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# 2 STOCKARTON COTTAGES

KIRKCUDBRIGHT, DG6 4XS

Located in an excellent rural location in the heart of Galloway, approximately 3 miles from Kirkcudbright, 2 Stockarton Cottages forms an attractive and spacious semi-detached country cottage.



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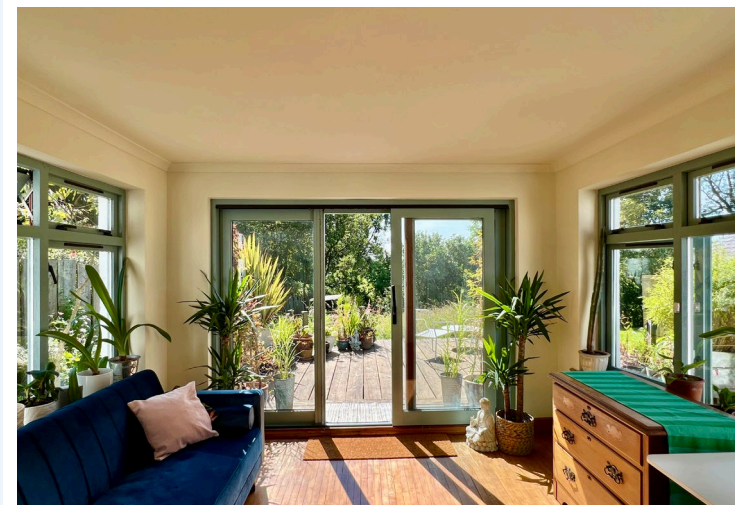
## Accommodation:

### Ground Floor:

Kitchen / Diner  
Living Room  
Rear Hall  
Bathroom  
2 Bedrooms  
Garden Room

### Outside:

Gardens  
Outbuilding





A traditionally built semi-detached former farm cottage tucked away in a secluded rural location enjoying lovely views over the garden and surrounding countryside. The property is accessed off a farm track approximately 3 miles from Kirkcudbright and 8 miles from Castle Douglas.

Kirkcudbright itself 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 including the recently opened Kirkcudbright 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” and the recent opening of the Kirkcudbright Galleries further promotes that artistic tradition on a national stage.

The southwest of Scotland is a genuinely rural area with its gentle rolling landscape, mild climate and dramatic coastline. The area has a good range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers and of course golf. The Solway is also a popular yachting destination and Kirkcudbright has excellent berthing facilities.

**HOW TO GET THERE**

From Kirkcudbright town centre at the crossroads at the Royal Hotel, follow the B727 road past Kirkcudbright Wildlife Park and after approximately 3 miles turn left at the sign for Stockarton, thereafter 2 Stockarton Cottages is the property sitting on the left hand side off the farm track.

**ACCOMMODATION**

Entered through composite wood effect glazed door from garden into: -



**ENTRANCE VESTIBULE**

Wood Paneling on all walls. Wall mounted Worcester Bosch fired boiler. Tiled effect flooring. Doorway leading to:-

**KITCHEN / DINER**

**5.13m x 3.73m**

Bright and spacious Kitchen diner with uPVC double glazed window to front and side providing an abundance of natural light. Good range of high gloss fitted kitchen units and laminate work surfaces with cork effect splash backs. Sink with mixer tap above. Double fronted built in cupboard. Hard wired heat sensor. Space for cooker. Space for slim line dishwasher. Radiator. Ceiling light. Ceiling cornicing. Tile effect flooring.

**LIVING ROOM**

**4.67m x 4.59m**

Well-proportioned reception enjoying a pleasant outlook across the garden. Two sash and case double glazed windows with curtain pole and curtains above. Radiator. Built-in shelved cupboard. Feature fireplace with tiled surround and wooden mantle above with inset log burner. Ceiling light. Ceiling cornicing. Fitted Carpet. Step down to:-

**INNER HALLWAY**

**3.93m x 1.14m**

Doors leading off to all bedrooms, bathroom and sun room. Large access hatch to part floored loft. Radiator. Wooden paneling to waist height. Hard wired smoke alarm.

**SHOWER ROOM**

**1.94m x 1.85m**

Contemporary bright and spacious shower room with uPVC obscure glazed window to front with roller blind above. Suite of White WC, White wash hand basin inset into modern vanity unit. Curved corner shower cubicle with Mira electric shower above. Fully tiled around shower. Ceiling light. Ceiling Cornicing. Tile effect flooring. Radiator.



**BEDROOM 1**

**3.63m x 2.91m**

Front facing double bedroom with ample natural light from two uPVC double glazed windows with curtain pole and curtains above. Ceiling light. Radiator. Fitted Carpet.

**BEDROOM 2**

**4.41m x 2.93m**

Enjoying a pleasant outlook across the rear garden with two generous uPVC double glazed windows with curtain poles and curtains above. Ceiling light. Ceiling cornicing. Radiator. Fitted Carpet.

**GARDEN ROOM**

**(3.43m x 3.34m)**

Delightful garden room enjoying a pleasant outlook across the decking and down to the main garden area. Hardwood double glazed windows on both walls providing an abundance of light and wrap round view of garden. Hardwood double glazed doors leading to extensive decking. Two wall uplighters. Solid wooden floor.

**OUTSIDE**

**GARDENS**

The garden to the front of the property is laid mainly to gravel with gravelled drive, turning space and ample car parking area. Small area of lawn. Sheltered slabbed patio. To the rear of the property there is a south facing garden laid mainly to grass planted with bulbs and fruit trees and well-screened from the neighbouring property with extensive decked area for outside sitting and dining.

**OUTBUILDING**

Attractive brick outbuilding/former wash house with pitched slated roof. Three single glazed windows. Pedestrian door. Concrete floor.

**BURDENS**

The Council Tax Band relating to this property is a band C.





ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is E

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, LPG gas 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/>

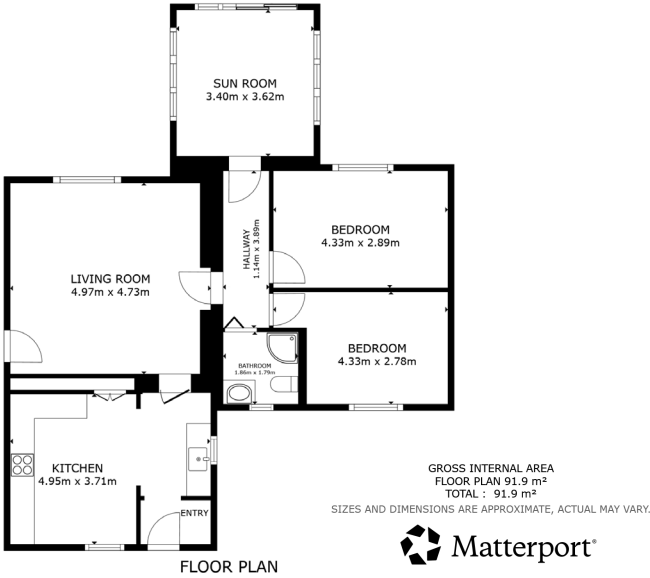
williamsonandhenry.co.uk/property/ and then click on the name of this property, on the right hand side of the page you will find an option to “REQUEST VIDEO TOUR”. All you need to do is complete a few simple details and you will then be able to access the tour.”

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/SM/TULLA01-01



**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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