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Solicitors & Estate Agents



# TUONELA

MOSSDALE, CASTLE DOUGLAS, DG7 2NF

A delightful traditional semi-detached two storey three bedroomed cottage set in an attractive hamlet in the midst of dramatic countryside on the doorstep of Galloway Forest Park with open south eastern aspect. The property benefits from a south east-facing garden room overlooking a colourful cottage garden. Viewing highly recommended.



## Accommodation:

### Ground Floor:

Vestibule / Boot Room  
W.C.  
Kitchen  
Open Plan Sitting Room /  
Dining Room / Family Room  
Garden Room

### First Floor:

Landing  
Double Bedroom 1  
Shower Room  
Double Bedroom 2  
Double Bedroom 3

### Outside:

Garden. Off Street Parking.  
Small Wooden Shed.  
Summerhouse. Wood fired  
Sauna. Wood Store.

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Mossdale is a small community of houses with its own shop, lying beside the former railway line on the edge of Galloway Forest Park, a designated “Dark Skies” area and in an area of real natural scenic beauty with a wide range of walks and cycle trails on its doorstep. Tuonela is a property tastefully modernised by the artist owner, of traditional construction with all main accommodation facing south east with a tastefully landscaped and colourful cottage garden enjoying excellent open views over moorland to forests and hills beyond. In the very heart of Galloway, approximately 5 miles from the Royal Burgh of New Galloway, with Catstrand Arts Centre and Glenkens Medical Practice and 10 miles from the thriving market town of Castle Douglas.

Castle Douglas is a thriving Galloway market town, lying approximately 18 miles south-west of Dumfries and enjoying an enviable range of shops and other facilities in a town now promoted as a “Food Town”. The town also has a wide range of facilities including excellent primary and secondary schools, modern Health Centre, supermarkets and a thriving community run theatre, The Fullarton, nearby.

The Dumfries and Galloway Region is renowned for its beautiful countryside with rolling pastures broken by stone dykes and amenity woodland with a rugged coastline. Benefiting from the Gulf Stream, the general climate is mild and there are consequently many beautiful gardens nearby including the National Trust Gardens at Threave.

ACCOMMODATION

Entered from rear garden through Nordan triple glazed door into:-

VESTIBULE / BOOT ROOM                      1.18m x 3.98m

Well positioned boot room area with uPVC double glazed window to side. Tiled sill. Stainless steel sink with mixer tap. Plumbing for washing machine. NIBE solar panel system and tank. Coat hooks. Ceiling light. Loft access hatch. Radiator. Concrete floor. Door leading into:-

W.C.                                                      0.91m x 1.39m

uPVC obscure glazed window. White W.C. Radiator. Ceiling light. Concrete floor.

Step down from Boot Room into:-



KITCHEN                      3.33m x 4.37m (widening to 4.81m into windows in the kitchen)

Bright and airy contemporary kitchen with a good range of shaker style fitted kitchen units. Wood effect laminate work surfaces. Tiled splash backs. Stainless steel 1 ½ bowl sink with mixer tap and drainer to side. Miele dishwasher. AEG freestanding electric cooker with Ciarra black chimney style extractor hood above. Bosch freestanding fridge freezer. 2 double glazed windows overlooking garden and farmland beyond with blinds above. 2 pendant ceiling lights and 2 recessed ceiling spotlights. Ceiling cornicing. Built in shelving. Radiator. Tile effect vinyl flooring. Doorway leading to:-

OPEN PLAN SITTING ROOM / DINING ROOM / FAMILY ROOM

7.45m x 4.46m

This beautifully positioned reception room is located in the heart of the house providing a delightful space for modern family living and enjoys an abundance of natural light and pleasant outlook across the garden and farmland. Engineered oak flooring throughout. Painted exposed stone feature wall partially separates the sitting room and dining areas. Opens through to garden room.

Dining Area                                              3.00m x 4.50m

Painted exposed stone feature wall. Radiator. Ceiling light. Ceiling spotlight.

