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Real Estate Agents



DEER PARK

GATEHOUSE OF FLEET, DG7 2DN

A rare opportunity to purchase a delightful detached Galloway cottage tucked away in a tranquil woodland oasis within mature garden grounds in the former Cally Estate.



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Accommodation:

Ground Floor:

Entrance Hallway
Cloakroom
W.C.
Kitchen
Dining Room
Sitting Room
Conservatory
Inner Hallway
Double Bedroom 1
Bathroom
Master Bedroom

Outside:

Detached former stable block converted into workshop and garages.
Wooden Summerhouse.
Garden



Gatehouse of Fleet is an active community and benefits from many local amenities, such as a primary school, shops, library and Health Centre. Within the wider area, there are many beautiful sandy beaches and rocky coves within easy reach, and equally dramatic inland scenery, with magnificent hills, glens, and lochs.

Within Gatehouse there are active sports clubs (for example bowling, tennis, golf or snooker) and a wide variety of outdoor pursuits can be enjoyed in the area, including sailing, fishing, golf, cycling and hill walking.

ACCOMMODATION

Entered through solid wooden door from garden into:-

ENTRANCE HALLWAY 1.87m x 2.36m narrowing to 1.26m

Ceramic tiled floor. Radiator. Velux window providing additional natural light. Ceiling light. Alarm box. Exposed stone doorway with solid wooden door leading into:-

CLOAKROOM 0.95m x 1.14m

Wood effect laminate flooring. RCD consumer unit. Generator plug in point. Wooden glazed door leading to:-

W.C. 2.60m x 1.14m

Well positioned W.C. with suite of white wash hand basin and W.C. Obscure glazed leaded window to rear. Radiator. Beamed ceiling detail. Recessed LED ceiling spotlights. Ceramic tiled floor.

KITCHEN 3.51m x 3.75m

Light and airy Kitchen with a good range of limed oak effect fitted kitchen units with laminate work surfaces. Under cupboard lighting. Tiled splash backs. Electric integrated hob with extractor hood above. Eurostar oil fired boiler. Blomberg washing machine. Integrated eye level microwave. Integrated eye level double oven. 1 ½ bowl sink with mixer tap above. Sash and case window to front overlooking garden with roller blind above. uPVC double glazed window with roller blind. Radiator. Stripped beamed ceiling detail. 2 ceiling lights. Ceramic tiled floor.

DINING ROOM 4.88m x 3.63m

Bright, spacious central reception room with doors leading off to Kitchen, Sitting Room and Inner Hallway. Stripped wooden floorboards. Wooden sash and case window to rear with curtain track above. Radiator beneath. Beamed ceiling detail. Ceiling light.

SITTING ROOM 4.90m x 3.87m

Light and spacious room enjoying a pleasant outlook across the garden. Sash and case window to side with radiator beneath. Curtain track and curtains. Open fireplace with wood burning stove. Painted beamed ceiling detail. Fitted Carpet. Wooden glazed door leading into:-

CONSERVATORY 3.75m x 3.43m

Bright and spacious conservatory enjoying a wrap round view of the garden. Wooden glazed doors opening to both sides. Radiator. Exposed stone wall. Ceiling light. Ceramic tiled floor.

INNER HALLWAY 5.60m x 1.15m

Surprisingly light inner hallway with doors leading off to both double bedrooms and family bathroom. Smoke alarm. Thermostatic controller. uPVC double glazed window to garden with curtain track and curtains above. Ceiling light Fitted carpet.

DOUBLE BEDROOM 1 3.30m x 2.86m

The smaller of the two double bedrooms, this spacious and light room enjoys a pleasant outlook across the garden. Built in double wardrobes. Wooden double glazed window with curtain track and curtains above. Loft access hatch. Ceiling light. Fitted Carpet.

BATHROOM 3.05m x 2.95m narrowing to 2.23m

Generous family bathroom with suite of white wash hand basin, W.C. and bath. Tiled splash backs. Radiator. Recessed walk in shower cubicle with shower above. Wooden sash and case leaded window to rear. Roller blind. Extractor fan. Recessed LED ceiling spotlights. Ceramic tiled floor. Doorway into:-

MASTER BEDROOM 4.77m narrowing to 3.00m x 4.18m

Well positioned Master Bedroom enjoys an abundance of natural light from large sash and case window to side with curtain track and curtains above. Wooden glazed French doors with glazed panels to side open out to rear garden. Fitted carpet. Triple built in wardrobes with hanging rail and shelving. Radiator beneath. Ceiling light. Fitted Carpet.

Outside

Deer Park is well positioned within a wonderfully tranquil woodland garden enjoying a secluded and private position within the grounds of the former Cally Estate. This woodland oasis is frequently visited by red squirrels and deer and is a haven for bird life.

This mature garden is mainly laid to lawn interspersed with a number of mature trees and well established shrubs providing colour and variety all year round.

FORMER STABLES

Large wooden former stable block which has been converted into 4 garages with up and over door. Power. There is a single stable with stable door. Concrete floor. The flexible nature of this outbuilding means that it could be used as a home office, artist's studio, or gym.

WOODEN SUMMER HOUSE

BURDENS

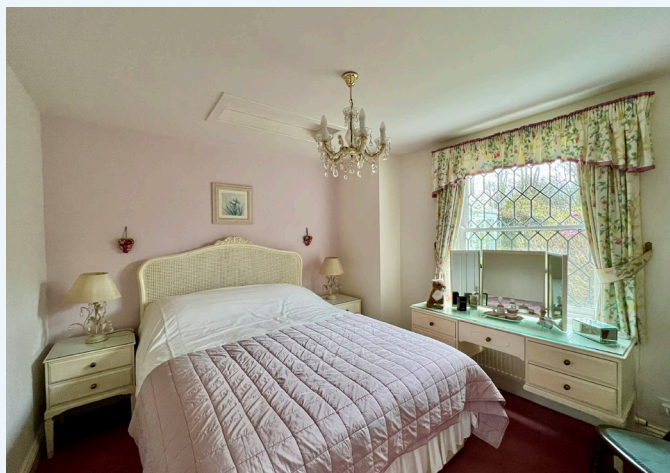
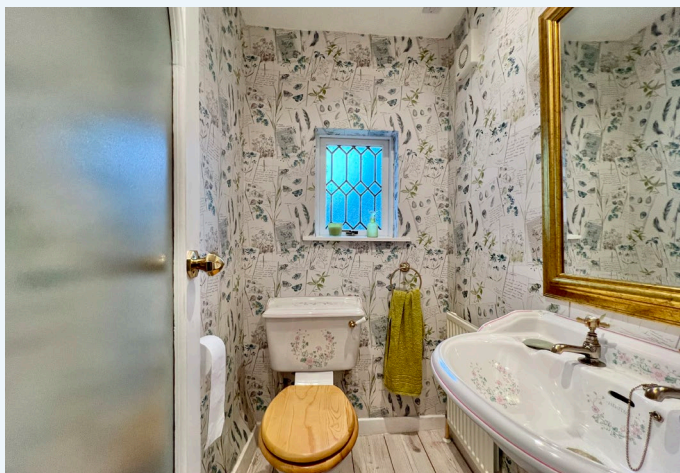
The Council Tax Band relating to this property is D.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is F.

SERVICES

The agents assume that the subjects are served by private water, mains electricity, and oil fired heating and private 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/LNM/FOSTS02-01



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
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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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