



WILLIAMSON
& HENRY
Solicitors & Estate Agents



GLENTARFF

RINGFORD, CASTLE DOUGLAS, DG7 2AT

Well-proportioned detached country house located within delightful woodland garden extending to approximately 2 acres with the added benefit of a detached stone built Coach House.

Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Sitting Room (left)
Dining Room (right)
Side Hallway
Side Entrance Vestibule
Drawing Room/Snug
Rear Hallway
Breakfast Room
Walk in Pantry
Kitchen
Rear Vestibule
Laundry Room / W.C.

First Floor:

Landing
Double Bedroom 1 (left)
Double Bedroom 2 (left)
Bathroom
Double Bedroom 3 (right)
Family Bathroom
Double Bedroom 4 (right)

Outside:

Mature Garden Grounds.
Detached Coach House.
Detached Double Garage.
Greenhouse. Log Store.
Metal Shed. Driveway.



Glentarff is a well-proportioned detached country house located within a tranquil mature woodland garden bordering the 'Tarff' to one side. This beautiful home retains many of the original features throughout including deep skirting boards, window shutters, ornate ceiling cornicing and original maid's bells.

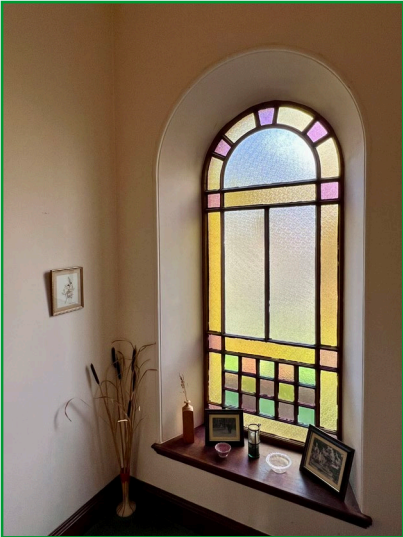
The property also benefits from a detached stone built Coach House with power and water which may be suitable to conversion into a self-contained annexe or indeed as an artist's studio or home office subject to obtaining the necessary planning.

Ringford itself is a small rural village which lies approximately six miles from the town of Castle Douglas and 4.5 miles away from Kirkcudbright.

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 Artist's town of Kirkcudbright is also a short drive away, with excellent shops, restaurants, golf course and hosts various arts and crafts festivities throughout the year.

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

Entered through original wooden storm doors with etched glass, and glazed panel above, from the front garden into:-

ENTRANCE VESTIBULE 1.94m x 1.51m

Fitted carpet. Deep skirting boards. Ceiling cornicing. Ceiling light. Wooden etched glass door with glazed panel above leading into:-

RECEPTION HALLWAY 1.88m x 4.93m narrowing to 1.37m x 2.94m

Beautiful and welcoming reception hallway retaining many original features including ornate ceiling cornicing, and architraves. Carpeted staircase with wooden handrail and ornate banister leading to first floor level. Fitted carpet. Radiator. Coat hooks. Smoke alarm. Ceiling light. Doorways leading off to all ground floor accommodation.

SITTING ROOM (LEFT) 6.39m (into bay window) x 4.51m

This well-proportioned front facing reception room, currently used as a sitting room, enjoys a fine outlook across the front garden. It benefits from ample natural light from a large bay sash and case window with pelmet, curtains and curtain track above. Feature fireplace with tiled hearth and surround with wooden mantel over. TV aerial point. Sky point. Recessed alcove with shelving. Further Sash and case window to side and shelving beneath. Radiator. Ceiling light. Ornate ceiling cornicing. Picture rail. Fitted Carpet.

RECEPTION ROOM (RIGHT) 5.42m x 6.71m

Further well-proportioned front facing reception room, currently used as a formal dining room, which also enjoys a pleasant outlook across the garden. Large bay sash and case window with pelmet, curtains and curtain track above. Feature fireplace with tiled hearth and surround with original wooden mantel. Recessed shelved alcove. Radiator. Ceiling cornicing. Ceiling light. Original parquet flooring with central fitted carpet. Deep skirting board.

SIDE HALLWAY 3.22m x 1.18m

Accessed from the main reception hallway this hallway leads to the side entrance vestibule and external door leading out to garden. Fitted carpet. Coat hooks. Ceiling light. Ceiling cornicing.

SIDE ENTRANCE VESTIBULE 1.19m x 1.07m

Entered from the side hallway through a wooden door with etched glass panel from side hallway with glazed panel above. Fitted carpet. Wooden exterior door with glazed panel above leading out to garden.

