



WILLIAMSON
& HENRY
Solicitors & Estate Agents



GLENHEAD

AUCHENCAIRN, CASTLE DOUGLAS, DG7 1RL

Well-proportioned light and spacious detached family home with panoramic views located in tranquil rural setting a short distance away from the coastal village of Auchencairn.

Ground Floor:

Entrance Hallway
WC
Utility Room
Kitchen
Sun Room
Covered side porch
Hallway
Family Room
Snug/Library
Open Plan Lounge / Dining Room

First Floor:

Study/Office/Double Bedroom 1
Master Bedroom with Ensuite
Bedroom 4
Bedroom 5
Bathroom
Gym Room / Double Bedroom 3

Outside:

Front, side and rear gardens. Double Garage.
Wooden shed. Metal shed.

www.williamsonandhenry.co.uk



Glenhead is a well-proportioned detached family home providing bright, spacious and flexible accommodation throughout which is sure to suit a number of buyers. This well presented home enjoys superb panoramic vistas looking across green fields, rolling countryside and to the North the surrounding hills including the striking backdrop of Bengairn.

The house enjoys a spectacular rural setting and is less than 2 miles from the delightful Galloway village of Auchencairn which is close to Auchencairn Bay, an inlet of the Solway Firth. The village has a Primary School and Post Office/Shop, café and garage and a range of amenities including the village hall, an award winning community garden and park, Bowling Green, community bike hire and sits very close to the Balcary Bay Country House Hotel.

Auchencairn has public transport routes to local towns and is located approximately 10 miles east of the Artists’ Town of Kirkcudbright, and 7 miles west of Dalbeattie where a wider range of amenities can all be found. Nearby Castle Douglas, 10 miles North West is a thriving Galloway market town lying approximately 18 miles southwest of Dumfries and enjoying an enviable range of shops and other facilities in a town promoted and known as the “Food Town”.

The southwest of Scotland with its gentle rolling landscape, mild climate and dramatic coastline offers superb opportunities for enjoying the outdoors, wildlife and nature. The area has a good range of sport and outdoor activities with core path walking routes and cycle routes on the door step, opportunities for country sports, fishing on the nearby rivers and of course golf. The Solway is also a popular yachting destination enjoying excellent facilities at Kirkcudbright and nearby Kippford.

ACCOMMODATION

Glenhead is accessed via paved path through UPVC double glazed door:-

ENTRANCE HALL 1.17m x 3.44m

Light and airy entrance hall with doors leading off to kitchen, utility room, W.C. and family room. UPVC double glazed door with blind above leading out to garden. 2 ceiling lights. Smoke alarm. Cupboard housing RCD consumer unit and fuse box. Coat hooks. Radiator. Tile effect Flotex floor.

W.C. 1.69m x 0.89m

White wash hand basin and W.C. Radiator. Chrome towel rail. Fixed bathroom mirror with glass shelf above. Ceiling light. Obscure uPVC double glazed window with roller blind. Tile effect Flotex floor.



UTILITY ROOM 2.33m (widening to 2.68m) x 3.21m

Spacious utility room with a good range of Pine fitted kitchen units providing useful additional storage with laminate work surfaces and tiled splash backs. Stainless steel sink with mixer tap above and drainer to side. Space for 2 fridge freezers. Plumbing for washing machine. Space for tumble dryer. UPVC double glazed window overlooking garden. Radiator. Stainless steel towel rail. Loft access hatch. LED ceiling spotlights. Tile effect Flotex floor.

KITCHEN 3.01m x 4.19m

Generous farmhouse style kitchen with lovely views out to the hills. A good range of White wooden fitted kitchen units. Laminate work surfaces. Tiled splashbacks. Stainless steel 1½ bowl Franke sink with mixer tap above. ‘Aga’ oil fired range cooker with fixed pan shelving above. Bosch ceramic hob. LED ceiling spotlights. Heat sensor. Carbon Monoxide detector. Space for under counter fridge. Plumbing for dishwasher. Serving hatch into open plan sitting room/dining room. Tile effect Flotex floor. Wooden glazed door leading into:-

SUN ROOM 4.29m x 1.83m

UPVC double glazed windows with roller blinds on 3 walls. 2 Velux windows. Radiator. 2 Wall lights. Stunning panoramic view over the neighbouring fields to surrounding hills. Tile effect Flotex floor. Wooden Glazed door leading out to the garden via:-

COVERED SIDE ENTRANCE PORCH 1.18m x 2.01m

Wooden glazed panel to side. Coat hooks. Wall light. Paved. UPVC double glazed door window and uPVC double glazed door.

