



WILLIAMSON
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Solicitors & Estate Agents



WHITHORN LODGE

CASTLEWIGG, WHITHORN, NEWTON STEWART, DG8 8DL

Victorian former Gatehouse, located in a rural location with open aspect to rear across neighbouring farmland.



Accommodation:

Ground Floor:

Entrance Porch
Sitting Room
Inner Hall
Kitchen / Diner
Bedroom 1
Bathroom
Master Bedroom

From Rear Hall

Utility Room
Garden Room

Outside:

Garage & Garden

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Whithorn Lodge is a detached stone built former estate lodge located in a rural location a short distance away from Whithorn, and approximately 9 miles away from Wigtown.

Wigtown is a pretty, traditional market town and is known worldwide as Scotland's National Book Town, a designation that reflects its dozen or so quality bookshops and annual literary festival. Founded in 1999, the ten day Book Festival is now one of the UK's best loved literary events.

As well as offering a good range of local shopping and professional services, Wigtown and nearby Newton Stewart are regarded as natural bases from which to explore the Galloway Forest Park which covers a vast and sparsely populated area stretching north east. The wild landscape and extensive woodland and unspoilt coastline provide many opportunities for outdoor pursuits.

There are eight good local golf courses to choose from. The coastline offers sailing and sea fishing and there are safe anchorages at Port William and the Isle of Whithorn. The A75 provides excellent road links and there are railway stations at Stranraer and Dumfries.

The area has a wide range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers, golf, and with an extensive range of walks and cycle paths. Galloway is well known for its popular mountain bike trails at Kirroghtree on the outskirts of Newton Stewart along with the Galloway Dark Skies Park.

ACCOMMODATION

The property can either be entered through the original wooden front entrance door into the sitting room or entered through uPVC double glazed wood effect door from front garden into:-

KITCHEN / DINER (3.91m x 6.58m)

Bright, spacious kitchen/dining room with superb views across the garden to neighbouring farmland and hills beyond. Large uPVC double glazed picture window to side. Rointe electric radiator. Solid wooden fitted kitchen units with wood effect laminate work surfaces. 1 ½ bowl sink with drainer to side. Mixer tap above.



Indesit electric oven and hob with extractor hood above. Fridge freezer. 15 pane glazed door with step down to inner hallway and doorway leading through to:-

REAR HALL

Fitted carpet. Recessed alcove with built in shelving and curtain track above. Ceiling light. Smoke alarm. Door leading to:-

UTILITY ROOM (1.42m x 2.56m)

Stainless steel sink with taps above and drainer to side. White fitted kitchen unit. White Knight tumble dryer and Indesit washing machine. Large picture window to side with pleasant outlook across garden and neighbouring farmland. Fluorescent strip light. Fitted carpet. Wall mounted drying rack. Ramp down into:-

GARDEN ROOM (3.51m x 3.06m)

Well positioned garden room with ample natural light from uPVC double glazed windows to front and side overlooking garden and neighbouring farmland. TV aerial point. Rointe electric radiator. uPVC door leading out to side garden and garage area. Fitted carpet.

INNER HALL (4.96m x 0.70m)

Fitted carpet. Rointe electric radiator. Ceiling spotlights. Partially coombed ceiling. Smoke alarm. Doors leading off to master bedroom, bathroom, further bedroom and sitting room.

SITTING ROOM (6.03m x 3.21m)

Well-proportioned reception room with uPVC double glazed window to rear and further uPVC double glazed bay window to front with deep sill beneath. Recessed alcove with built in shelving. 15 pane glazed door into former original entrance way. Large feature fireplace with tiled hearth, stone hearth and wooden mantel above. Ceiling light. Ceiling rose. Two Rointe electric radiators. Fitted carpet.

ENTRANCE PORCH (2.04m x 1.05m)

Tiled floor. Two uPVC double glazed windows to either side. Substantial original wooden door to front. Recessed LED ceiling spotlights. Wall mounted cupboard housing RCD consumer unit and electric meters.



BEDROOM 1 (2.97m x 2.53m)

Fitted carpet. Recessed alcove with built in shelving and hanging rail. UPVC double glazed window to front with curtain track and curtains above. Rointe electric radiator. Cupboard housing hot water tank. Further built in cupboard with shelving. Ceiling light.

BATHROOM (1.68m x 3.52m)

Good sized family bathroom. Suite of white wash hand basin W.C. and bath with electric shower above. Tiled splash backs. Electric Rointe radiator. UPVC obscure glazed window to front. Loft access hatch. Ceiling light.

MASTER BEDROOM (4.80m x 3.22m)

Fitted carpet. Built in fitted wardrobes with hanging rail and shelving along one wall. UPVC double glazed window to front with Rointe electric radiator beneath. Ceiling light.

Outside

To the front of the property is a generous graveled area which can be used as a well sheltered patio area or provide off street parking for a number of cars which is bordered by well-established shrubs and stone dyke wall. Immediately outside the kitchen is a generous paved patio area ideal for alfresco dining and enjoying a pleasant outlook across farm land to the side.

Across the access lane is a further garden area which is mainly laid to lawn bordered by well-established shrubs and trees.

GARAGE

Brick built. Concrete floor. Up and over door. Electric.

Outside tap.

BURDENS

The Council Tax Band relating to this property is E.



ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is F.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage 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).

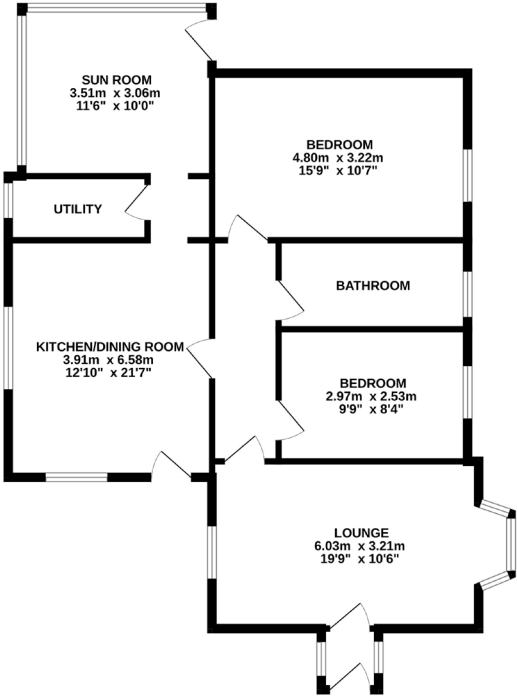
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/FISCF01-05



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, fixtures 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.
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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore to be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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