



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents







# CARSE OF TROSTRIE

TWYNHOLM, KIRKCUDBRIGHT, DG6 4PS

**A unique opportunity to purchase a portfolio of three well proportioned, light, bright, spacious Galloway properties located on a former drover's road overlooking rolling fields across to the Galloway hills.**

**Accommodation:  
Main House**

**Ground Floor:**

Entrance Vestibule  
Reception Hallway  
Sitting Room  
Lounge  
Inner Hallway  
Cloakroom  
Kitchen / Diner  
Utility  
Rear Inner Hallway  
Store Room  
Conservatory

**First Floor:**

Landing  
Double Bedroom 1  
Family Bathroom  
Master Double Bedroom  
Airing/Store Cupboard

**Middle Cottage**

Entrance Hallway  
Open Plan Sitting/Dining  
Room/Kitchen  
Inner Hallway  
Shower Room  
Double Bedroom

**Carse Cottage**

**Ground Floor:**

Dining / Utility Room  
Inner Hallway  
Open Plan Sitting Room/  
Kitchen  
Shower Room  
Rear Reception Hallway

**First Floor:**

Landing  
Bedroom 1  
Bathroom  
Bedroom 2



Carse of Trostrie is a delightful portfolio of three cottages located in a quiet rural location a short distance from the village of Twynholm and the A75.

These charming properties consist of the Main House, Middle Cottage and Carse Cottage. With the Main House and Middle Cottage being linked by way of an inner hallway and Carse Cottage being self-contained. The current owners live in the Main House and rent out both Middle Cottage and Carse Cottage as successful self-catering accommodation. Due to the flexible nature of the layout and potential to produce additional income we believe that these beautifully presented properties are sure to suit a number of different buyers. (It should be noted that all properties have their own front and rear doors with access directly out to the garden)

For those buyers who perhaps need a larger main residence, Middle Cottage and the Main House can easily form a spacious main residence, with Carse Cottage retained as a self-contained annexe, for a family member or for providing an additional income stream.

Twynholm is an active community benefiting from a Primary School, Garage (which also offers many of the facilities of a village shop), and a Pub/Hotel. There are many community activities organised in the nearby Village Hall. Twynholm provides easy access to the main road through the area, the A75.

Further facilities are available in Kirkcudbright approximately 3½ miles away, which is an attractive harbour town situated on the banks of the River Dee. Of historic and architectural interest with its ancient High Street, Kirkcudbright Galleries, Tolbooth Arts Centre, Stewartry Museum and numerous smaller independent galleries. Long frequented by artists it was home to the renowned artist, EA Hornel, one of the “Glasgow Boys”. Kirkcudbright is popular with tourists attracted by the well renowned galleries and maintains a flourishing colony of artists and craft workers which has led to it being called the “Artists’ Town”. Kirkcudbright enjoys a wide variety of mainly family owned shops, pubs, hotels and restaurants whilst offering a wide range of facilities including its own golf course, marina, swimming pool and an active summer festivities programme including its own jazz festival and tattoo.



## ACCOMMODATION

### Carse of Trostrie – Main House

There are two main entrances into the main house, the original front entrance and vestibule is accessed from a lawned area sitting adjacent to the former drover's road overlooking garden ground. The current owners use the conservatory at the back of the property as their main entrance.

#### ENTRANCE VESTIBULE 1.44m x 1.23m widening to – 1.78m

Accessed from the front garden, this is a bright, useful entrance vestibule space, with large built in cupboard with shelving. BT point. Ceiling light. Oak effect vinyl flooring. Original wooden glazed door, with glazed side panels into:-

#### RECEPTION HALLWAY 1.86m x 3.22m

Well-proportioned bright and airy reception hallway. Radiator. Ceiling light. Ceiling cornicing. Smoke alarm. Fitted Carpet. Doorways leading off to both formal reception rooms and inner hallway with a carpeted staircase, with wooden handrail and banister, leading to first floor level.

#### SITTING ROOM 3.67m x 3.57m

Bright, spacious, well-proportioned reception room. Large uPVC double glazed tilt and turn window to front providing ample natural light. Roman blind. Cast iron wood burning stove set on slate tiled hearth. TV aerial point. Radiator. Ceiling cornicing. Ceiling light. Fitted Carpet.