DRAWING ROOM/SNUG 3.50m x 4.05m

The smaller of the reception rooms can be accessed from both the main reception hallway and the side hallway. This room is currently used as an office. Sash and case window overlooking garden with wooden shutters to side. Feature fireplace with tiled hearth and surround with wooden mantel above. Recessed alcove with shelving. Radiator. TV aerial point. BT telephone point. Ceiling light. Ceiling cornicing. Fitted carpet.

REAR HALLWAY 2.40m x 1.03m

Entered from the reception hallway this rear hallway connects the main house with the Breakfast Room, Kitchen and Laundry Room. Sash and case window with deep sill beneath. Alarm system. Under stair storage cupboard. Coat hooks. Ceiling light. Fitted carpet.

BREAKFAST ROOM 5.14m x 4.52m

Accessed from the rear hallway this spacious room has been used as an informal dining area. Original painted wooden shelving on wall. Original bell system for house. Sash and case window to front with Venetian blind above. Ceiling light. Vinyl flooring. Radiator. Walk in pantry cupboard. Door leading to cupboard housing electric fuesboxes and meters. Doorways leading off to kitchen and rear vestibule.

WALK IN PANTRY**1.03m x 2.47m**

Accessed via breakfast room. Built in shelving. Space for fridge freezer. High ceiling. Lighting.

KITCHEN**4.43m x 2.73m**

The kitchen can be accessed directly from breakfast room and rear entrance vestibule. Fitted kitchen units with laminate work surfaces. Tiled splash backs. Stainless steel 1½ bowl sink with drainer and mixer tap above. Sash and case window overlooking garden with integrated extractor fan. Two further wooden double glazed windows overlook garden to side with curtain track and curtains. Space for under counter fridge. Warmflow oil fired boiler. Central heating controller. Space for dishwasher. Freestanding Cooker. Three ceiling lights. Parquet flooring.

REAR VESTIBULE**1.27m x 2.17m**

Tiled flooring with further tiling to waist height. Doorways leading off to breakfast room, kitchen and utility room. Exterior wooden glazed door leading out to garden. Ceiling light.

LAUNDRY ROOM / W.C.**2.71m x 0.99m widening to 1.65m**

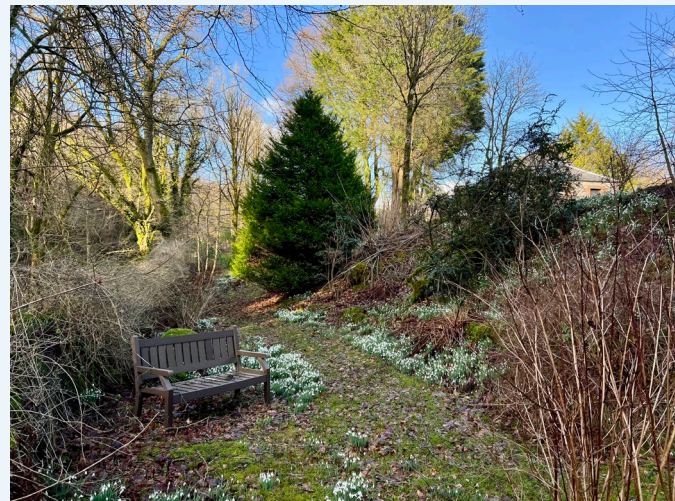
Conveniently located laundry room and utility area with painted brick and stone walls. Wooden obscure glazed window to rear with curtain track and curtain. White wash hand basin and W.C. Plumbing for washing machine. Wooden shelves. Ceiling light. Loft access hatch. Tiled floor.

Carpeted staircase with wooden handrail and banister leading to first floor level. A large arched stained glass window at half landing provides additional natural light over the stairwell with deep sill beneath.

First Floor Accommodation

LANDING**2.41m x 3.84m**

Light and spacious front floor landing with ample natural light. Large built in airing cupboard housing hot water tank (immersion heater function not currently working) with shelving above. Ceiling Light. Fitted carpet. Doors leading off to all first floor accommodation.

**DOUBLE BEDROOM 1 (LEFT)****4.59m x 4.05m**

Bright and spacious double bedroom enjoying a fine view across the rear garden. Wooden sash and case window with Venetian blind, curtain track, curtains and wooden shutters to side. Feature fireplace with tiled hearth and wooden surround and mantel. Radiator. Built in cupboard. Ceiling cornicing. Ceiling light. Fitted carpet.

