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Solicitors & Estate Agents



# LARKS MEADOW

CHAPELTON, BORGUE, KIRKCUDBRIGHT, DG6 4SN

**Substantial detached family home located a short distance from the village of Borgue with fine views across neighbouring farmland to the coast.**

**Accommodation:**

Ground Floor: Entrance Vestibule  
Reception Hallway  
Open Plan Sitting Room / Dining Room  
Conservatory  
Kitchen  
Utility Room with walk in cupboard  
Garden Room  
Inner Hallway  
Double Bedroom 1  
Ensuite Shower Room  
Bathroom  
Double Bedroom 2

First Floor: Landing with walk in cupboard  
Double Bedroom 3  
Bathroom  
Double Bedroom 4

Outside Large Double Garage  
Workshop Area  
Under house storage area  
WC  
Garden Pod  
Large Gardens

Solid wooden Floors throughout. UPVC double glazing. Solar Panels

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Larks Meadow is a beautifully appointed and well thought out 4 bedroom detached home located in a rural location a short distance away from the village of Borgue. This well presented property offers bright, spacious flexible accommodation throughout which is sure to suit a number of different buyers.

This charming property enjoys an open outlook across the garden and neighbouring farmland to the coast and is conveniently situated for the amenities of Borgue. The village itself is a very friendly and active community, with many events organised in the village hall.

This part of Dumfries & Galloway is renowned for its excellent scenery. Inland there are magnificent hills and lochs, whilst Borgue is particularly well placed to enjoy the many attractive areas of coastline in close proximity, with Carrick and Sandgreen being perhaps the best known.

#### ACCOMMODATION

Entered via paved path from front garden with steps from patio area leading into:-

#### ENTRANCE VESTIBULE 1.64m x 1.59m

uPVC double glazed door. Ceiling light. 15 pane wooden glazed door leading into:-

#### RECEPTION HALLWAY 5.94m x 2.40m widening to – 3.30m

This Spacious and wonderfully light reception hallway is positioned in the centre of larks meadow with an abundance of natural light from the Large uPVC double glazed panoramic window to front making the most of the fine views over the garden and farmland to the front. Radiator. Recessed LED ceiling spotlights. Under stair storage cupboard. Two 15 pane wooden glazed doors leading to:-

#### OPEN PLAN SITTING ROOM / DINING ROOM 6.88m x 3.75m widening to – 4.20m

This Open plan sitting / dining area runs the entire depth of the property providing a spacious and inviting entertaining space. The Sitting room area overlooks the front garden with ample natural light from the picture windows to the front and side. The brick built fireplace with inset multi fuel stove provides an ideal focal point for winter months. Opens into:-

#### DINING AREA 4.20m x 3.30m

Good sized formal dining area which is positioned at the rear of the property has a pleasant outlook to the rear over neighbouring farmland. Radiator. LED recessed ceiling spotlights. uPVC obscure double glazed door leading into:-

#### CONSERVATORY 2.97m x 4.47m

Currently used as a greenhouse this good sized room would make an ideal sun porch / informal sitting area overlooking the garden. uPVC tilt and turn window for added ventilation. uPVC double glazed door leading out to the garden.

On the opposite of the reception hallway is a doorway leading off to:-

#### KITCHEN 4.18m x 3.78m

This large farmhouse style kitchen has plenty space for a dining table and chairs and abundance of useful storage from a number of Pine fitted kitchen units with laminate work surfaces and tiled splash backs. Built in wine rack. Range cooker with gas hob and electric ovens. AEG dishwasher. Black one and a half bowl sink with drainer and mixer tap. uPVC double glazed window to side. Recessed ceiling spotlights. Light tube providing additional natural light. Opens into:-

#### GARDEN ROOM 4.04m x 3.69m

Magnificent garden room which can be used all year round is a bright and spacious reception area with uPVC double glazed windows on all sides. French doors leading out to patio area. Two remote controlled Velux windows. Recessed LED ceiling spotlights.

Accessed from kitchen:-

#### UTILITY ROOM 3.44m x 1.79m

Well position utility room which can be accessed directly from the kitchen and from outside. Pine fitted kitchen units providing additional useful storage. Beko freestanding plumbed in washing machine. Radiator. Black one and a half bowl sink with mixer tap and drainer. Tiled splash backs. Plumbing for washing machine. Space for tumble dryer. Wooden clothes pulley. Obscure uPVC double glazed leading to steps down to the garden.

#### Walk in Cupboard 1.07m x 0.78m

Large walk in cupboard with shelving housing RCD fusebox, alarm box, solar panel

A door way from the reception hallway leads off to the rear inner hall which provides access to two double bedrooms and bathroom. Inner Hallway (1.78m x 0.98m)

#### DOUBLE BEDROOM 1 5.19m at widest narrowing to 3.27m x 4.40m

Good Sized ground floor master bedroom with double built in wardrobe and further single built in wardrobe with hanging rail and shelving. uPVC double glazed window to rear. Radiator. 15 pane obscured glazed door leading to:-

#### ENSUITE SHOWER ROOM 2.54m x 1.79m

Contemporary shower room with suite of white wash hand basin set into vanity unit with storage cupboard beneath. White WC. Large corner shower cubicle with mains monsoon rainfall shower head. Recessed LED spot lights. Obscure uPVC double glazed window to rear with Roman blinds above. Backlit vanity mirror. Tiled splash backs. Chrome heated towel rail.

#### BATHROOM 3.28m x 1.81m

Soft cream coloured suite of WC, wash hand basin and bath with tiled splash backs. Obscure uPVC double glazed window to front with curtain pole and curtains above. Radiator with thermostatic valve. Recessed LED ceiling spotlights. Extractor fan.

