



WILLIAMSON
& HENRY
Solicitors & Estate Agents



TORWILKIE STEADING

BALMACLELLAN, CASTLE DOUGLAS, DG7 3QB

Beautifully presented detached home which was thoughtfully designed and built by the current owners, enjoying a delightful well-established wrap round garden and fine views across neighbouring farmland to the hills beyond. Viewing highly recommended.

Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Kitchen
Sitting Room
Utility Room
Bathroom
Bedroom 1
Bedroom 2 (en suite)
Inner Hall

First Floor:

Central Atrium
Bedroom 3
WC
Bedroom 4/Snug
Sitting Room

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Torwilkie Steading is a delightful detached home providing bright and spacious accommodation which was designed and built by the current owners. This charming property is well positioned within a generous wrap round garden, which is well established with a number of shrubs and perennials and enjoys superb views across neighbouring farmland to the hills beyond.

Balmacellan is an interesting village, quietly placed off the Kenbridge – Corsock Road so is convenient for the main A713 running between Ayr and Castle Douglas. The main local centre of Castle Douglas is little more than 20 minutes by car. Dumfries and Ayr are similarly easily accessible. New Galloway is less than 2 miles from Balmacellan and Dalry is less than four miles from Torwilkie. Between them they have a reasonable range of local services including general grocery shops, hotels and restaurants. Dalry has a senior and primary school and New Galloway a primary school. New Galloway has a nine-hole golf course, a modern medical practice and the purpose built “CatStrand” of the Glenkens Community Arts Trust initiative offers an excellent range of community activity and artistic and musical performances.

Balmacellan itself has an excellent shop and is visited by a mobile Bank and Post Office. There is a Post Office in nearby New Galloway. The Village Hall in Balmacellan enjoys a number of community activities. The surrounding area offers excellent walking and other rural pursuits.

ACCOMMODATION

Entered from gravel driveway through double glazed front door from garden into:-

ENTRANCE VESTIBULE 2.18m x 2.59m

York stone floor. Ceiling light. Radiator. Coat hooks. Wooden double glazed window to side. 15-pane glazed door leading into:-

RECEPTION HALLWAY 8.00 m x 1.59m (narrowing to 0.96m)

Light and airy welcoming reception hallway with doors leading off to all main ground floor accommodation. Two radiators. Smoke alarm. Two ceiling lights. Built-in linen cupboard. Fitted carpet

SITTING ROOM 5.74m x 6.15m

Light and spacious reception room with an abundance of natural light from wooden double glazed window to rear and wooden double glazed French doors with



architectural feature curved glazed panels above and to side with panoramic views of the Loch Ken Valley to the Rhinns of Kells. Three radiators. Ceiling lights. Wall lights. Fitted carpet.

KITCHEN 2.96m x 3.97m

Good range of solid wooden shaker-style fitted units with laminate work surfaces and tiled splash backs. Stainless steel one and a half bowl sink with mixer tap and drainer. Wooden double glazed window with roman blind overlooking garden. Radiator. Extractor fan. Two ceiling lights. Tiled-effect vinyl flooring. Door leading to:-

UTILITY ROOM 2.32m x 1.77m

Well positioned utility room with built-in storage cupboard with shelving. Wooden clothes pulley. Drayton thermostatic controller. Oil-fired boiler. Space for washing machine and tumble dryer. Ceiling light. Extractor fan. Tile-effect vinyl flooring. Wooden double glazed door leading out to garden.

BATHROOM 1.60m x 2.17m

Suite of white wash hand basin, WC and bath with mains shower above. Walls three quarters tiled. Velux window. Fixed bathroom mirror with shelving beneath. White heated towel rail. Ceiling light. Velux window. Fitted carpet.

