



Stumbleholm Cottage, Laurieston, Castle Douglas, DG7 2PW

A charming detached cottage in immaculate condition throughout. Beautiful and low maintenance sunken garden that is the perfect sun trap. Oil fired central heating. Double glazing. Fitted carpeting. Multi Fuel stove.

Accommodation

Open Porch, Vestibule, Hall and Dining Hall, Living Room, Kitchen, Shower Room, Utility Room, Bedroom 1, Bedroom 2

Oil Fired C/H; Double Glazing; Fitted Carpeting; Multi Fuel Stove

Outside

Driveway with parking for several cars. Gardens front and side

GUIDE PRICE
£170,000

REF: **D29275**

Stumbleholm Cottage is a well-proportioned detached cottage set just off the central crossroads within the pretty rural village of Laurieston. The property has been re-furbished to a high standard by the present owners and the accommodation now offered is in excellent condition. Stumbleholm is well balanced giving the perfect blend of reception and bedroom accommodation. The exterior impresses as the perfect country cottage and internally offers good sized accommodation without losing the “cosy” appeal. This property would be ideal as a buy-to-let/investment or for a couple looking to downsize or young family.

Stumbleholm Cottage is idyllically positioned at the edge of Laurieston village and therefore the aspects from the garden and side windows has open outlook. Laurieston is something of a hub with easy access over a charming hill road to Gatehouse of Fleet, south to Ringford and Kirkcudbright, north to New Galloway and east to the main shopping centre of Castle Douglas which is about a 10 minute drive.

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

VESTIBULE

8'9" X 3'0" (2.67m x 0.89m)

Welcome Vestibule tiled floor to match the Hall and Kitchen; hatch with Ramsay ladder to the insulated attic; UPVC front door with bull's eye pane and part glazed internal door to the hall. Spotlight.

LIVING ROOM

12'7" X 11'10" (3.85m x 3.61m)

A charming room good sized room with windows set into deep sills facing south and east; multi fuel stove with log storage recesses; double radiator; venetian blinds in wood finish (note the poles and curtains are included).



KITCHEN

11'6" X 6'8" (3.52m x 2.04m)

The kitchen is in good condition presented with white base and wall units which incorporate a dishwasher, double oven with hob and illuminated extractor hood above; fridge freezer; strip lighting; venetian blind in wood finish; floor tiles matching those in the Vestibule and Hall/Dining Hall and Shower Room.



SHOWER ROOM

7'0 X 5'3" (2.11m x 1.60m)

Completely re-fitted in a contemporary styling with a quadrant shower, extractor fan; white suite of wash hand basin and W.C.; heated towel rail; wall mirror; fitted storage units.



DINING HALL

8'10" X 7'1" (2.71m x 2.17m)

Cleverly converted from a box room to an open dining area this is an attractive feature that creates a feeling of space. Tiled floor to match Hall, Kitchen and Shower Room; spotlighting with dimmer switch; cloaks cupboard; low level radiator.

UTILITY ROOM

4'6" X 4'6" (1.39m x 1.39m)

Space for washing machine; clothes pulley.

BEDROOM 1

12'8" X 7'6" (3.87m x 2.30m)

A double bedroom with a fitted wardrobe and with high level storage above the bedhead; spotlighting; radiator. TV point.



BEDROOM 2

8'7" X 9'1" (2.62m x 2.77m)

Note: Additional to the measurements is the depth of the wardrobes (2'0")

Double bedroom with double fitted wardrobes; radiator; picture window with open views; spotlighting.



OUTSIDE

The cottage is nicely enclosed with post and rail fencing in front of the Cottage, which incorporates a pedestrian gate to the front door and a large combined vehicle/ pedestrian gate to the side. The front garden is laid out with, to the west, a rocky outcrop used as a feature. There is a sheltered patio behind with gravel underfoot. The south facing garden, however, is a delightful. It is a sunken garden behind mature hedge to the east side of the property where graveled pathways lead down to a very sheltered sitting area that catches sun for the whole of the day.

There is an outside tap, outside lighting external central heating boiler. Powerpoint.

The shed and log store in the garden are included, as is the coal bunker, storage cabinet and oil tank.





BURDENS

The Council Tax Band relating to this property is D.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

SERVICES

The agents assume that the subjects are served by septic tank drainage but no guarantee can be given at this stage. There is mains water and electricity.

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

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail property@williamsonandhenry.co.uk), with whom Offers (in the appropriate Scottish form) should be lodged.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright, the Legal Post Number is LP-1 Kirkcudbright and the Fax Number is 01557 332057.

Ref: INS/SL/THORA01-09