

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



VALLEYFIELD HOUSE, TWYNHOLM, KIRKCUDBRIGHT, DG6 4NQ

PRICE: OFFERS OVER £625,000

Elegant and beautifully-proportioned Georgian Mansion House of character with approx. 6 acres of Land in rural Dumfries and Galloway near the Solway Coast.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



An elegant and beautifully-proportioned Georgian Mansion House of character with approx. 6 acres of Land in rural Dumfries and Galloway near the Solway Coast. Originally constructed in c.1745, Valleyfield was for many years the family home of Walter Montgomerie Neilson (1819—1889) the famous Scottish locomotive and marine engineer and manufacturer and latterly the family home of the Weatherbe family. Accessed by a private drive, the 6 bedroomed property sits in attractive landscaped grounds and including the adjacent pasture extends to approx. 6 acres. The interior has been remodelled over the years yet retains many charming period features including ornate ceiling cornices and fireplaces.

Twynholm is just a short drive from the Solway coast (nearby Borgue 7.8 miles is designated as a area of National Scenic Interest) and approx. 4.2 miles from the picturesque Artist's town of Kirkcudbright which sits on the River Dee and is the only town on the Solway coast with a working harbour. Kirkcudbright offers many independent shops, supermarkets, cafes, restaurants, golf club, hairdressers, Tolbooth Art Centre, Harbour Cottage Gallery, as well as a monthly farmers market. It has a thriving Cultural scene especially in the realms of Art & Music. There is also a regular bus connection to Dumfries which gives onwards connections for buses and rail travel to both North & South of the country, the bus route also proceeds on into Stranraer with ferry connections to Belfast. There are also regular flights to other parts of the UK, Ireland and Europe from Glasgow Prestwick airport which is only a 1 hour 30 minutes drive, and both Ayr and Glasgow can be reached in just under 2 hours.

The accommodation within Valleyfield House comprises:

Ground Floor: Entrance Porch, Reception Hallway, Dining Room, Lounge, Kitchen, Scullery, Pantry, Utility room, Store and Cloakroom with W.C.

First Floor: Drawing room, Bedroom 1, En-suite Bathroom with W.C., Bedroom 2, Bedroom 3, Bedroom 4, Bathroom with W.C. and Shower Room with W.C.

Second Floor: Bedroom 5, Bedroom 6 and Store.

The gross internal floor area extends to 393 square mtrs or thereby.

The surrounding gardens are low maintenance, being laid to lawn on three sides with a drive (part shared part private) leading to the house. There is an enclosed field to the rear and a lovely patio area also to the rear of the property.

Some light fittings & fixtures and all curtains, drapes and floor coverings are included. The furniture and decorative items shown in the photographs in these particulars are for illustrative purposes only and do not form part of the sale.







Room Dimensions (approx):

Entrance Porch	1.8m x 5.17m	Master bedroom	4.76m x 4.39m
Reception Room	6.2m x 6.3m (at widest)	En-suite	2.22m x 2.89m
Dining Room	7.28m x 4.78m	Bedroom 2	4.04m x 4.61m
Lounge	3.89m x 6.92m (at widest)	Bedroom 3	3.2m x 4.54m
Kitchen	4.37m x 3.21m	Drawing Room	4.80m x 7.2m
Scullery	3.52m x 2.42m	Bathroom	4.30m x 2.87m
Pantry	3.06m x 3.87m	Bedroom 4	4.11m x 4.06m
Store	4.24m x 4.15m	Shower Room	2.35m x 1.61m
		Bedroom 5	5.23m x 4.31m
		Bedroom 6	5.27m x 4.81m
		Store Room	3.32m x 2.13m