#### LOUNGE 5.63m x 3.76m

Immaculately presented and well-proportioned reception room. This wonderful space benefits from uPVC double glazed windows to front and rear providing views across the garden grounds and farmland beyond. Curtain track and curtains. TV aerial point. Inglenook inset fireplace with a cast iron multi fuel stove sat on tiled hearth and wooden mantle. 2 radiators. Ceiling cornicing. Ceiling light. Deep skirting boards. Fitted carpet.



#### INNER HALLWAY 2.42m x 1.10m x 3.64m x 0.78m (L shaped)

Accessed directly from the main reception hallway. Under stair storage cupboard. Ceiling light. Oak effect vinyl flooring. Doorway leading off to:-

#### CLOAKROOM 1.54m x 1.69m

Suite of white wash hand basin and W.C. Obscure glazed uPVC window to rear with tiled deep sill beneath. Radiator. Loft access hatch. Ceiling light. Oak effect vinyl flooring.

#### KITCHEN / DINER 3.49m x 5.08m

This well laid out kitchen / dining area has ample storage from a range of fitted shaker style kitchen units in white with beech block work surface. Well thought out breakfast bar. 2 uPVC double glazed windows to side and rear and secondary glazed window into conservatory. Roman blinds. Black 1½ bowl sink with mixer tap. LPG range cooker. Plumbing for dishwasher. 2 radiators. Space for freestanding fridge-freezer. Large double pantry cupboard with LED lighting and shelving providing easily accessible additional storage. Recessed LED ceiling lights. This well-proportioned room also has plenty of space for a sofa as the current owners use it or for a dining table if required.

#### UTILITY 3.28m x 1.54m

Large built in cupboard with shelving providing useful additional storage. Coat hooks. Built in shelving. Plumbing for washing machine and space for additional white goods. Ceiling light. Clothes pulley. Wood effect vinyl flooring. Half glazed doorway into rear inner hallway.

#### REAR INNER HALLWAY

Space for boot rack. Ceiling light. Wood effect vinyl flooring. Half glazed doorway into Middle Cottage store room.

#### STORE ROOM 1.95m x 1.55m

Wooden door into Middle Cottage. Large uPVC window to rear. Current owners have freestanding wooden shelving. BT point. Ceiling light. Carpet tiles.





Wooden glazed door from rear inner hallway of Carse of Trostrie main house into:-

### **CONSERVATORY** **3.05m x 2.54m**

Exposed painted wall. uPVC double glazed windows on two walls. Wooden sash glazed window, secondary glazed to the kitchen, lending additional natural light into the kitchen. PIR light. Flagstone floor. Glazed door to the rear graveled path.

Carpeted staircase, with painted wooden handrail and banister, leading from main reception to first floor level.

### **First Floor Accommodation**

### **LANDING** **1.85m x 2.19m**

Large Velux window providing additional natural light. Loft access hatch. Ceiling light. Fitted carpet. Doorways off to airing/store cupboard, two double bedrooms and family bathroom.

### **DOUBLE BEDROOM 1** **2.99m x 3.65m**

Good sized double bedroom. Ceiling light. Radiator. uPVC double glazed tilt and turn window. Roman blind. Partially coombed ceiling. Fitted carpet.

### **FAMILY BATHROOM** **2.44m x 3.66m**

Suite of white wash hand basin, W.C. and bath. Mains shower above bath. Shower curtain track and curtain. Tiled splash back. Extractor fan. Radiator. Period style heated towel rail. Partially obscure glazed tilt and turn window to front with views over farmland. Ceiling light. Fitted carpet.

### **MASTER DOUBLE BEDROOM** **4.91m x 3.73m**

Dual aspect windows to front and side with deep sills beneath. Roman blinds above. 2 radiators. Wall with cleverly built in wardrobes with hanging rail and shelving. Ceiling light. Fitted carpet.



### **AIRING/STORE CUPBOARD** **1.31m x 1.87m**

Velux window. Potterton hot water tank and central heating controls. Spot light. Wood effect vinyl flooring.

### **Middle Cottage**

Entered via uPVC double glazed door from the back garden into entrance hallway.

