

# Woodvale

KIPPFORD, DALBEATTIE, DG5 4LL



*THIS PROPERTY IS SUBJECT TO A  
BUYER'S PREMIUM*



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McEwan Fraser Legal are delighted to offer to the market 'Woodvale'. A charming three-bed detached period home built circa 1930 and set within the peaceful and popular coastal village of Kippford near Dalbeattie. This lovely property is nestled within beautiful gardens surrounding it to the front, side and rear. The extensive gardens offer tremendous development potential (subject to planning approval) for potentially 2/3 house-build plots.

Lovingly cared for with period features still intact, period homes such as these are becoming something of a rarity these days. This beautiful unspoiled example has been in the same ownership for many years, pointing to its unique appeal and captivating aesthetics which continue to delight all who grace its doorway and gardens.

This is the 'someday' type of home many people dream of owning, and the extensive gardens, a mix of landscaped cottage garden and wildflower wooded areas with established trees and shrubs that surround the property offer the perfect spot to relax and take things a little slower for once.

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## The Property

The property oozes timeless period charm and offers a home that is not only extremely comfortable but very relaxing too. The lounge comprises a feature fireplace and a large picture window which creates a very bright and comfortable space. Period detailing is evident throughout and the generous dimensions offer a plethora of furniture configuration options. The sun room just off the lounge is the perfect spot to relax with a coffee, a good book and the warm sunshine on your shoulders.