FAMILY ROOM 3of nat.86m x 4.47m (into window)

Accessed directly from the main entrance hallway and Inner Hall. This light and airy front facing reception room currently used as family room by the existing owners but could equally be well suited as a formal dining room and enjoys a pleasant outlook and an abundance of natural light from 2 large uPVC double glazed picture windows overlooking garden and rolling countryside. Curtain track and curtains. Feature Inglenook fireplace with cast iron wood burning stove with wooden mantel above. Radiator. Carbon monoxide detector. Smoke alarm. Ceiling light. Fitted Carpet. Oak door leading to:-

INNER HALLWAY 2m x 1.05m

Ceiling light. Radiator. Carpet. UPVC double glazed stable door leading out to rear garden. Carpeted staircase with wooden handrail leading to first floor level. 15 pane wooden glazed door leading to:-



SNUG/ LIBRARY 4.34m (into window) x 3.93m

Cosy reception room with feature open stone fireplace with solid wooden surround and mantel above. Large uPVC double glazed picture window provides a fine outlook across the garden and neighbouring countryside with wide window seat beneath including built-in cupboards. Curtain track and curtains. Built-in bookcases along one wall. Carbon monoxide detector. Ceiling light. Radiator. Carpet. Large walk-in under stair storage/drinks cupboard with ceiling light, built-in shelving and carpet. 15 pane wooden glazed door from the snug leads into:-

OPEN PLAN LOUNGE/DINING ROOM 8.42m x 3.59m (widening to 5.38m into window)

Bright and spacious open plan lounge / dining room with an abundance of natural light and magnificent wraparound view from 2 UPVC double glazed dual aspect picture windows to front and rear. Curtain pole and curtains. UPVC double glazed French door with floor to ceiling side panels. Large single French door with views to rear and triple pane sliding patio doors with views to side and rear provide additional natural light and giving direct access out to the garden. Feature Yorkstone fireplace with inset cast iron wood burning stove set on stone hearth. 4 wall lights. 2 radiators. Smoke alarm. Carbon monoxide detector. Fitted Carpet.

Carpeted staircase with wooden handrail leading to first floor level

First Floor Level

LANDING 7.33m x .086m (widening to 3.12m)

Light and spacious first floor landing. UPVC double glazed window with curtain track and curtains. Smoke alarm. 2 wall lights. Ceiling light. Built-in double cupboard with hanging rail and shelving providing useful additional storage. Built-in double airing cupboard with shelving. Airing cupboard to side housing hot water tank with shelving above. Fitted Carpet.

STUDY / OFFICE / DOUBLE BEDROOM 1 2.63m x 3.81m

Currently used as an office by the existing owners this would also be a good size double bedroom and enjoys ample natural light and a fine outlook across the garden to the hills beyond. 2 UPVC double glazed dual aspect picture windows overlooking garden to front and side with blinds above. 2 radiators. Triple built-in wardrobes with sliding doors, hanging rail and shelving. Built in shelves along one wall. LED ceiling spotlights. Fitted Carpet.



MASTER BEDROOM WITH ENSUITE SHOWER ROOM 4.02m x 3.60m

Spacious and light master bedroom with wraparound view from UPVC double glazed windows to side and rear overlooking garden to hills beyond with curtain track and curtains above. Partially coombed ceiling. Built-in wardrobes and drawers providing useful additional storage. Built-in dressing table area. Radiator. Access hatch with Ramsay ladder to fully floored loft with light. Ceiling light. UPVC double glazed door leading out to balcony area with curtain track and curtains. Fitted Carpet. Door leading into ensuite.

Balcony area

Generous balcony with wrought iron balustrade with fine elevated views across garden and neighbouring countryside and surrounding hills.

Ensuite Shower Room 0.89m x 2.44m

Suite of White wash hand basin and W.C. Stainless steel heated towel rail. Shaver socket. Wall mounted bathroom cabinet. Walk-in shower cubicle with Mira electric shower above. Tiled splashbacks to waist height. Xpelair extractor fan. Dimplex wall mounted fan heater. Ceiling light. Fixed bathroom mirror. Limed oak effect Karndean floor.

BATHROOM 3.35m x 2.10m

Bright and airy family bathroom. White suite of wash hand basin, with glass shell above. W.C. and bath with electric shower above bath and shower screen to side. Stainless steel heated towel rail. Fixed mirrored bathroom cabinet. Fixed bathroom mirror. Shaver socket. Radiator. UPVC double glazed window to front with blind above. Ceiling light. Xpelair extractor fan. Limed oak effect Karndean floor.

GYM ROOM / DOUBLE BEDROOM 3 2.66m x 3.08m

Currently used as a home gym by the existing owners but could also easily be used as a further double bedroom, music or craft room. UPVC double glazed window to side with roller blind and further UPVC double glazed to front with curtain track and curtains above. Radiator. Fixed mirror. Ceiling spotlights. Carpet.

