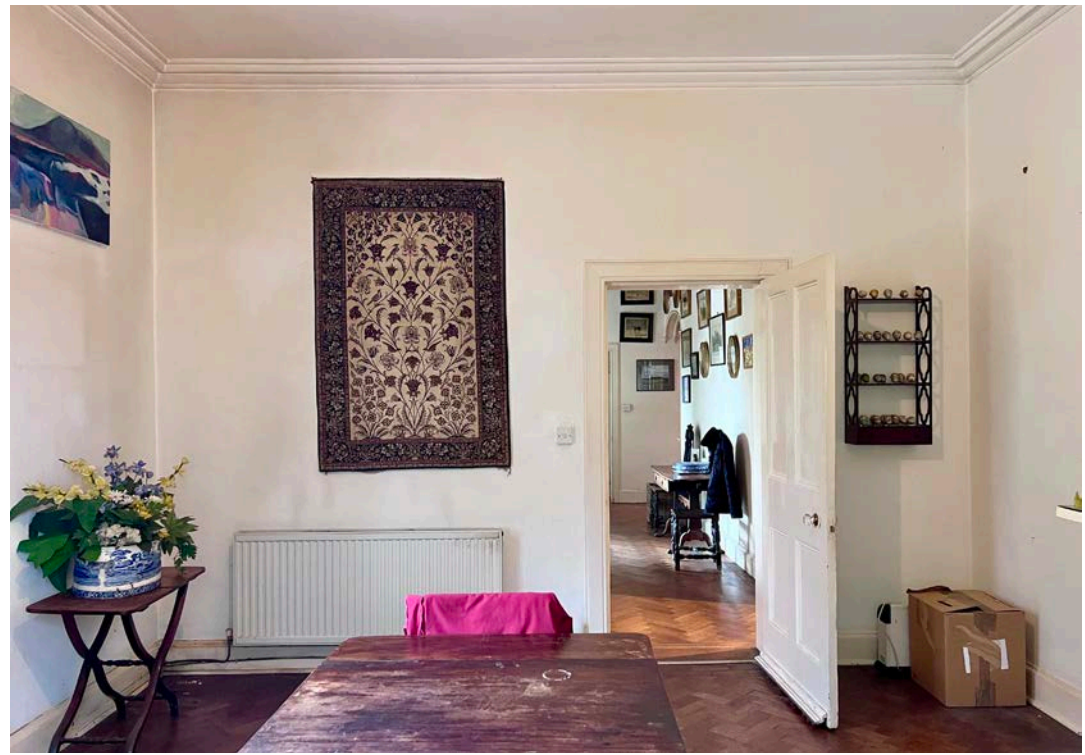




WILLIAMSON
& HENRY
Solicitors & Estate Agents



ASHTON

TONGLAND, KIRKCUDBRIGHT, DG6 4LT

Substantial five bedroom detached Victorian home set in approximately 1.8 acres of garden grounds and woodland which is located a short distance away from the local amenities of Kirkcudbright and within easy reach of the A75.

Accommodation:

Ground Floor:

Rear Entrance Vestibule
Boiler Room/Utility Room
W.C.
Reception Hallway
Walk-In Pantry Cupboard
Kitchen
Dining Room
Garden Room
Sitting Room

First Floor:

First Floor landing
5 Bedrooms
2 Bathrooms
W.C.

Attic:

Large storage area

Outside:

Gardens; woodland; stone-built outbuilding. Barn.

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Ashton is a well-proportioned, substantial five bedroom detached Victorian house dating back to the late 1800s when it was originally built as a fishing lodge due to the proximity of the River Dee. This fine period home is in need of modernisation throughout but retains many of its original features, and is ready for its next chapter. Ashton is a charming and well positioned home set within a generous 1.8 acre wraparound garden and includes a number of useful outbuildings that could be converted subject to appropriate Planning Consents.

Kirkcudbright 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. 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".

Kirkcudbright enjoys a wide variety of mainly family owned shops, pubs, hotels and restaurants, whilst offering a wide range of facilities, including its own swimming pool, 18-hole golf course, marina, bowling green, squash & tennis courts and an active summer festivities programme, including its own Jazz Festival, Scottish Nights and Tattoo. There is also a modern primary school, Kirkcudbright Academy secondary school, health centre, veterinary practice and library.

ACCOMMODATION

The property can be entered from the rear driveway through a wooden glazed door into the rear entrance vestibule which is adjacent to both outbuildings and it can also be accessed directly from the front garden into the Garden Room.

REAR ENTRANCE VESTIBULE

3.26m x 2.12m

Internal sash and case window into office. Built-in wooden cupboard with sash and case window to side. Coat hooks. Partially coombed ceiling. Ceiling light. Fitted carpet. Doorway leading into:-



BOILER ROOM/UTILITY ROOM

3.26m x 3.22m

This large well positioned boiler room could be used a boot room, or utility room. Doorway leading through to reception hallway. Painted brick walls. Ceiling light. mOil fired boiler. Thermostatic controller and hot water controller. Internal glazed window into hallway. Wood-effect vinyl flooring. Doors leading through to W.C and reception hallway.

W.C.

3.38m x 1.05m

Tile-effect vinyl flooring. White W.C. White wash-hand basin inset into unit. Obscure glazed sash and case window to rear. Loft access hatch. Ceiling light.

RECEPTION HALLWAY

1.98m x 6.43m

Storage cupboard. Radiator. Sash and case window into Garden Room. Two radiators. Further storage cupboard with built-in shelving. Walk-in pantry cupboard with shelving. Carpeted staircase with wooden handrail and bannister leading to first floor level. Doors leading off to all ground floor level accommodation.

WALK-IN PANTRY CUPBOARD

Tile-effect vinyl flooring. Built-in shelving. Internal window into boiler room. Ceiling light. Storage cupboard.