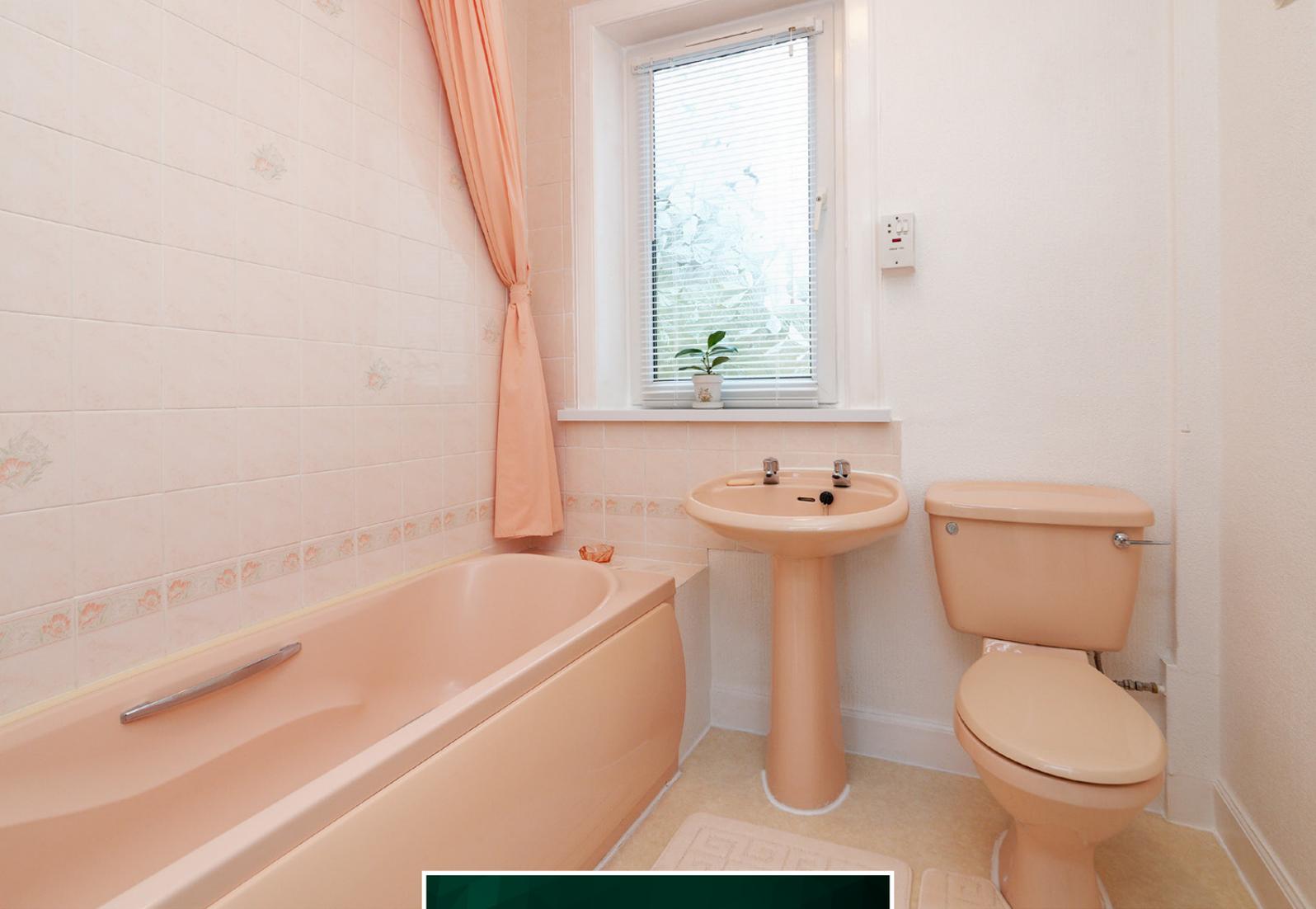




The spacious kitchen is finished in a range of units with an electric oven and hob, with ample space for a free-standing dishwasher, washing machine and a fridge and freezer. The utility room offers the perfect solution to keep the washing out of sight and helps make washday a little more bearable. The dining room offers excellent space for dining on more formal occasions. It could easily be opened up into a much larger open plan lounge diner if required.







## The Bathroom



There are three double bedrooms in this lovely home, all are spacious and wonderfully bright, along with ample space for free-standing furniture. The bathroom contains a toilet, sink and a Bath with an electric shower. Upstairs the third bedroom is spacious and offers stunning views towards the water, this room would also double as a great home office. Central heating and double-glazing keep the home warm and comfortable.