### **ENTRANCE HALLWAY**

Built in cupboard. Ceiling light. Radiator with thermostatic valve. Coat hooks. Fitted Carpet. Half glazed doorway opens into large open plan sitting/dining room/kitchen and wooden door into inner hall with shower room and bedroom off.

### **OPEN PLAN SITTING/DINING ROOM/ KITCHEN** **7.77m x 7.16m**

This bright, beautiful, spacious open plan room has ample natural light from two large picture windows with outlook across neighbouring farmland and a glazed uPVC door leading to an outside patio area. There are two further large uPVC picture windows to the rear, overlooking the garden.

### **Kitchen Area**

Contemporary fitted kitchen units with wood effect butchers block work surface. Hoover under counter fridge freezer. Built in integrated dishwasher. Electric oven and halogen hob with stainless steel chimney extractor hood above. Radiator with thermostatic valve. Recessed LED ceiling spotlights. Ceiling heat sensor. Wood effect laminate flooring. uPVC door opening onto a small paved patio area. Kitchen opens into:-

### **Sitting/Dining Area**

Picture rail. Recessed LED ceiling lights. 3 radiators with thermostatic valves. TV aerial point. Fitted carpet. Door opening into store room with access to rear inner hallway area of the main house.



### **INNER HALLWAY**

Accessed off the main reception hallway for Middle Cottage, and providing access to the shower room and master bedroom.

### **SHOWER ROOM** **2.68m x 1.62m**

Contemporary shower room with offset quadrant shower cubicle with mains shower and tile effect splashback. Suite of white wash hand basin and WC. Radiator with thermostatic valve. Wall light. Wood effect vinyl flooring.

### **DOUBLE BEDROOM** **3.84m x 3.45m**

Good sized double bedroom with two built in wardrobes with hanging rail and shelving. Large uPVC double glazed picture window overlooking farmland across to the Galloway hills. Radiator with thermostatic valve. Ceiling light. Fitted carpet.

### **Carse Cottage**

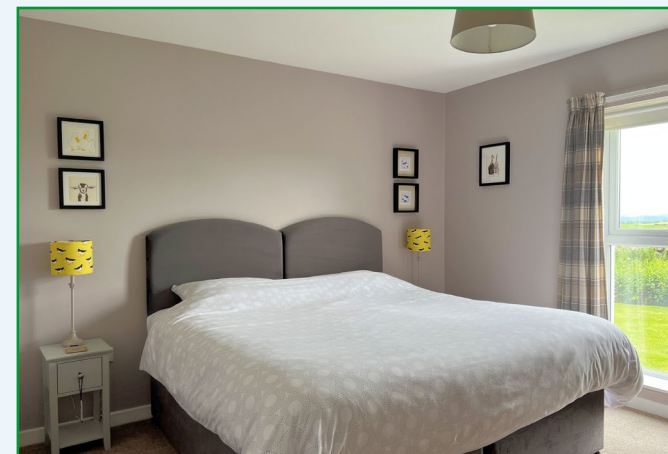
Accessed through uPVC obscure glazed door from gravel driveway into:-

### **DINING / UTILITY ROOM** **4.38m x 3.40m narrowing to – 3.09m**

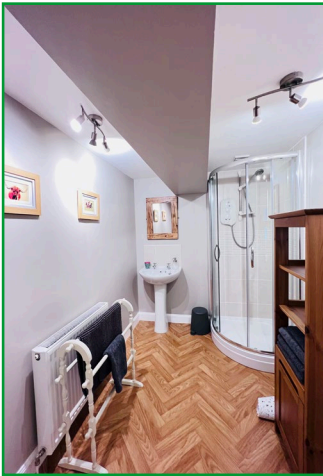
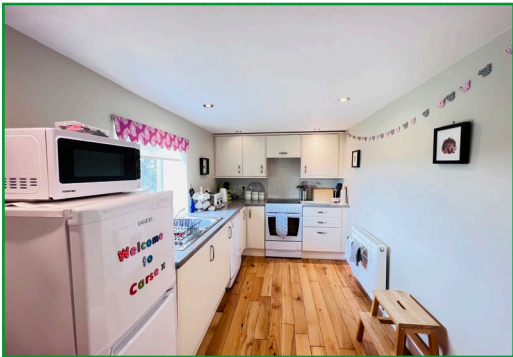
uPVC double glazed picture window to side with deep sill beneath. Roller blind above. Beko washing machine. Fitted kitchen unit with laminate work surface above. uPVC double glazed window to rear with deep sill. Coat hooks. Ceiling light. Carbon monoxide detector. Engineered oak flooring. Cupboard housing oil system boiler. Door leading to:-