DOUBLE BEDROOM 1 3.02m x 4.59m

Wooden double glazed window to rear with curtain rail and curtains. Radiator. Built-in double wardrobe with hanging rail, shelving and further cupboard above. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 2 3.36m x 3.98m (widening to 5.68m)

Generous double bedroom with ensuite. Large wooden double glazed window to rear framing garden. Second smaller window overlooking garden. Double wardrobe with bi-fold doors and built-in shelving with further cupboard space above. Further double wardrobe with hanging rail. Radiator. Two ceiling lights. Fitted carpet.

Ensuite bathroom 1.67m x 2.88m

Suite of white wash hand basin, WC, bidet and bath with separate mixer tap and shower attachment. Corner shower cubicle with Mira XL mains shower. Tiled. Razor light. Fixed bathroom mirror. White heated towel rail. Wall-mounted mirrored



bathroom cabinet. Three obscure glazed wooden windows with roller blinds. Fitted carpet.

INNER HALL

Under-stair storage cupboard. Radiator. Large wooden double glazed window overlooking garden to front with curtain pole and curtains. Fitted carpet. 15-pane wooden glazed door leading from main reception hallway.

Carpeted staircase with wooden handrail leading to first floor landing.

FIRST FLOOR LANDING 0.88m x 1.39m

Fitted carpet. 15-pane glazed door leading to:-

CENTRAL ATRIUM 7.66m x 3.26m

Built-in bookshelves along one wall. Partially coombed ceiling. Under-eaves storage cupboard. Conservation skylight window. Radiator. Two ceiling lights. Smoke alarm. Fitted carpet. Door leading off to:-

DOUBLE BEDROOM 3 4.85m x 3.26m

Partially coombed ceiling. Wooden double glazed window to side with curtain pole and curtains. Conservation skylight window. Under-eaves storage. Radiator. Ceiling light. Fitted carpet.

WC 2.36m x 1.26m (narrowing to 0.87m)

White wash hand basin and WC. Skylight. Fixed bathroom mirror. Partially coombed ceiling. Tiled splash backs. White heated towel rail. Ceiling light. Fitted carpet.

BEDROOM 4/SNUG 3.26m x 5.50m

Currently used as a snug and home office this room would equally be suited as an extra bedroom if required. Wooden double glazed window overlooking garden to side framing fine views of the Galloway hills and neighbouring farmland with curtain pole and curtains. Built-in office desk with shelving and drawers beneath. Radiator. Partially coombed ceiling. Ceiling light. Two skylight windows. Fitted carpet.



OUTSIDE

Torwilkie Steading is well positioned within a generous garden extending to approximately 1 ¼ acres bordered by stonedryke walls and over looking neighbouring farmland.

Accessed along a quiet track, with sweeping driveway leading to both the main house and barn this charming rural home benefits from a thoughtfully landscaped garden which has been created by the current owners with formal lawned areas winding through the plot bordered by well established shrubs and flower beds.

BARN

7.47m x 18.38m

Concrete floor. Window to rear. Wooden double doors to front. Wooden door to side. Power and lighting.

White goods and furnishings available by separate negotiation.

BURDENS

The Council Tax Band relating to this property is E.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is # [INSERT RATING]

SERVICES

The agents assume that the subjects are served by mains 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