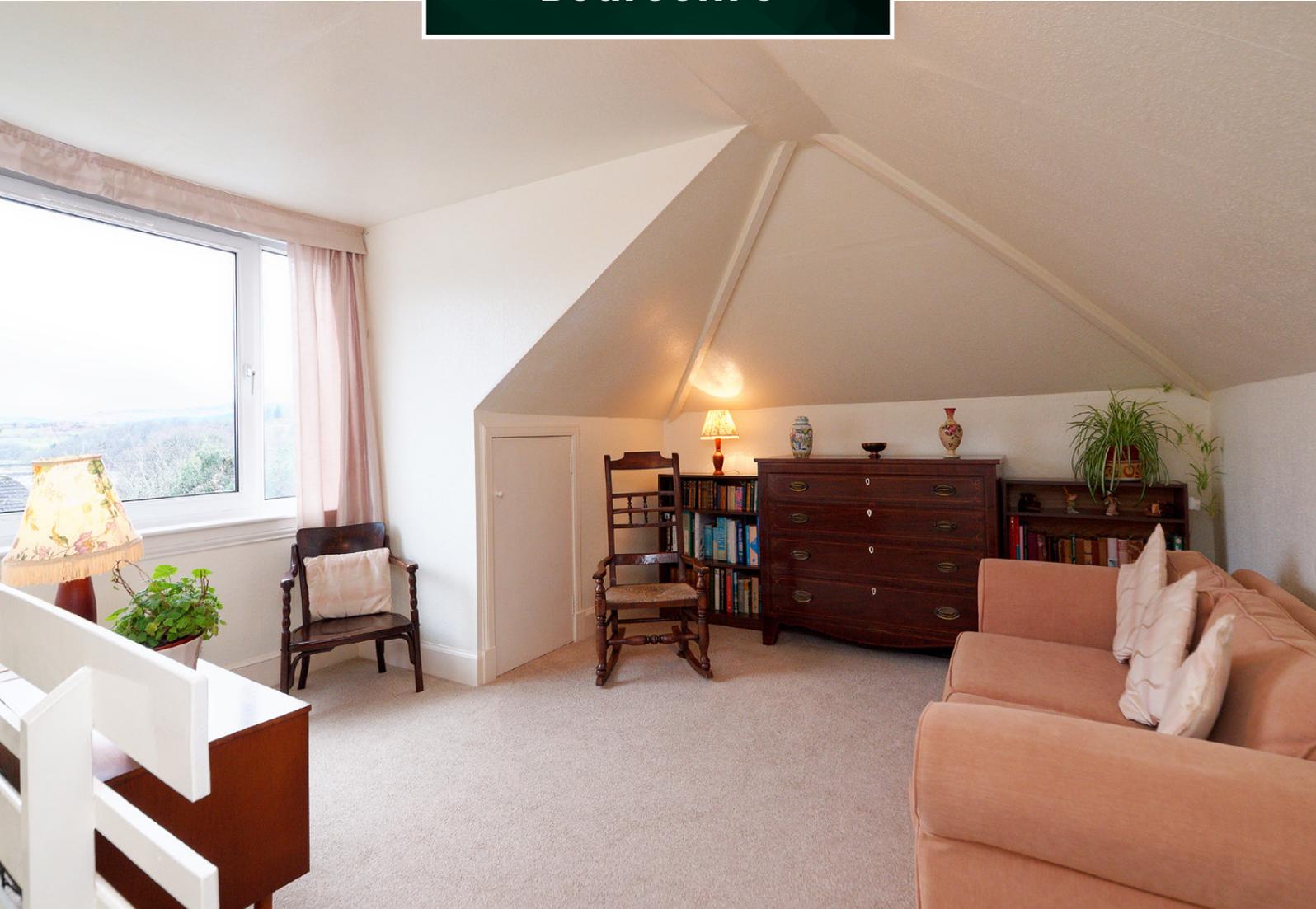


**Bedroom 2**





**Bedroom 3**





Approximate Dimensions  
(Taken from the widest point)

Lounge	4.75m (15'7") x 4.00m (13'1")	Bedroom 3	4.50m (14'9") x 4.10m (13'5")
Dining Room	3.90m (12'10") x 3.00m (9'10")	Bathroom	2.00m (6'7") x 2.00m (6'7")
Kitchen	3.40m (11'2") x 3.25m (10'8")	Gross internal floor area (m <sup>2</sup> ):	119m <sup>2</sup>
Sun Room	3.90m (12'10") x 2.30m (7'6")	EPC Rating:	E
Bedroom 1	4.59m (15'1") x 3.25m (10'8")	Buyer's Premium Value:	£7650
Bedroom 2	3.70m (12'2") x 3.00m (9'10")		



The outside space of this home also adds so much lifestyle value for the new owners. The stunning gardens are beautifully landscaped, with excellent space to relax on the sun patio, for those who love to be close to nature it's perfect.