KITCHEN

3.74m x 5.52m

Generous farmhouse-style kitchen with large sash and case window to rear overlooking driveway towards outbuildings. Two fluorescent striplights. Wooden clothes pulley. Good range of older fitted kitchen units with laminate work surfaces. Stainless steel sink with mixer tap and drainer to side. Freestanding electric cooker. Plumbing for washing machine. Plumbing for dish-washer. Ample space for dining table and chairs. Oil fired range cooker with tiled splash-back. Built-in cupboards on one wall providing useful additional storage on one wall. Heat sensor.



DINING ROOM

4.56m x 5.58m

Well-proportioned light and airy reception room which is currently used a formal dining room. Two large sash and case windows overlooking garden grounds to front and side with curtain track and curtains above. Ceiling corning. Ceiling light. Radiator. Open fireplace with tiled hearth. Deep skirting boards. Original wooden parquet flooring.

GARDEN ROOM

2.91m x 6.48m

Beautifully light and airy garden room with tiled flooring. Wooden single glazed windows on three walls with French doors leading out to garden to front. Radiator.

SITTING ROOM

8.43m x 5.49m

Spacious and light reception room with three large sash and case windows to front and side providing an abundance of natural light. Ceiling corning. Ceiling light. Original open fireplace with tiled hearth and surround with mantel over. Two radiators. Deep skirting boards. Wooden parquet flooring

Wooden staircase with central carpet runner with wooden handrail leading to first floor level which then splits off to both sides.

First Floor Accommodation

HALLWAY

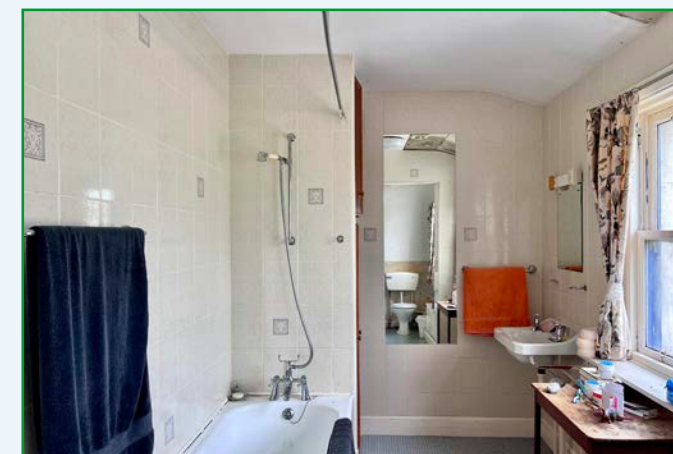
2.03m x 5.35m

Fitted carpet. Five steps up to the left leads to inner hallway with fitted carpet. Five steps right lead on to 2 family bathrooms, and further bedrooms. Wrought iron balustrade with wooden handrail. Doors leading off to bedrooms and bathrooms. Radiator. Ceiling light.

BEDROOM (1) (REAR)

4.52m x 5.51m

Generous double bedroom, with ample natural light from large sash and case window. Ceiling light. Built-in double cupboard with hanging rail with deep shelf above. Original open fireplace with surround and mantel. Painted wooden floorboards.



BEDROOM (2) (REAR)**3.63m x 3.64m**

Rear facing double bedroom with pleasant outlook across rooftops of outbuildings to rear to neighbouring farmland. Sash and case window. Ceiling light. Loft access hatch. Built-in double cupboard with hanging rail. Fitted Carpet.

BATHROOM (1)**2.33m x 4.48m**

Suite of white wash-hand basin. White W.C. and bath. Tiled from floor to ceiling. Radiator. Velux window. Partially coombed ceiling. Ceiling light. Corner shower cubicle with mains shower above. Fixed bathroom mirror. Built-in floor to ceiling bathroom cabinets. Wall mounted electric heater. Shaver light and shaver socket.

BATHROOM (2)**2.02m x 3.93m**

Another good-sized bathroom, which is tiled from floor to ceiling. Suite of white wash-hand basin. White W.C. Corner shower cubicle with mains shower above. Velux window. Ceiling light. Fixed bathroom mirror. Towel rail. Radiator. Vinyl Flooring.

W.C.**1.89m x 0.93m**

Vinyl flooring. Sash and case window with secondary glazing unit. White W.C. Ceiling light.

BEDROOM (3) (LEFT) /OFFICE**2.91m x 4.10m**

Currently used as an office. Sash and case window with fine views across the garden to neighbouring farmland. Built-in cupboard provides useful additional storage. Fitted carpet

MASTER BEDROOM (4)**4.81m x 5.49m**

Bright and airy master bedroom with two large sash and case windows to front and side. Radiator. Ceiling cornicing. Ceiling light. Original fireplace with wooden mantel and surround. Fitted carpet.

**BEDROOM (5)****3.38m x 4.50m**

Sash and case window to front with curtain track and curtains above. Radiator. Fitted carpet. Ceiling light. Built-in double wardrobe provides useful additional storage.

Attic Level**LARGE STORAGE AREA****1.89m x 6.52m****Outside**

Ashton is accessed by a sweeping driveway which loops around the property providing easy access and parking for several vehicles. The house has an elevated position surrounded by its grounds which are presently laid out with several different areas including formal lawned areas and well stocked flower beds with a variety of shrubs and perennials. Ashton benefits from a large degree of privacy with mature deciduous trees and productive fruit trees. There is also plenty of room for those who would like to be self sufficient and grow vegetables.

STONE BARN

Stone built outbuilding under slate roof.

BARN

Large agricultural barn with wooden sliding doors to front. Concrete floor.

BURDENS

The Council Tax Band relating to this property is a band G

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is F.

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 One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

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/PL/MANSE01-01









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