DOUBLE BEDROOM 4 3.88m x 4.32m

UPVC double glazed picture window with curtain track and curtains with lovely views over rolling countryside. Partially coombed ceiling. Ceiling light. Loft access hatch. White wash hand basin with shaver light above. Walk-in cupboard with hanging rail and shelving above with further loft access hatch and ceiling light (1m x 0.92m). Radiator. Carpet.

**DOUBLE BEDROOM 5 4.39m (at longest) x 2.39m**

Further spacious double bedroom again enjoying a lovely outlook across the countryside. UPVC double glazed window with curtain track and curtains above. Two built-in double wardrobes. Fitted drawers. Built-in dressing table. Fitted Carpet. White wash hand basin with shaver light above. Ceiling light.

OUTSIDE

Glenhead sits in a quiet rural location, enjoying wrap round views across rolling countryside, green fields and the surrounding hills. There is ample parking for a number of cars or motorhome. Immediately adjacent to the property is a gravelled parking area for 2 vehicles bordered by a stone wall and shrubs. There is further parking available in front of the double garage bordered by a stone dyke with well-established raised flower and shrub bed. Oil storage tank.

The garden is a delightful and tranquil haven visited on a regular basis by a variety of wildlife. It is accessed through a solid wooden gate via a gravelled path which wraps around the property, and is bordered by stone dyke walls.

To the front across from the sun room is a raised patio area and lawn surrounded by a variety of colourful flowers and shrubs and with splendid views of the countryside and hills beyond.

A granite path leads around the side of Glenhead to another lawned area to the rear with stunning open aspect across the neighbouring countryside. There is a sheltered patio area bordered by a mixed hedge and surrounded by well-established colourful flowers, shrubs and climbers.

Steps from the side lead down to a generous lawned area which can be accessed easily from the lounge which is surrounded by mature trees and shrubs and is well stocked with a number of well-established perennials. Beyond the lower garden area is a path leading down to a hidden woodland oasis with a burn running through it crossed by two small bridges.

There is a wooden shed with pitched roof and a metal shed with a built-in work bench and pitched tiled roof. Large log store with doors. Large open fronted log store. Compost area.

Double Garage 2.45m x 5.13m

Built-in shelving. Built-in work bench. Windows to either side. Lighting. Up and over double doors. Concrete floor.

**SOLAR PANELS**

The FIT scheme for the Solar Panels runs until 5/12/2036. The current payment rate is £0.7185/kwh and is linked to inflation

BURDENS

The Council Tax Band relating to this property is F.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band C.

SERVICES

The agents assume that the subjects are served by private water, mains electricity, 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."

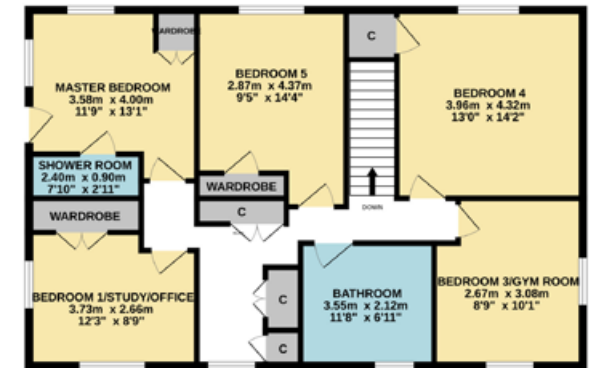
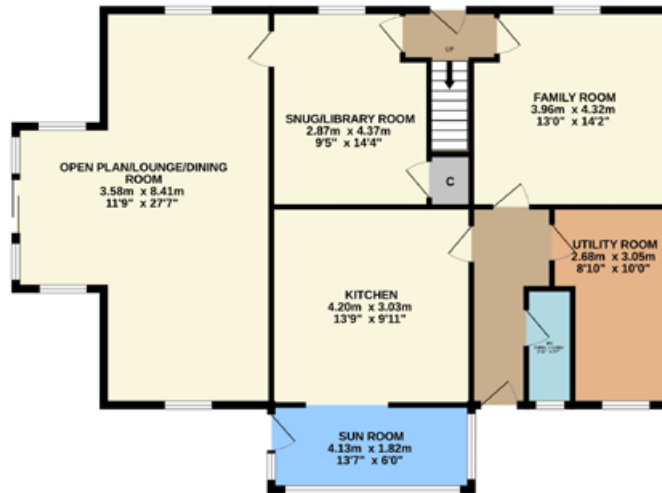
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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/SM/ROGEG01-01





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
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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