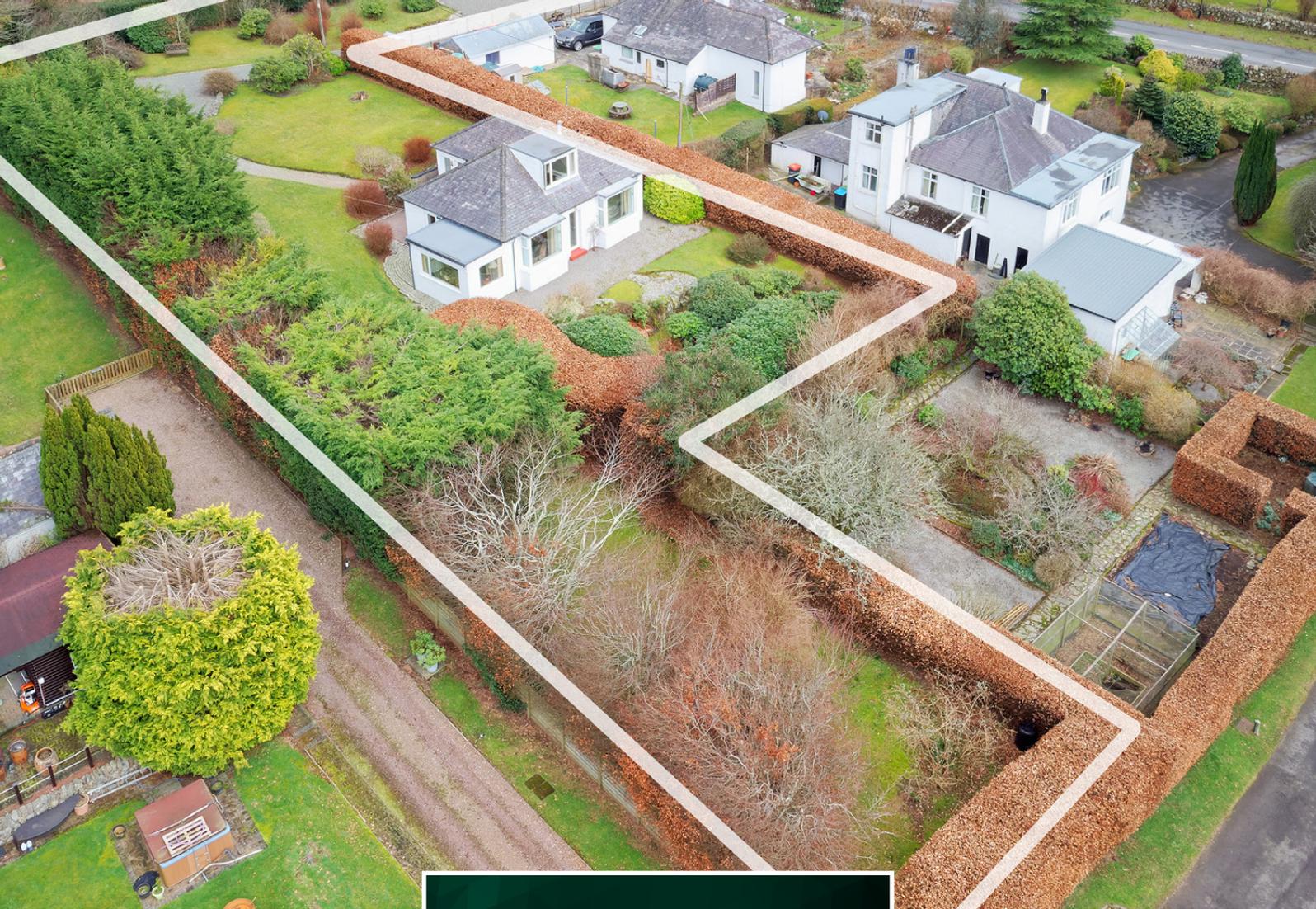
The gated driveway can cater for many vehicles and the large double garage workshop is perfect for anyone who likes to tinker with a hobby. There is also a good-sized shed.

Wildlife and many birds will regularly visit the garden. Some properties tick many boxes, rarely, however, do we come across a property that seems to tick all the boxes. If you are searching