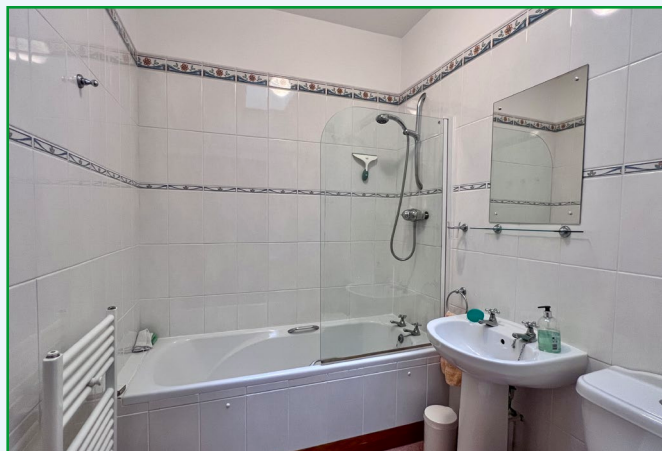
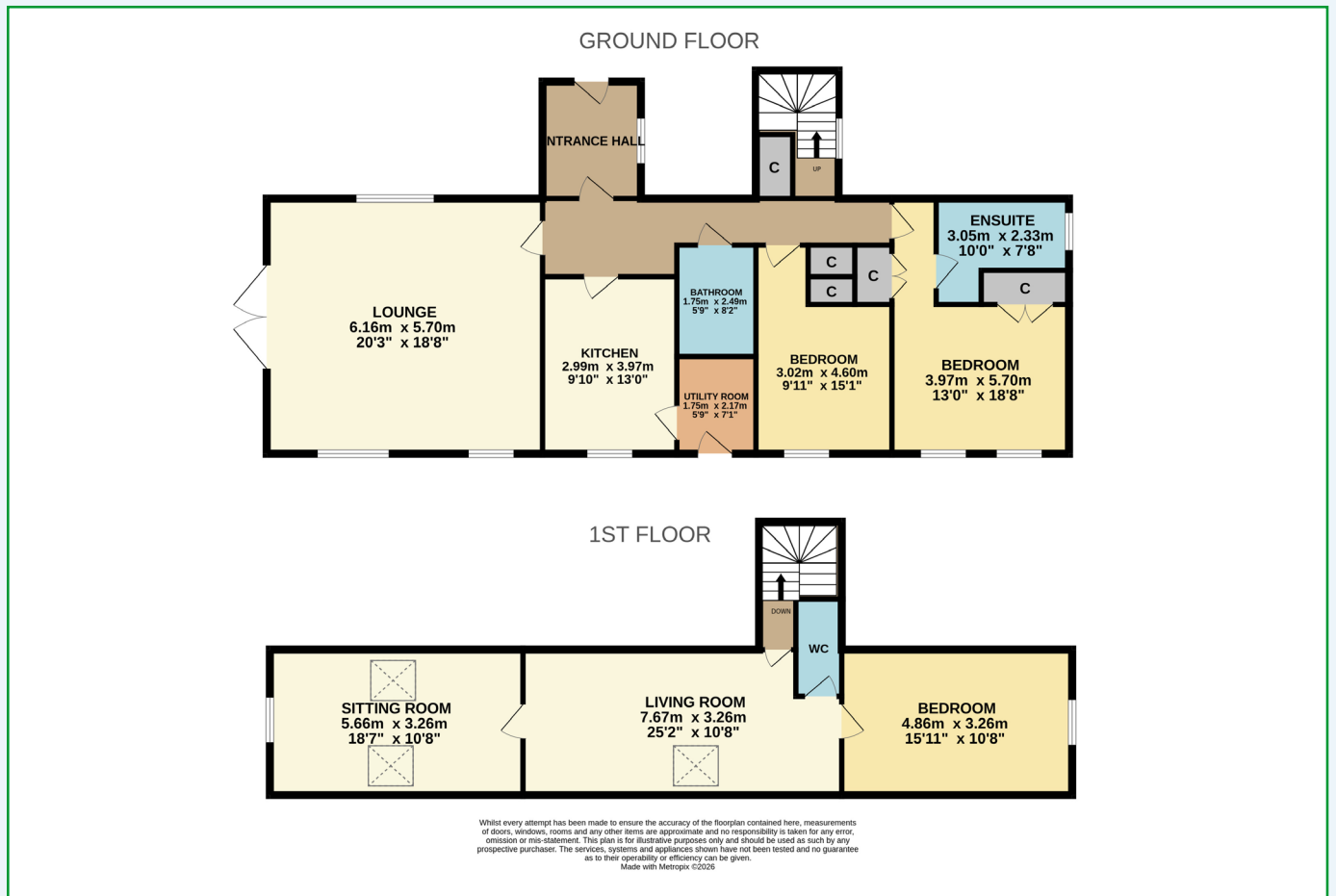
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO 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/LM/HOGGS01-02







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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