



Queenshill Cottage, Ringford, Castle Douglas, DG7 2AH

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Offers over £370,000

“Delightful smallholding comprising charming detached country cottage, 2 paddocks, stables and arena surrounded by beautiful countryside”

Ground Floor

- + Sitting Room
- + Dining Room
- + Study/3rd Bedroom
- + Kitchen Diner
- + Shower Room

First Floor

- + 2 Bedrooms

Outside

- + Garden Ground (approx. ½ acre)
- + Stables
- + Paddock 1 (approx. 2½ acres)
- + Paddock 2/Arena (approx. 2 acres)

EPC Rating E



LOCATION

The property is set within a scenic rural setting with fantastic open views towards Queen's Hill Monument with Queenshill Wood behind and Barstobrick Riding Centre nearby. Queenshill Cottage is also easily accessible to the A75 and approximately 1 mile from the village of Ringford. Ringford village is approximately 5 miles from the popular market town of Castle Douglas which has a good range of independent shops, supermarkets, primary and secondary schools, churches, theatre, swimming pool and all other facilities commensurate with a town of its size.

DESCRIPTION

A delightful smallholding comprising a charming detached country cottage, 2 paddocks, stables and arena surrounded by beautiful countryside. The cottage is of traditional stone and slate construction and the accommodation presented over two floors. On the ground floor, there are front facing sitting and dining rooms each with open fires and beautiful open countryside views. The study/3rd bedroom, kitchen/diner and shower room are located at the rear of the property. Upstairs, there are two generous sized bedrooms each with built-in wardrobes and one with additional eaves storage. It has oil fired central heating.

Outside, the property is surrounded by beautiful natural gardens laid to grass with a variety of flowers, shrubs and fruit trees. There is access from the garden grounds to the detached stable block comprising 4 stables and an adjoining barn. Paddock 1 is located at the front of the property and Paddock 2 with the arena is located at one side.

ACCOMMODATION

Ground Floor

Entrance Hall

Traditional solid oak front door with a glass panel above and a wood lined surround that opens into a welcoming, high ceilinged hallway; fitted cupboard storing meters and fuse box; staircase to the first floor; built-in shelved storage cupboard with a further storage cupboard above; central

heating control and thermostat; smoke alarm; fitted carpet; radiator; traditional solid wood panelled doors to the sitting room, kitchen, shower room, study and dining room.

Sitting Room

Attractive room with front facing window enjoying elevated open countryside views, a deep sill, wooden shutters and storage shelf under; traditional natural wooden fire-place with decorative tiled black iron ornate surround and a tiled hearth housing an open fire; shelved display recess with storage cupboards under; television aerial connection; fitted carpet; radiator.

Dining Room

A lovely room with front facing window and again, open views towards adjoining countryside, a deep sill and wooden shutters; feature recessed brick built fire-place with a solid natural wooden mantel; natural wood shelved recess with storage cupboards under; fitted carpet; radiator.

Study/3rd Bedroom

Located at the rear of the property, this room is presently utilised as a study but could also be a 3rd bedroom. Window to the rear with window shutters and window seat under; fitted storage shelving; coat hooks; walk-in dressing area with window to the rear, fitted wall mirror and hanging space with shelving above; fitted carpet; radiator.

Kitchen/Diner

Double glazed window to the side overlooking the garden with a deep sill; range of solid natural wooden wall and floor units with a cream coloured worktop and a natural wood lined splash-back; stainless steel sink unit and drainer; electric cooker point; space for fridge; fitted storage shelving; space and plumbing for washing machine; half height wood lined walls; solid natural wood external stable door to the garden; vinyl flooring; radiator.

Shower Room

Obscure UPVC double glazed window to the rear with deep sill; shower cabinet with mains shower and a waterproof panelled surround; wash-hand basin in vanity unit; traditional style w.c. with a high level cistern; half height waterproof panelled surround; Dimplex wall fan heater; chrome radiator rail; cushioned vinyl flooring; radiator.

First Floor

First Floor Landing

A carpeted open tread staircase leads to the first floor landing with a traditional natural wooden banister; coomb ceiled; smoke alarm; natural wood panelled doors to the two bedrooms.

Bedroom 1

Attractive, spacious double bedroom with large Velux roof window to the front; coomb ceiled; built-in wardrobe with hanging space and shelf above; fitted carpet; radiator.

Bedroom 2

Another attractive room presently set up as a twin; large Velux roof window to the front; coomb ceiled; built-in wardrobes with hanging space and shelf above; door to floored eaves which also stores the hot water tank; fitted carpet; Dimplex electric heater.