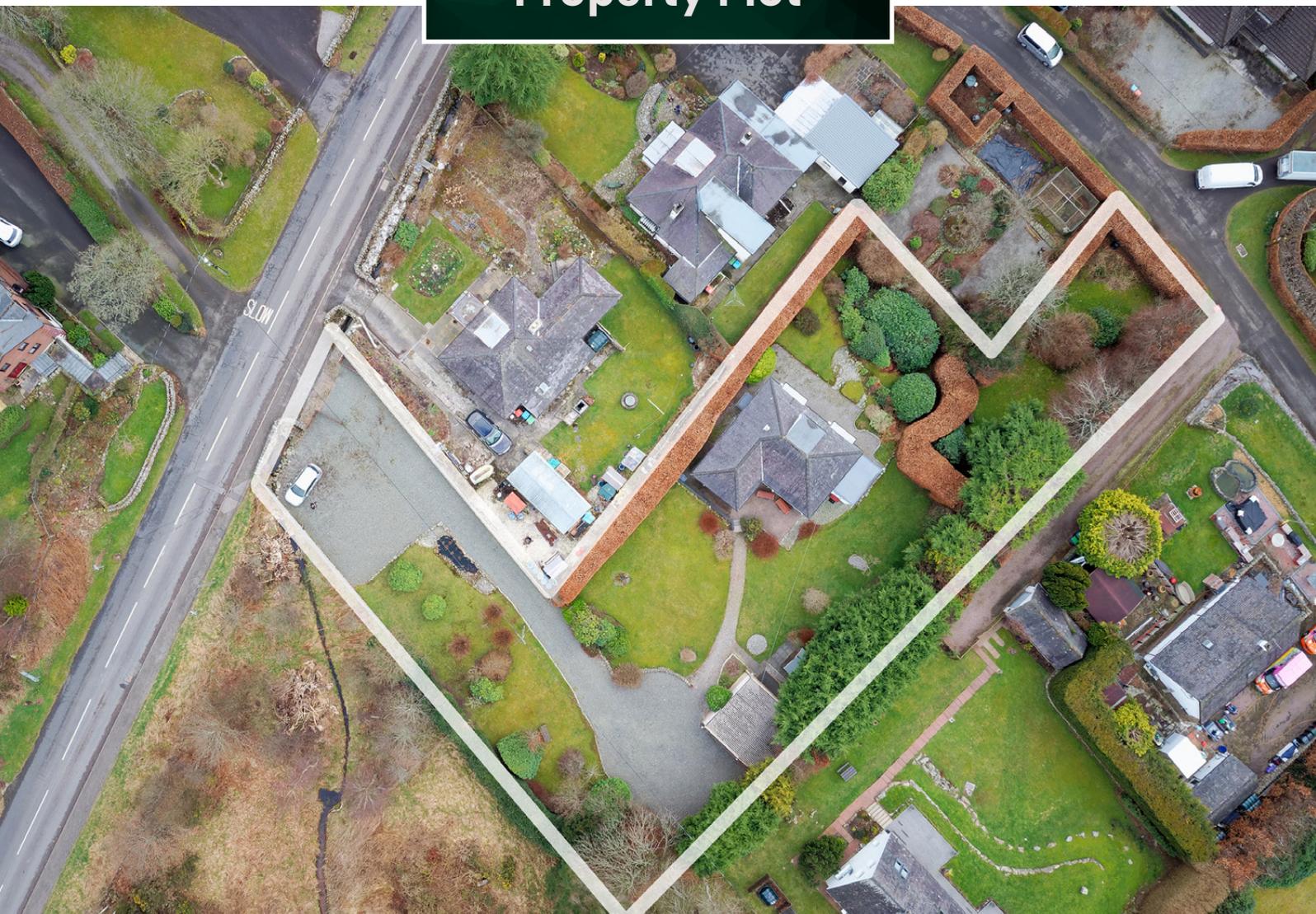


for attributes like authentic period design, flexible accommodation, incredible development potential for two/three extra properties, set in a quaint friendly seaside village, a stunning setting and an all-around great home, then this is it. Here's the chance to change to an altogether more relaxed pace of life.

Early viewing is highly recommended.



