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HONEYSUCKLE COTTAGE

GATEHOUSE OF FLEET, CASTLE DOUGLAS, DG7 2BS

Traditional detached Galloway cottage located just off a quiet lane, a short distance away from Gatehouse of Fleet. Commanding fine views across neighbouring farmland to the hills beyond.



Accommodation:

Ground Floor:

Entrance Vestibule
Utility Room
Kitchen
Entrance Hallway
Sitting Room
Garden Room
Inner Hall
Study / Bedroom 1
Bathroom

First Floor:

Landing
Double Bedroom 1
Double Bedroom 2
W.C.

Outside:

Potting Shed.
Wooden Shed.
Greenhouse.
Wooden Log Store.
Oil Tank.
Boiler House
Water Filtration Housing

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Honeysuckle Cottage is a traditional 1 ½ storey detached Galloway cottage located in a rural and tranquil area located a short distance from Gatehouse of Fleet. This charming home benefits from two bright and spacious reception rooms and 3 bedrooms.

The current owners have extended the property by creating a delightful garden room, with solid oak woodwork, vaulted ceiling and under floor heating. This light and airy reception space enjoys a wrap round view across the garden and neighbouring farmland to the hills beyond.

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, snooker or golf) and a wide variety of outdoor pursuits can be enjoyed in the area, including sailing, fishing, golf, cycling and hill walking.

ACCOMMODATION

Entered through wrought iron gate with paved path leading up to wooden glazed entrance door into:-

ENTRANCE VESTIBULE 1.22m x 1.65m

Light and spacious reception hallway with wooden single glazed Georgian style window to side overlooking garden and lane. Partially coombed ceiling. Spotlight. Wood panelling on three walls. Painted stone wall. Wooden door [the majority of door furniture within the property is hand forged by Jim Lawrence] into:-

UTILITY ROOM

Well positioned utility room with plumbing for washing machine with granite worktop over. uPVC double glazed panoramic window to side with deep sill beneath. Partially coombed ceiling. Good range of full length fitted cupboards, including pantry cupboard and storage for vacuum cleaner and ironing board, providing useful additional storage on both walls. Ceiling light. Tiled Flooring. Wooden etched glass door into:-

KITCHEN 4.03m x 3.62m at widest and longest

Good sized farmhouse style kitchen with ample room for table and chairs and enjoying an abundance of natural light from large uPVC double glazed picture window to side with roller blind above and cushioned window seat beneath. A further uPVC double glazed picture window to front provides a fine view across neighbouring farmland to the hills beyond. Roller blind. Radiator. This well thought out kitchen benefits from a good range of fitted kitchen units with granite work surfaces and stainless steel

1 ½ bowl sink with mixer/filter tap above. Granite upstands with wood panelling behind. CDA integrated dishwasher. CDA integrated fridge. Integrated waste bin and recycling bin. Built in shelving. Partially coombed ceiling. CDA integrated electric oven and induction hob. Oil fired Rayburn with extractor hood with lights above and tiled splash back. Ceiling spotlight. Interlinked smoke alarm. Original stripped wooden cottage door leading into sitting room and open to hallway with carpeted staircase leading to first floor level.

SITTING ROOM 5.69m x 3.78m

Well positioned sitting room in the heart of the home and located to the front of Honeysuckle Cottage with two uPVC double glazed picture windows providing ample natural light and superb views over neighbouring farmland to the hills beyond and with deep sill beneath. Cushioned window seat with shelving beneath providing useful additional storage. Roller blinds. Two radiators. Brick built feature fireplace set on tiled hearth with inset wood burning stove with solid wooden mantel above. Double wooden etched glass doors leading into inner hall. Ceiling corncicing. Ceiling light. Three wall lights. Hardwired fibre to property hub. Interlinked smoke alarm. Carbon monoxide detector. Solid oak flooring. Wooden glazed door leading through to garden room and doors leading off to inner hall.

GARDEN ROOM 5.94m x 2.27m

Beautifully built extension by the current owners providing a wrap round view across farmland to side and hills to the front with solid oak wooden glazed doors and windows. Vaulted ceiling. Smoke alarm. Four wall lights. Solid wooden panoramic style window to rear overlooking rear garden. Deep sill beneath. Roller blinds. Heatmat under floor heating controller. Solid oak flooring. Under floor heating.

INNER HALL 1.42m x 0.74m

Accessed from the sitting room. Doors leading off to study / bedroom 1 and bathroom. Smoke alarm. Solid oak flooring.

STUDY / BEDROOM 1 1.86m x 3.60m

Currently used as a home office, but it has also previously been used as a third bedroom. Partially coombed ceiling. uPVC double glazed window to side with curtain pole and curtains above. Radiator. RCD consumer unit. Ceiling light. Fitted carpet.