Sitting Room Area                                              4.11m x 4.52m at widest

Inglenook style fireplace with inset wood burning stove set on marble hearth with stone mantle above and deep shelving to either side. Wood paneled wall. NorDan triple glazed window with blinds above. Ceiling light. Ceiling spotlight. Carpeted staircase with painted wooden handrail and banister leading to first floor level.

GARDEN ROOM                                              2.56m x 4.62m

This wonderful addition, designed by the renowned architect Simon Winstanley, to the property was added on by the current owners to expand the reception rooms, and create a space where they could enjoy the wrap round view of the garden all year round. NorDan floor to ceiling windows on 2 walls with French doors leading out to garden providing an abundance of natural light and fine outlook across neighbouring farmland to the hills beyond. 2 ceiling lights. NorDan triple glazed door to side providing direct access out to garden. Engineered oak flooring. Under floor heating.

Carpeted staircase with painted wooden handrail leading to:-



First Floor Level

LANDING

Partially coombed ceiling. Ceiling light. Velux window to front. Double glazed window to front. Built in Linen cupboard. Laminate flooring. Doors leading off to all first floor accommodation.

DOUBLE BEDROOM 1                                              4.52m x 2.61m

Partially coombed ceiling. Double glazed window to rear. Built in wardrobe with hanging rail and shelving. Built-in cupboard housing solar panel controls with shelving above. Ceiling light. Radiator. Laminate flooring.

SHOWER ROOM                                              2.31m x 2.52m

Countertop wash hand basin with mixer tap with built in vanity unit drawers beneath providing useful additional storage. W.C. Large walk in corner shower cubicle with mains monsoon rainfall shower and separate shower attachment. Respatex style wall paneling. Double glazed window to rear with Roman blind above. Fixed bathroom mirror. Shaver socket. Recessed alcove with built in shelving. Loft access hatch. Recessed ceiling spotlights. Chrome heated towel rail. Wood effect laminate flooring.

DOUBLE BEDROOM 2                                              3.30m x 2.28m

Partially coombed ceiling. Ceiling spotlight. Double glazed window to rear with roller blind above. Radiator. Vinyl flooring.

DOUBLE BEDROOM 3                                              4.54m x 2.68m (widening to 3.33m)

Partially coombed ceiling. Ceiling light. Double glazed window to rear with roller blind above. Velux window to front. Built in double wardrobe with sliding doors, shelving and hanging rail. Radiator. Partially stripped floorboards, partially laminate flooring.

OUTSIDE

GARDEN

From the common track lying to the side of the rather unassuming north face of the building there is a gated gravel area which can provide additional parking if required. Along the lane beyond this are two off street parking areas.





This delightful cottage garden has been tastefully landscaped, carefully planted to create a wonderful colourful south east facing cottage garden with an attractive mix of flowers, shrubs and perennials set around a formal lawn. This for outside dining and to enjoy the peaceful location and views. Wooden log store. Wood fired sauna with outside decking area. Further log store for sauna. Decking area for seating.

Adjacent to the driveway is a further formal lawned area.

**SMALL WOODEN SHED 2.14m x 154m**

Window. Doorway.

**SUMMERHOUSE 2.34m x 2.91m**

Power. Lighting. RCD consumer unit. Window to side. French doors to front.

**WOODFIRED SAUNA 1.91m x 1.90m**

Outside lighting. RCD consumer unit. Harvia wood fire sauna. Built in wooden benches. Coat hooks. Lighting.

**WOOD STORE**

Former sauna / currently used as a wood store, which could have a variety of other uses.

**BURDENS**

The Council Tax Band relating to this property is D.

**ENERGY PERFORMANCE RATING**

The Energy Efficiency Rating for this property is B.

**SERVICES**

The agents assume that the subjects are served by mains water, mains electricity, air source heat pump and septic tank soakaway 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](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/LNM/LEINP01-01

**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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