BEDROOM 2 (left)**4.02m x 4.88m**

Light and airy double bedroom with natural light from 2 sash and case windows overlooking front garden with Venetian blind, curtain track and curtains. Radiator. Ceiling light. Ceiling cornicing. Fitted carpet. Built in cupboard with shelving. Feature fireplace with original tiled hearth and surround and wooden mantel over. Door leading to:-

BATHROOM**2.43m x 3.50m**

Jack and Jill bathroom which can be accessed from bedroom 2 or directly from the first floor landing. Sash and case window to rear with curtain track and curtains. Suite of white wash hand basin, W.C. and bath. Mirror. Tiled splash backs. Radiator. High ceiling. Ceiling cornicing. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 3**4.94m x 4.50m**

Feature fireplace with original tiled surround and hearth with wooden mantel above. 2 sash and case windows to front with fine views across the garden to the hills beyond with roller blinds, curtain track and curtains. White wash hand basin with fixed mirror above. Shaver light. Tiled splash backs. Built in cupboard. Radiator. Ceiling cornicing. Ceiling light. Fitted carpet.

FAMILY BATHROOM**3.43m x 1.84m**

Suite of white wash hand basin, W.C. and bath with mains shower above. Obscure glazed sash and case window. Dimplex wall mounted fan heater. Heated towel rail. Tiled splash backs. Ceiling light. Ceiling cornicing. Loft access hatch. Fitted carpet.

**DOUBLE BEDROOM 4****3.66m x 4.54m**

Generous double bedroom overlooking the rear garden towards the 'Coach House' Sash and case window with Venetian blinds, curtain pole and curtains above. Original feature fireplace with tiled surround and hearth with wooden mantel over. Radiator. Ceiling cornicing. Ceiling light. Coat hooks. Fitted carpet.

DETACHED COACH HOUSE

Set back from the main house and located at the rear of the property is a large detached stone built former Coach House under slate roof. The building is currently split in two with one room and attic area to the right hand side which is accessed from the front of the building nearest the garage and further area accessed on the gable end nearest the main house. Has hot water system (not currently working) and cold water.

Largely used as storage by the current owners but could be converted to office, studio or self-contained annexe subject to obtaining relevant planning.

Coach House (Right)**5.79m x 1.78m**

Accessed through wooden door to front. Painted brick walls. Cobbled floor. Staircase leading to attic level which runs full length of building. Ceiling light.

Coach House (Left)

Accessed from gable end of the building

Room 1**5.49m x 2.96m**

Concrete floor. Ceramic Belfast sink with taps above. 2 uPVC double glazed windows to front. Cupboard housing hot water tank. 2 ceiling lights. Loft access hatch. Wooden door leads to:-

Room 2**3.07m x 3.06m**

Fitted carpet. Exposed stone wall. Beamed ceiling detail. Large uPVC double glazed Georgian style window to front. Step up to



Room 3 **2.57m x 3.64m**
Ceiling light. Small uPVC double glazed Georgian window to front. RCD consumer unit. Doorway with curtain above leading to:-

Room 4 **1.69m x 2.59m**
Fitted carpet. uPVC double glazed window.

DETACHED DOUBLE GARAGE
Concrete Floor. Electric roll up door.

GARDENS
Glentarff is well positioned within a beautiful wrap around woodland garden extending to approximately 2 acres. To the front of the property bordering the sweeping driveway is a large area of garden mainly laid to lawn interspersed with a number of mature shrubs and trees.

This tranquil garden is a haven for wildlife and birds. At the far end of the front garden is an orchard with a variety of fruit trees. A path from the front garden meanders down to the Tarff Water bordered by mature shrubs and perennials. During February, a bank leading down to the river is covered with a blanket of snow drops.

To the rear of Glentarff is a further area of lawn interspersed with mature shrubs, trees and vegetable beds. This area in particular would be ideal for those wishing to grow their own fruit and vegetables. There is a large green house adjacent to the Coach House.

METAL SHED

DOG KENNEL

BURDENS
The Council Tax Band relating to this property is G.

ENERGY PERFORMANCE RATING
The Energy Efficiency Rating for this property is [INSERT RATING]

SERVICES
The agents assume that the subjects are served by private water supply, mains electricity, oil fired central heating and septic tank drainage, drainage from The Coach House is not currently connected to the septic tank 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/LNM/CHARM01-01



PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
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