**Property Plot**





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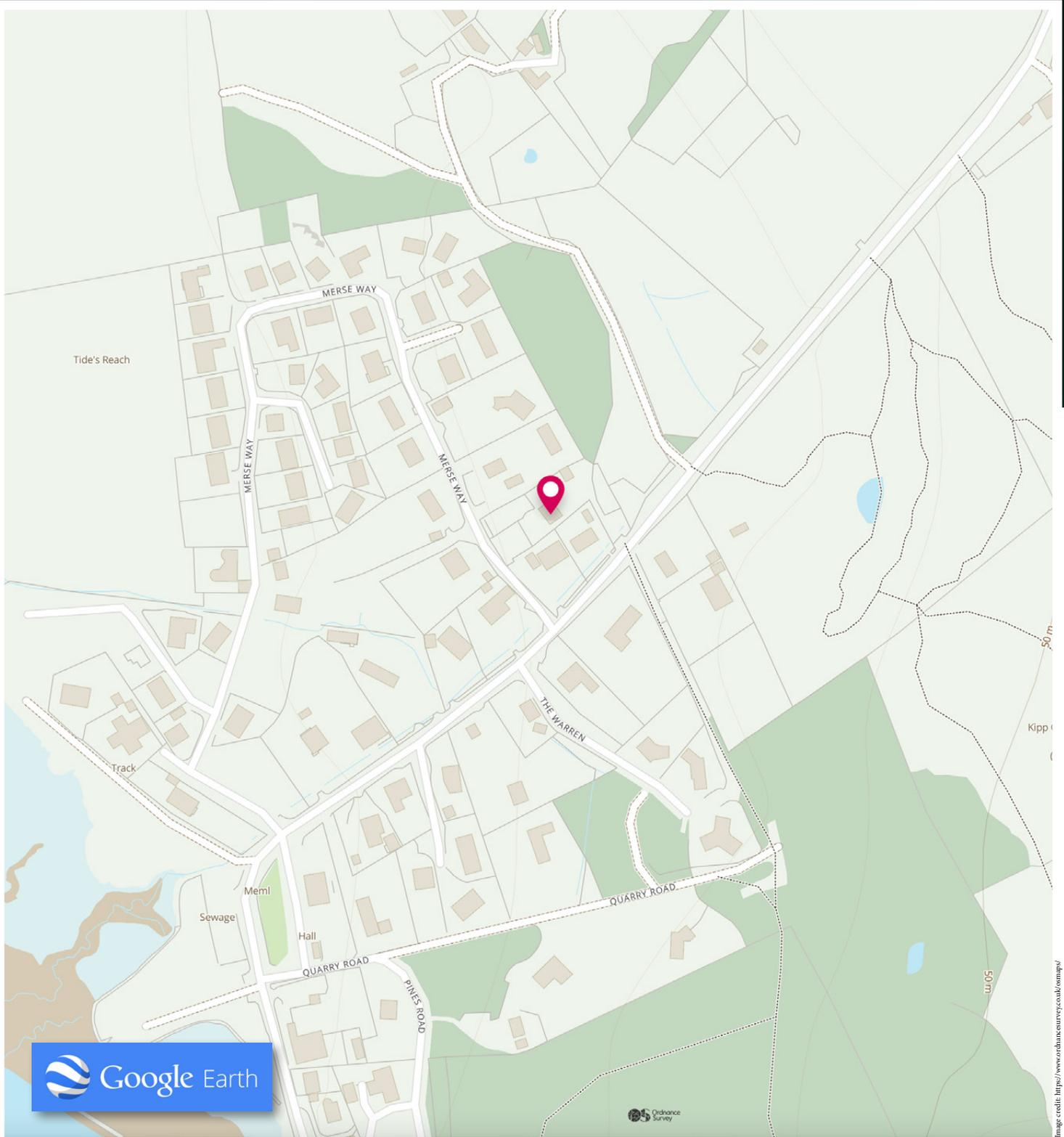
The charming village of Kippford is situated along the beautiful Solway coast, in the historic county of Kirkcudbrightshire, Dumfries and Galloway, Scotland. Larger towns of Castle Douglas (10 miles) and Dumfries (18 miles) offer plenty of schooling and amenities. Also known as the Solway Riviera, Kippford is home to some of the highest value properties in Dumfries & Galloway and its enduring appeal to holidaymakers and those who enjoy the water never ceases. Kippford is a popular sailing village, with many small yachts moored in the tidal estuary of the River Urr, and events organised by the Solway Yacht Club.

Kippford is also linked to Rockcliffe, which is only 1.25 miles (2 km) away, by a scenic track known as the Jubilee Path. The path passes parallel to the coast (and the village of Kippford) but at a higher elevation. The path can be used to access Mark hill and the Mote of Mark, a 5th-century hill fort.

Visitors may cross the sands to a small island called Rough Island when the tide allows. Views from Kippford include the Cumbrian coast across the Solway Firth to the South. To the West can be seen Glen Isle and Screel in the background.

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