BATHROOM 3.82m x 1.90m

Good size contemporary shower room with suite of white wash hand basin and W.C. Step up to large walk in shower cubicle. Mira 'Azora' electric shower. Heated period style towel rail. Wood panelling to waist height. uPVC double glazed window to side with further uPVC obscure glazed window providing ample natural light. Extractor fan. Recessed LED ceiling spotlights. Ceramic tiled floor.

Carpeted staircase leading to first floor level. Velux window over stairwell providing ample natural light.

First Floor Accommodation LANDING

Fitted carpet. Loft access hatch. Smoke alarm. Doors leading off to two double bedrooms and W.C. Wall light.

DOUBLE BEDROOM 1(left) 2.73m x 3.45m x 2.75m

Light and airy bedroom with uPVC double glazed picture window to front with fine elevated views across farmland to hills beyond. Partially coombed ceiling. Under eaves storage provided by a good range of fitted units on one side with deep shelf above. Two wall lights. Fitted carpet.

DOUBLE BEDROOM 2 (right) 5.09m x 2.51m

Good sized master bedroom with an abundance of storage from built in fitted wardrobes on both walls. Wood panelling and built in shelving with spotlights beneath. uPVC double glazed picture window to front with curtain pole above. Danfoss central heating thermostat controller. Two wall lights. Fitted carpet.

W.C. 1.15m x 1.12m

White W.C. and sink with mixer tap. Fixed glass bathroom shelf. Extractor fan. Wall light. Solid oak flooring. Wood panelling to waist height.

GARDEN

A paved path leads from the wrought iron gate through the front garden to the main entrance and is bordered by a formal lawned area with well-established flower beds.

The paved and gravel path continues from the front entrance round to a delightful terraced rear garden with generous gravel patio area to rear.

Steps from the graveled area continue up to a formal lawned area which is bordered by well established flowerbeds with a good mixture of perennials and shrubs including Anemonies, Geraniums, Fuschia, Ferns, Hostas and Hydrangeas providing colour and interest all year round.

The graveled path continues up to the rear of the garden where there is a greenhouse, wooden shed and potting shed. Row flowerbed runs the entire length of the garden and is well stocked with established shrubs such as Hydrangeas, Rhododendrons and Buddleias providing an abundance of colour and fine spot to enjoy the view. Greenhouse. Oil Tank. Boiler house. Filter Housing with filtration and UV purification system.



POTTING SHED 2.16m x 2.08m

WOODEN SHED 2.98m x 1.77m

Further wooden shed with light and power. RCD consumer unit.

WOODEN LOG STORE 1.83m x 1.79m

To the rear of the shed is a good sized wooden log store.

BURDENS

The Council Tax Band relating to this property is C.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is E.

SERVICES

The subjects are served by private water supply with triple filtration and UV purification system, mains electricity and septic tank drainage.

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

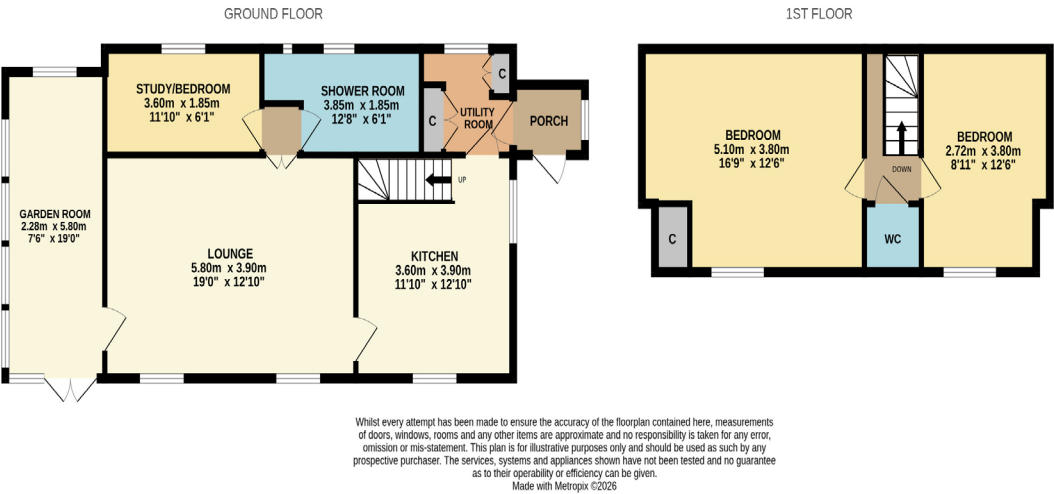
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO 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/GROOS01-01



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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