OUTSIDE

Garden

The beautiful natural garden grounds extend to approximately ½ an acre and are laid to grass with a range of mature trees, assorted small fruit trees, flowers and shrubs. A decorative iron vehicle access gate from the left side of the property gives access to the front entrance. Oil tank and oil central heating boiler. The front garden area is laid to grass with borders of shrubs and trees and enjoys fantastic views across adjoining countryside. A pathway runs along the rear of the property and steps lead to the side garden area laid to grass where two brick built dog kennels are located. A small gate leads to the stables area.







Stables

Two vehicle entrances provide access to the detached gated wooden stable block which comprises four separate stables and adjoining barn. There is an external tarmac area and outside lights.

Paddock 1 (Front Field)

Paddock 1 extends to approximately 2½ acres and is located at the front of the property.

Paddock 2 (Arena Field)

Paddock 2 extends to approximately 2 acres, includes an arena (20m x 40m) and is located to the right of the property.

VIEWING

By appointment with the Selling Agents on 01556 503744.

DIRECTIONS

From Ringford, turn left for Laurieston. After approximately 1 mile, turn right at the 2nd entrance at Fellend Farm (also signposted "Queenshill" on the left wall). Continue along this road until the road separates and take the right. Queenshill Cottage is situated immediately on the left.

HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode for the property.

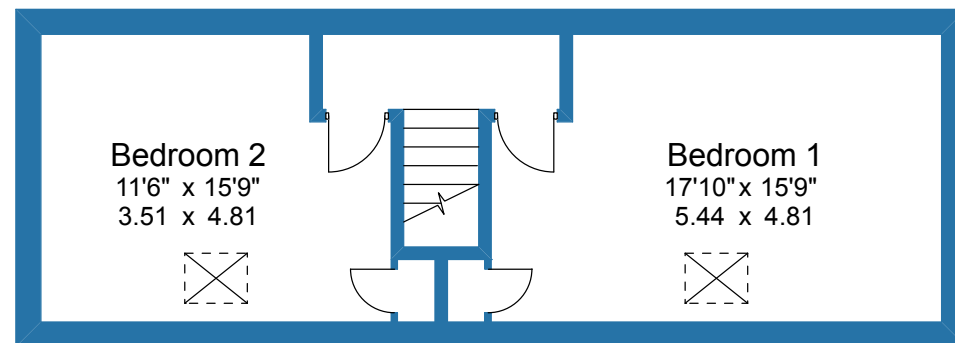
OFFERS

Offer in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.

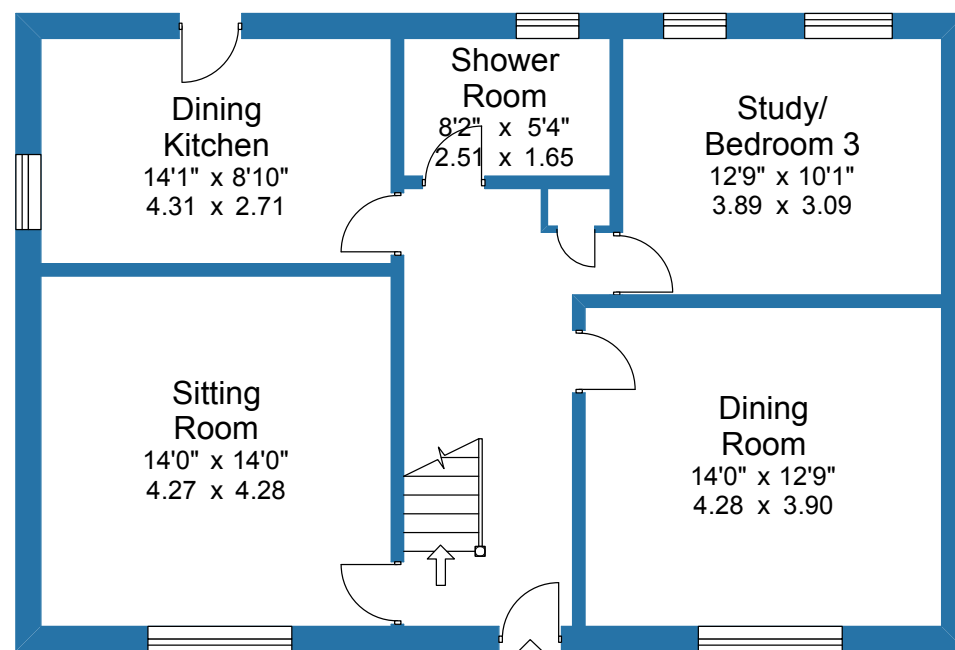


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First Floor



Ground Floor

For illustrative purposes only. Not to scale.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

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