

G · A · P

Galloway & Ayrshire Properties



GLEBE COTTAGE



STEADING COTTAGE



A substantial detached property in a peaceful rural setting, offering potential for a letting business. The property is set in generous landscaped gardens with open aspect, ample parking

Glebe Cottage & Annex Hall, Sitting room, Kitchen Diner, Bathroom, Study, Bedroom 1 with en-suite Shower room, Bedroom 2, Dining/Living area, TV room, Utility store, Hall, Kitchen (2), Shower room and 3 further Bedrooms. Oil CH

Steading Cottage: Hall, 2 double Bedrooms, Bathroom Kitchen Diner and Sitting room. Night store heating. Central gardens with patios, lawns and flower beds.

Greenhouse, garden shed.
Large gravelled parking area.

OFFERS OVER £340,000



GLEBE COTTAGE & ANNEX ACCOMMODATION

UPVC DG door to

Hallway 4.76 x 1.09 and 6.4 x 1.01m 'L' shaped hall which provides access to all the accommodation. 3 built-in cupboards (HW tank, Linen store and cloak cupboard), pine panelled ceiling, loft hatch, ceiling lights, smoke alarm, 2 radiators, power points, glazed door to a small **Rear Vestibule** with double storm doors to the outside. Inner hallway with rear DG window, deep sill, pine lined, radiator, power points, pine panelled ceiling, smoke alarm and ceiling light. Telephone point

Sitting room 4.76 x 4.8m good sized room with large rear DG window with pine lined deep sill and front DG window, 2 double radiators, pine panelled ceiling, ceiling light, power points, stone fireplace with polished stone hearth and open fire, pine lined recess, TV satellite connections

Kitchen Diner 5.2 x 3.6m with 2 front DG windows with Venetian blinds, fully fitted kitchen units in medium wood colour with light worktops, pine panelled walls and ceiling, radiator, strip lights, space for electric cooker, plumbed for dishwasher, 1 1/2 beige silquartz sink, double built-in oven, ample power points, wall spotlight and wall shelf.

Bathroom 2.94 x 2.38m with a large rear DG window pine lined and deep sill, modern panelled bath with mixer tap and showerhead, large walk-in shower cubicle with panelled inner and direct shower, radiator,



electric towel radiator, white WHB and WC, pine panelled walls and ceiling, spotlights and shaver light

Study 3.61 x 2.82m with deep rear DG window pine lined, radiator, power points, Internet connection, strip light, pine panelled ceiling

Bedroom 1 4.76 down to 3.81 & 3.47 x 3.51m rear DG window with pine lining and deep sill, double radiator, power points, ceiling light, pine panelled ceiling. Double bedroom. Access to

Shower rm 2.4 x 1.18m En suite with side DG window, WC, vanity WHB, tiled shower cubicle with Triton electric unit, fully pine lined walls and ceiling, ceiling light, radiator.

From the Hall and archway leads to the
Front Hall 1.02 x 3.49m with radiator, front DG window with roller blind, pine panelled ceiling, ceiling light,

Bedroom 2 3.49 x 4.11m 2 rear DG windows with rural views, radiator, power points, ceiling light and pine panelled ceiling.

Dining/ 5.26 x 4.68m with front and rear DG windows, fully pine lined walls and
Living room ceiling, ceiling light, 2 radiators, power points. Could be used with the Annex. Access to

TV Room 3.46 x 3.81m with two pine steps, front DG door and full height DG window, meter cupboard with consumer unit, radiator, telephone extension, power points, TV connection. Access to Hall. Door to





Utility Store

3.57 x 1.37m with rear DG window and UPVC door to outside. Grant oil fired boiler, wall shelving, clothes line, hatch to loft.

Hallway

Radiator, 2 ceiling lights, loft hatch, power points. Open to...

Kitchen 2

3.11 x 2.98 down to 1.85m fully fitted with modern units, drawer units, wine rack, plumbed for washing machine, radiator, pine panelled walls, strip light, dark contrasting worktops, power points, circular stainless steel sink with mixer tap and drainer. Front DG window

Shower Room

3.12 x 1.31m rear DG window, part pine panelled, champagne coloured WC and WHB, wall mirror, radiator, shelved recess and lined shower cubicle with direct shower and rain shower, ceiling light.

Bedroom 3

4.73 x 2.84m large double room with radiator, ceiling light, Side DG window, radiator, ceiling light and power points

Bedroom 4

3.6 x 2.5m small double room with vaulted Velux window with fitted blind, radiator, power points and ceiling light

Bedroom 5

4.7 x 2m single room with vaulted Velux window, radiator and power points





STEADING COTTAGE ACCOMMODATION

This is an independent cottage, ideal for letting.

UPVCDG door to

- Hallway 1.08 x 4.79 and 0.91 x 8.83m² night store heaters, meter cupboard with consumer unit, built in cupboard with hot water tank, loft hatch, smoke detector, 2 ceiling lights built-in cupboard and power points
- Bedroom 1 3.01 x 3.5m Double Bedroom with side DG windows, night store heater, power points and ceiling light
- Bathroom 3.5 x 1.51m with panelled bath, electric shower, screen and wall tiling, WC and WHB, wall mirror, shelving and DG window. Electric towel radiator and cloak rail
- Kitchen Diner 3.67 x 3.13m with front DG window, pine base and wall cupboards, marble effect worktops, 1 1/2 stainless steel sink with mixer tap, plumbed for washing machine, built-in ceramic hob and electric oven with extractor, strip light, ceiling light. Banquette seating with table. Power points, cooker point and plate rack.
- Sitting room 3.20 x 3.67m 2 front DG windows, electric fire with dark mantle and polished hearth, TV connections, power points and ceiling light
- Bedroom 2 2.52 x 3.67m Double bedroom with front DG window, power points, ceiling light, built-in wardrobe with cupboard above. Wall panel heater.







Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.

Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.

Garden ground

The main area of ground is central to the property with extensive gravelled parking. There are patio areas, well stocked colourful borders and an ornamental central hedge. There is a separate area of garden and patio for Steading Cottage, At the rear of Glebe Cottage is a narrow area of ground and to the side is an additional large area with lawn, seating area, fruit trees and a greenhouse. Outside lighting. 3 Outside taps.

Outbuildings

Within the grounds is a small timber garden shed. Fencing screens the oil storage tank and various storage facilities.

NOTES

Steading cottage would be an ideal holiday let as it is independent from the main house although they share water drainage. Separate electric meter. The Annex could also be independently let from Glebe Cottage.. Small separate area of garden to the side of Steading Cottage with patio and flower borders. Secluded area. It is understood that, on achieving a satisfactory price, the vendors will include the fitted carpets and blinds throughout. Many other items may be available by separate negotiation with the Vendor.

COUNCIL TAX

EPC RATING - E - 52

Steading Cottage - Band B (£1,308.07 for 2021/22 to include water and drainage)

Glebe Cottage - Band E (£2,167.62 for 2021/22 to include water and drainage)

SERVICES

Mains water and electricity (separate meter for Steading Cottage). Drainage to septic tank. Oil fired central heating in Glebe Cottage. Night store heating in Steading Cottage. All properties are double glazed.

VIEWING ARRANGEMENTS

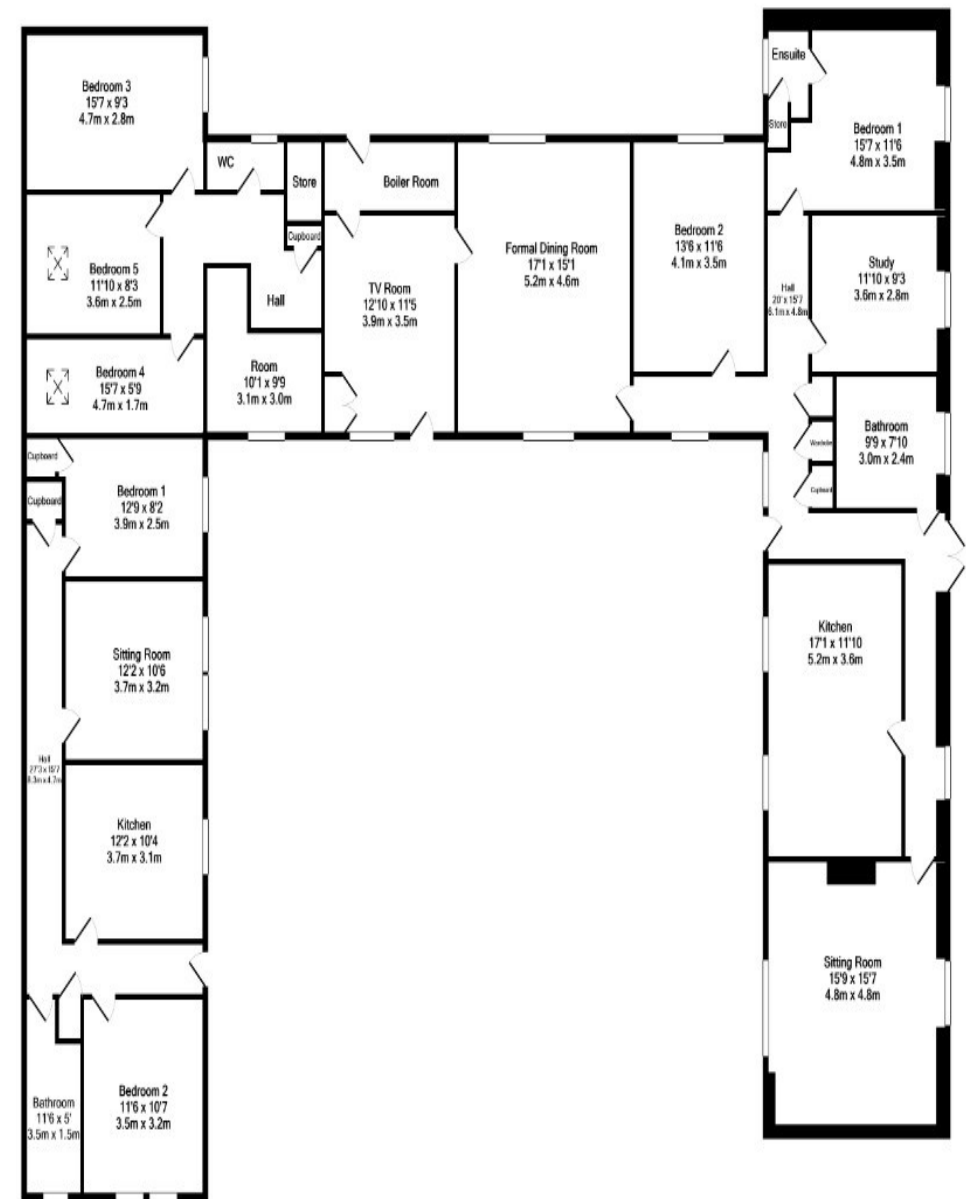
Through the selling agents, Galloway & Ayrshire Properties Limited at their Newton Stewart office. 01671 402104

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

PRICE

On application to the selling agents.



Measurements are approximate. Not to scale. Illustrative purposes only
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