### **INNER HALLWAY** **2.25m lengthening to - 4.37m x 2.12m narrowing to – 1.17m**

Built in storage cupboard along one wall. Radiator. Ceiling light. Engineered oak flooring. Doorways leading off to open plan lounge/dining room and bathroom. Four step wooden staircase leading to rear reception hallway.









## OPEN PLAN SITTING ROOM/KITCHEN 9.52m x 3.16m

Spacious and bright open plan Sitting Room /Kitchen which runs the entire depth of Carse Cottage. This lovely and bright room benefits from an abundance of natural light from the large UPVC double glazed windows to front and side. Ceiling spot lights. Solid wooden floor.

### Sitting Room area

uPVC double glazed window with outlook to side with curtain track and curtains above. Radiator. Opens into-

### Kitchen area

uPVC glazed window with outlook across neighbouring farm land with roller blind above. A range of Fitted kitchen units provides ample storage. Stainless steel sink with mixer tap above. Electric freestanding cooker extractor hood above. Tiled splash back. Integrated dishwasher. Large built in cupboard. Radiator.

## BATHROOM 2.89m x 1.85m

Suite of white wash hand basin, W.C. and quadrant shower cubicle with Mira Sport electric shower above. LED ceiling lights. Tiled splash backs. Parquet effect vinyl flooring.

## REAR RECEPTION HALLWAY 2.54m x 0.83m

uPVC obscure glazed door to rear. Ceiling light. Vinyl parquet effect flooring. Carpeted staircase with varnished handrail and painted banister leading to first floor.

### First Floor Accommodation

## LANDING 3.36m x 2.54m

Large uPVC double glazed window to rear overlooking driveway and farmland beyond. Roman blind. Radiator. Cupboard housing hot water tank with lighting and shelving. Partially coombed ceiling. Fitted carpet. Doors leading off to two double bedrooms and bathroom.

## BEDROOM 1 3.31m x 4.51m

Good sized light and airy side facing double bedroom. 4 under eave storage cupboards with Deep shelf above. Radiator. Ceiling light. Coombed ceiling. Fitted carpet.

## BATHROOM 1.70m x 2.53m

Suite of white wash hand basin, W.C. and bath with tiled splash backs to waist height. Partially coombed ceiling. Extractor fan. Period style chrome heated towel rail. Fitted mirror. Velux Window. Ceiling light. Parquet effect vinyl flooring.

## BEDROOM 2 3.73m narrowing to - 3.15m x 4.77m (into eaves) x 3.93m

Another good sized double bedroom with built in storage cupboards. uPVC double glazed window to front providing fine views across neighbouring farmland to the hills beyond. Partially coombed ceiling. Ceiling light. Radiator. Fitted Carpet.

## OUTSIDE

The cottages at Carse of Trostrie are well positioned within wrap round garden grounds extending to approximately 1 acre, to the side and rear of the property is a gravel parking area providing ample parking and turning space for a number of cars and a large shed with attached wood store.

The garden has a number of lawned areas sectioned with mature, well-maintained hedges and a number of well stocked flower beds, mature trees and 2 small burns. There is a secure sheltered paddock area (currently housing goats), bordered by tall hedging.

There is a small patio area to the front of middle cottage with open views to the hills and beyond. An attached green house to the side of the Main House and a small paved area close by, looking out to the side of the garden.

## MISCELLANEOUS

The contents of the cottages can be purchased by separate negotiation.

## BURDENS

The Council Tax Band relating to this property is F.

## ENERGY PERFORMANCE RATING

The EPC for the Main house is a band E. The EPC for Middle Cottage & Carse Cottage is a Band 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/NEWHM01-01





**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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