Council Tax Band: C

EPC: E

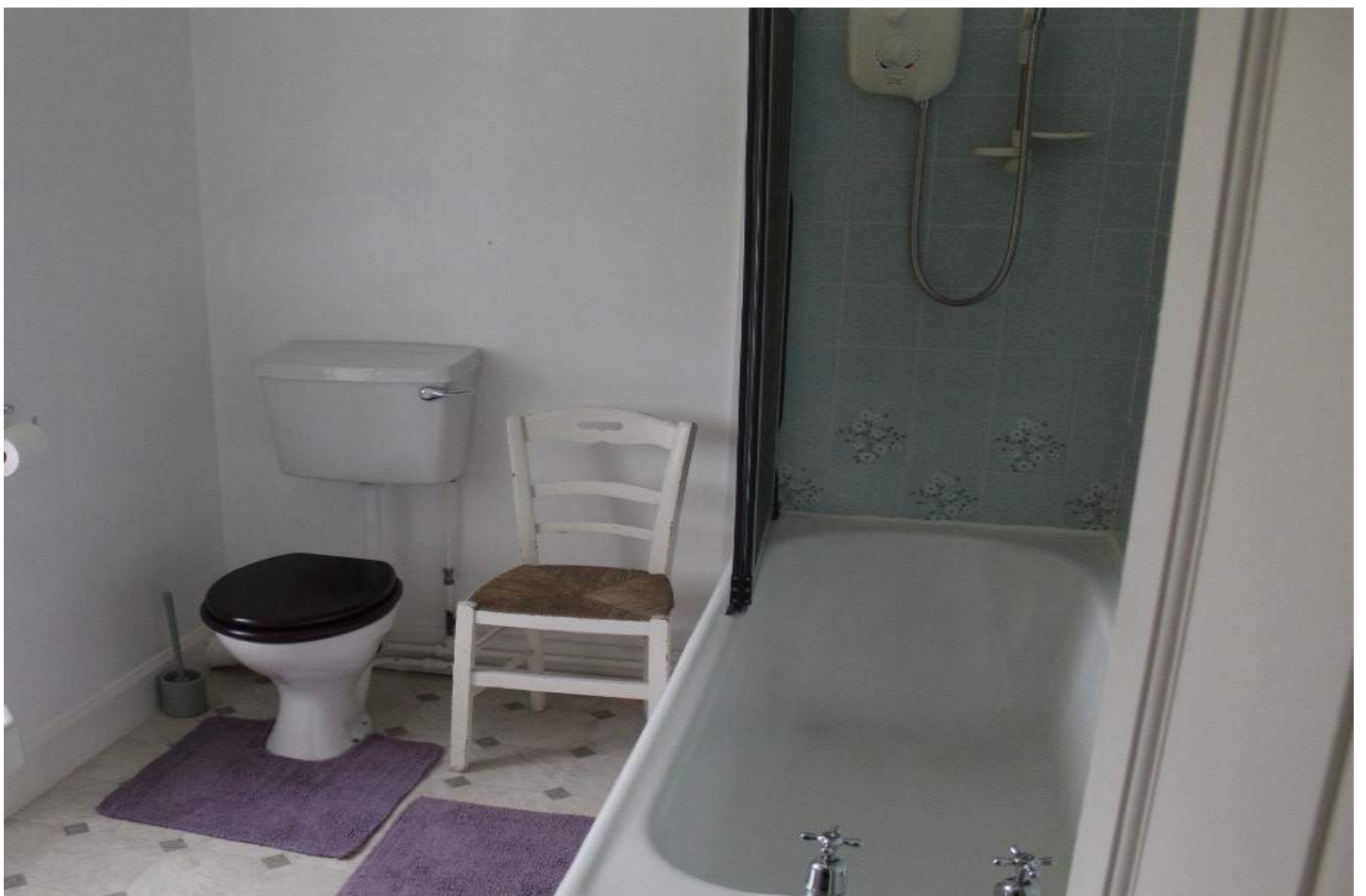
Home Report

The Home Report can be accessed via the Primrose and Gordon website www.primroseandgordon.co.uk or by emailing us on property@primroseandgordon.co.uk













SERVICES

1. Electricity
2. Mains Gas
3. Drainage/Sewerage is to a shared Septic Tank shared with Baytrees Cottage

OFFERS

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.

Directions:

Take the A75 towards Stranraer. At Tarff Valley Buildings on the left hand side, turn sharp right towards Barcaple, follow the road around the bend and take the 4th turn on the right hand side onto the private road. Follow the private road then fork to the right hand side where you will see Valleyfield House.

Septic Tank:

The location of the septic tank can be pointed out during viewings. The septic tank serves both Valleyfield House and Baytrees Cottage. Maintenance and service of the Septic tank will be shared.

Private Road Maintenance:

Maintenance of the private road from Point 'A' at the main road to Point 'B' on the attached plan where the road forks will be shared by the potential purchaser of Valleyfield House as well as the owners of Baytrees Cottage and Rosewood Lodge.

Viewings:

Viewings are strictly by prior arrangement with the Selling Agents Primrose & Gordon 01387 267316 and are accompanied. Please note casual visitors cannot be accommodated — please book all viewings in advanced.

Date of Entry — Negotiable.