



**Chestnut House, Laurieston, Castle Douglas, DG7 2PW**

**GG&B**  
PROPERTIES

# Chestnut House, Laurieston, Castle Douglas, DG7 2PW

Offers over £265,000

“Well presented, traditional, detached family home with a detached outbuilding, set in extensive gardens in an attractive village location”

## Ground Floor

- + Sitting Room
- + Family/Dining Room
- + Kitchen
- + Bathroom

## First Floor

- + 3 Bedrooms

## Outside

- + Garden
- + Detached Outbuilding
- + Summerhouse & Bar Area

EPC Rating D



## LOCATION

Chestnut Cottage is situated centrally within Laurieston village and adjoins fields at the rear. Laurieston community has the benefit of a popular village hall and gallery, and is situated on the edge of the Galloway Forest Park with its "Dark Skies" status and The Red Kite Feeding Station is a popular spot for birdwatchers. The village lies at the junction of four of Galloway's most scenic roads leading to Castle Douglas, Gatehouse of Fleet, New Galloway and Ringford respectively. It is approximately 6 miles to Castle Douglas and 10 miles to Kirkcudbright with their extensive facilities.

## DESCRIPTION

Well presented, traditional stone built, Category B Listed, detached family home set in extensive gardens with a traditional detached outbuilding. The accommodation is arranged over two floors with a small cellar and has been sympathetically modernised throughout, retaining many pleasing traditional features whilst benefiting from a modern gloss fitted kitchen and modern fitted bathroom. It has double glazing, oil fired central heating and traditional wood burning stoves in the two ground floor reception rooms. Upstairs, there are three bedrooms, two of which are generous double bedrooms.

Formerly the village wash house and presently utilised as a workshop, the detached outbuilding has expired Planning Permission for development to a dwellinghouse.

Outside, there is vehicle access to the large rear garden which is laid to grass with some mature trees, elevated decked seating area, outside entertaining area complete with summerhouse, bar area and a bbq/pizza oven. The garden adjoins fields at the rear.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Part obscure single glazed wooden external front door with a wood lined surround and incorporating telephone and key recesses; fitted cupboard storing meters; cornicing; smoke detector; staircase to the first floor;

under stair storage cupboard with light; coat hooks; glazed ceiling access hatch; natural wood finishes; central heating thermostat; fitted carpet; radiator.

#### Sitting Room

Attractive room with double glazed timber sash and case window to the front; wooden fire-place with recessed wood burning stove and a tiled hearth; display recess with feature stone wall, glass shelving, light and storage cupboards under; coving; natural wood finishes; television aerial connection; carbon monoxide sensor; fitted carpet; radiator; traditional natural wood panelled door to the hall.

#### Family/Dining Room

Comfortable room with double glazed timber sash and case window to the front and UPVC window to the side with a deep sill and storage cupboards under; wooden fire-place with a recessed wood burning stove and a tiled hearth; display recess with glass shelving and storage cupboards under; smoke detector; carbon monoxide sensor; fitted carpet; traditional natural wood panelled door to the hall and part glazed wooden door to the kitchen.

#### Kitchen

UPVC window to the rear; modern cream coloured gloss fitted wall and floor units incorporating stainless steel sink unit and drainer with a complementing natural wood effect worktop; built-in electric hob with extractor fan above and electric oven; integrated dishwasher and fridge freezer; space and plumbing for washing machine; tiled splash-backs; heat detector; tiled flooring; part double glazed UPVC external door to the rear garden; radiator.

#### Bathroom

Obscure UPVC window to the rear; modern white suite of shower bath with shower over, w.c. with concealed cistern and wash-hand basin in vanity unit with fitted wall mirror above; tiling to walls; chrome radiator rail; tiled flooring; radiator.

### First Floor

#### First Floor Landing

The staircase with natural wood balustrade leads to a mid landing, with UPVC rear facing window and a deep sill; smoke detector; cornicing; access hatch to roof space.

#### Bedroom 1

Most spacious room with double glazed timber sash and case window to the front; cornicing; natural wood skirtings; fitted carpet; radiator; natural wood panelled door to landing.

#### Bedroom 2

Double room with double glazed timber sash and case window to the front; television aerial connection; coving; natural wood skirtings; fitted carpet; radiator (?); natural wood panelled door to the landing.

#### Bedroom 3

Double glazed sash window to the front; television aerial connection; coving; natural wood finishes; fitted carpet; radiator; natural wood panelled door to the landing.

#### Cellar – 4.14m x 2.61m (at longest and widest)

Accessed from the rear garden. Oil central heating boiler; power and light; fitted carpet; radiator.

#### General

The fitted carpets, floor coverings, curtains and blinds are included in the sale.

### OUTSIDE

#### Garden

A metal vehicle access gate leads to a pebbled drive, the outhouse and the generous sized rear garden. The rear garden is laid to lawn with hedging and archway, elevated decked seating area, vegetable garden, timber log stores, chicken coop/run, detached timber summerhouse which is wired for electricity, insulated, UPVC French doors and windows with decked area, bar area and a bbq/pizza oven. There is a pedestrian gate at the other side of the property to the street. Oil tank.



### Outhouse – 8.96m x 4.28m

Known as Clauchanpluck Cottage and previously the village washhouse. Planning Permission was obtained in 2003 to convert to a 3 bedroom dwellinghouse which has since expired.

Accessed via double wooden doors from the rear garden; solid stone construction; flat roof clad with corrugated metal; concrete floor; power and light; fitted workbench; wooden pedestrian door to the street.

### Note

An area of ground at the rear between the outhouse and burn is not owned by the seller.

### VIEWING

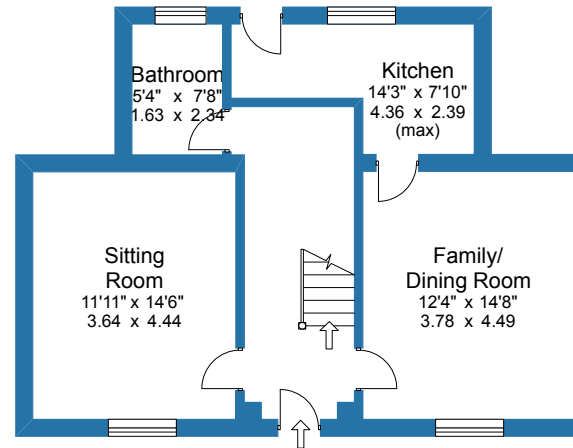
By appointment with the Selling Agents on 01556 503744.

### HOME REPORT

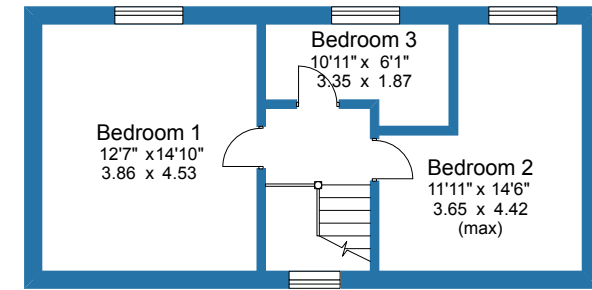
A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto [www.onesurvey.org](http://www.onesurvey.org) and entering the postcode for the property.

### OFFERS

Offer in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.



Ground Floor



First Floor

For illustrative purposes only. Not to scale.



135 King Street  
Castle Douglas  
DG7 1NA  
01556 503744

33 High Street  
Dalbeattie  
DG5 4AD  
01556 611247



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