#### DOUBLE BEDROOM 2 4.35m x 3.00m

Further good sized double bedroom located on the ground floor. uPVC double glazed window to rear with curtain pole and curtains above. Radiator with thermostatic valve beneath. Recessed LED spotlights.

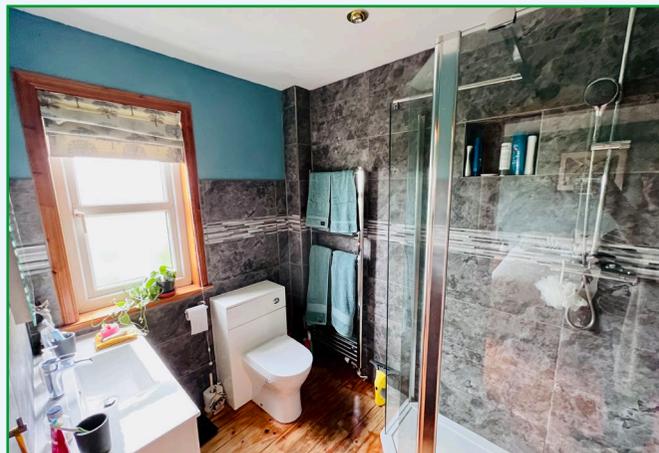
Wooden staircase with carpeted central runner leads from the main reception hallway to:-

#### FIRST FLOOR LANDING 4.63m x 2.77m at widest

Bright spacious first floor landing with two large Velux windows providing additional natural light and wonderful views over neighbouring farmland across to the sea beyond. Recessed LED ceiling spotlights. Smoke alarm.

#### Large Walk in Cupboard 1.10m x 1.00m

Shelving on walls. Light.



**DOUBLE BEDROOM 3 (left) 4.82m x 4.57m under eaves**

Partially coombed ceiling. Velux window to front overlooking farmland across to the coastline beyond. Recessed LED ceiling spotlights. uPVC double glazed window to side. Under eaves storage cupboard. Further Velux window to rear with Velux blind. Radiator with thermostatic valve.

**BATHROOM 3.15m x 2.11m**

Champagne coloured suite of WC and Wash hand basin. Bath with mixer tap and shower attachment, as well as separate Triton electric shower. Tiled splash backs. Velux window to rear overlooking neighbouring farmland. Under eaves storage cupboard. Radiator with thermostatic valve.

**DOUBLE BEDROOM 4 6.49m x 4.58m**

.uPVC double glazed window to side. Velux window to front and rear. Recessed ceiling spotlights. Coombed ceiling.

**OUTSIDE**

**LARGE DOUBLE GARAGE 5.91m x 5.40m**

Concrete floor. LED strip lights. Two electric up and over doors. uPVC obscure glazed pedestrian door to side. Three phase electric supply. Ramsay ladder leading to floored loft area. Door leading to rear of double garage providing useful workshop area:-

**WORKSHOP 5.96m x 2.30m**

LED strip lights. Three phase electric supply. Window to rear with built in blinds, security grills. uPVC obscure glazed door to side.

**UNDER HOUSE STORAGE AREA**

A uPVC door provides access to a useful under house storage area, measuring the full width of the house, providing useful additional storage. Lighting. Immersion tank boiler and thermodynamic box are located in the under house storage area.

**WC COMPARTMENT 1.11m x 0.84m**

WC and ceramic sink. Lighting.

**GARDENS**

Larks meadow over looks its wonderful garden grounds with a variety of sheltered spots to enjoy the sea view and peace and quiet of the rural country setting. Immediately adjacent the Garden Room is patio area with paths leading through well-established flower beds stocked with a number of perennials and shrubs including Twisted Willow, Twisted Hazel, Cornus, several Rhododendrons of different colours, Buddleia, Wisteria, Mock Orange, 5 Apple Trees, a Pear, a Victoria Plum, Damson, Geraniums, Hydrangeas, Poppies, Cornflowers, Hellebores, Bluebells, Rhubarb, Strawberries, Raspberries, Red urrants, Blackcurrants, and Blueberries. Two outside taps. The path meanders across to two delightful wildlife ponds and a Garden Pod tucked away to make the most of the views.

At the far end of the house is a formal lawned area bordered by mature shrubs and stoneydyke wall. There is a bank of 21 Solar Panels located at this end of the property.

**GARDEN POD 2.21m x 2.08m**

The owners have included the Garden Pod as part of the sale this architectural feature provides an extra outdoor room with a panoramic view of the garden, all year round. This pod comes with an interior which transform from a seating area into a full circle day bed, comfortably covered with cushion pads. The pod is a unique space for parties and garden gatherings.

**BURDENS**

The Council Tax Band relating to this property is F.

**ENERGY PERFORMANCE RATING**

The Energy Efficiency Rating for this property is C.

**SERVICES**

The agents assume that the subjects are served by mains water, mains electricity, and drainage by 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 One Survey on 0141 338 6222 or by simply logging on to [www.onesurvey.org](http://www.onesurvey.org)

**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](mailto: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/MCCRW01-07

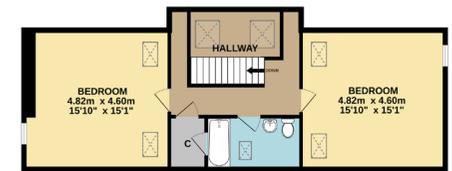




GROUND FLOOR  
157.4 sq.m. (1694 sq.ft.) approx.



1ST FLOOR  
66.7 sq.m. (718 sq.ft.) approx.



TOTAL FLOOR AREA: 224.1 sq.m. (2412 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
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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 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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