Slate effect ceramic tiled floor. Internal UPVC double glazed window into Kitchen. Wall lights. Radiator. Step up into:-

HALLWAY 2.30m x 1.36m

Oak effect SPC Verona click lux flooring. Painted wood paneled ceiling. Recessed alcove with coat hooks. Ceiling light. Radiator. Doorways opening into office, Kitchen and Shower Room.

OFFICE 0.87m x 1.36m

Converted from the former cloakroom this compact office space is well positioned off the main hallway. Painted wooden paneled ceiling. Dimplex wall mounted fan heater. SPC Verona click lux flooring.

SHOWER ROOM 2.39m (narrowing to 1.60m) x 1.62m at widest

Contemporary shower room with SPC Verona click lux flooring. Respatex style wall paneling on all walls and ceiling. Shower cubicle with monsoon rainfall shower head with separate shower head attachment. White wash hand basin and W.C. Radiator. Recessed ceiling spotlights. Obscure glazed UPVC double glazed window to rear. Cupboard housing Worcester boiler with shelving beneath. Carbon monoxide detector.

KITCHEN / DINER 4.52m x 3.71m

Large farmhouse style Kitchen / Diner with a good range of shaker style fitted Kitchen units and laminate work surfaces. Cream coloured 1½ bowl sink with mixer tap and drainer to side. Stainless steel splash back. Wood effect vinyl. New World electric induction hob. Electric integrated oven beneath. Space for washing machine and tumble dryer. Velux window. UPVC double glazed window into Conservatory and further UPVC double glazed window to front providing additional natural light. Wooden clothes pulley. Ceiling lights.

SITTING ROOM 4.02m x 4.54m

Bright spacious reception room with UPVC double glazed window to front looking across to the Cree Estuary. Feature fire place with inset wood burning stove set on flagstone hearth with wooden mantle above. UPVC double glazed French doors leading out to the front garden and providing an abundance of natural light. Ceiling light. Fitted carpet. Partially coombed ceiling.

DOUBLE BEDROOM 2.84m x 4.24m

UPVC double glazed window to front with fine views. Partially coombed ceiling. Radiator. Wood effect vinyl flooring. Ceiling light. Loft access hatch.

OUTSIDE

Hazelwood Cottage is accessed by a shared track into a private driveway providing parking for a number of cars with a further parking area at the bottom of the garden which can be accessed from the road which runs through Carsluith.

The property benefits from a fully enclosed garden immediately to the front and side. Steps from the front garden lead down to a formal lawned area bordered by mature shrubs, perennials, daffodils, and clematis. Raised flower beds bordered by stone dyking. Terraced patio area with fine views ideal for alfresco dining or simply enjoying a coffee and the view. Beyond the formal garden area the garden slopes down to the village with a gravel path, leading to lower garden and additional parking.

The current owners purchased an area of land to the north west of the cottage which is mainly laid to grass.

Steps lead up from the lawn lead up to:-

Detached Summer House 1.75m x 3.47m

UPVC double glazed French doors. Ceiling light. UPVC double glazed window. Power.

Log Store

Garden Shed

Outside Lights. Outside Tap. LPG Gas Tank.

BURDENS

The Council Tax Band relating to this property is C.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is F.

SERVICES

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

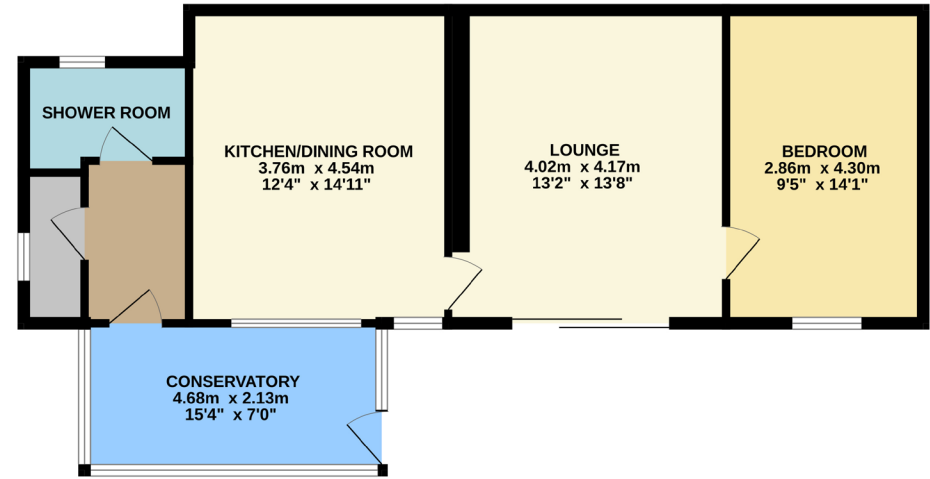
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/SAK/BROWK02-01





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.
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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
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GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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