



WILLIAMSON
& HENRY
Solicitors & Estate Agents



HIGH LODGE

THE BEECHES, TWYNHOLM, KIRKCUDBRIGHT, DG6 4NN

Surprisingly spacious detached stone cottage, enjoying an elevated position on the outskirts of Twynholm village and the Artists town of Kirkcudbright.



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Accommodation:

Ground Floor:

Utility Room
Kitchen
Entrance Hallway
Shower Room
Dining Room
Sitting Room
Inner Hallway
Double Bedroom 1
Master Bedroom with
Ensuite Shower Room

Outside:

Double Garage.
Gardens.
Solar Panels.



High Lodge is a well-proportioned stone-built cottage enjoying an elevated position with fine views across neighbouring farmland. The property benefits from 2 reception rooms and 2 double bedrooms and is well positioned within a generous wrap round garden.

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 and Tattoo. There is also a modern primary school, secondary school, health centre, veterinary practice and library.

ACCOMMODATION

Entered from driveway through wooden glazed door into:-

ENTRANCE HALLWAY

Ceiling cornicing. Ceiling light. Radiator. Ceramic tiled floor. Doorways leading off to shower room and kitchen. Wooden glazed door with glazed side panels leading out to rear garden with curtain pole. Archway opening through to dining room.

KITCHEN

Shaker style fitted kitchen with solid wooden work surfaces. Belfast sink with mixer tap. Built in shelving. AEG electric hob with AEG chimney style extractor hood above and electric oven beneath. Space for fridge freezer. Wooden glazed window to front overlooking neighbouring farmland to the hills beyond. Radiator. Ceiling cornicing. Ceiling light. Ceramic tiled floor. 15 pane wooden glazed door into: -



UTILITY ROOM

Well positioned utility room with built in cupboard providing useful additional storage housing a Wiseman boiler. Wall mounted cupboard housing electric fuse box, RCD consumer unit and solar panel controller. 1½ bowl sink with mixer tap, tiled splash back and cupboard beneath. Plumbing for washing machine. Wooden glazed window. Loft access hatch. Ceiling light. Ceramic tiled floor.

SHOWER ROOM

Good size room with corner shower cubicle with mains shower and respatex style paneling. White wash hand basin inset into vanity unit with splashback and fixed bathroom mirror with LED lighting. W.C. Coat hooks. Chrome heated towel rail. Extractor fan. Wooden obscure glazed window to rear with blind. Recessed ceiling spotlights. Vinyl flooring.

DINING ROOM

Light and airy formal dining room with vaulted ceiling and exposed stone feature wall to one side. Large 15-plane glazed window providing a fine outlook across the garden to the neighbouring farmland and hills beyond. Solid wooden floor. Wooden glazed door leading out to patio. Archway leading through to 2 bedrooms and bathroom. Wooden steps with glass balustrade leading up to:-

SITTING ROOM

This delightful and light reception room has ample natural light from wooden double glazed window overlooking driveway with curtain pole and curtains above and further wooden double-glazed window with deep sill and blinds overlooking garden. Radiator. Ceiling cornicing. 4 wall lights. Tv aerial point. Carpet.

INNER HALLWAY

Radiator. Ceiling light. Solid wooden floor. Doorways leading to 2 double bedrooms.

DOUBLE BEDROOM 1

Partially coombed ceiling. Wooden double-glazed window to front with curtain pole and curtains. Large built in cupboard with shelving. Radiator. Carpet.

MASTER BEDROOM WITH ENSUITE SHOWER ROOM

Built in wardrobes along one wall. Wooden glazed window to front with deep sill, curtain pole and curtains. Radiator. Ceiling light. Carpet. Doorway leading into:-



Ensuite Shower Room

White wash hand basin, W.C and bidet. Tiled splashbacks. Corner shower unit with mains shower. Wooden obscure glazed window to front with deep sill and blind. Chrome heated towel rail. Radiator. Wall mounted mirrored bathroom cabinet. Vinyl flooring.

OUTSIDE

High Lodge is accessed from a tarmacadam driveway which wraps around the property from the ‘Beeches’ road between Kirkcudbright and the village of Twynholm. This well positioned home sits within a generous garden, bordered by stone dyke wall and enjoying an elevated outlook across neighbouring farmland to the hills beyond.

This delightful country garden is well stocked with a number of well-established shrubs and perennials, providing colour and interest all year round. To the rear of the property is a formal lawned area and rockery garden.

Double Garage

Pedestrian door to side giving easy access between the house and garage. Up and over door. Power. Wooden window to side. Concrete flooring. Solar Panels.

BURDENS

The Council Tax Band relating to this property is F.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is band E

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, and mains 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/SM/FAULS01-03



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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