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WILLIAMSON
& HENRY
Solicitors & Estate Agents



LARCHWOOD

KIRKCUDBRIGHT, DG6 4XD

Exceptional, architect designed detached home set within its own walled private garden.

Accommodation:

Ground Floor:

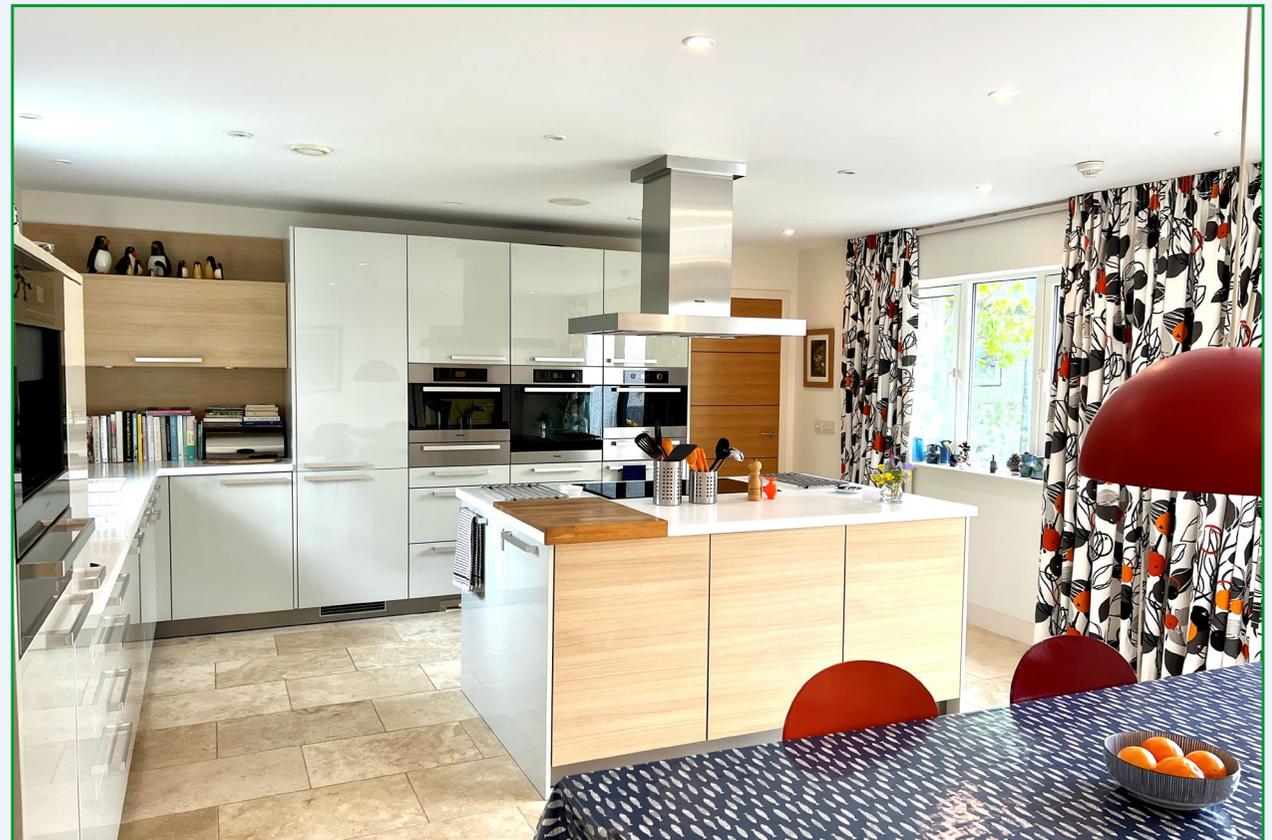
Entrance Vestibule
Reception Hallway
Sitting Room
Study / Bedroom 4
Cloakroom with W.C.
Open Plan Kitchen / Dining Room
Rear Hallway
Utility Room
Bedroom 1 with Ensuite
Bedroom 2 with Ensuite
Master Bedroom with Dressing Room & Ensuite

Mezzanine Level

Library / Family Room

OUTSIDE:

Garden
Garage
Shed with Log Store
Greenhouse



Larchwood is a beautifully appointed detached family home designed and built by the current owner this wonderful home is well positioned in a generous walled garden whilst being a short level walk away from all local amenities.

This spacious and light home, provides bright spacious accommodation throughout which is sure to suit a number of buyers. The well thought out layout means that the bedrooms are located at the far end of the house away from the main reception areas ideal for modern living, and entertaining.

The property benefits under floor heating via ground source heat pump throughout the ground floor. Two solar panels provide hot water along with an immersion heater. An ADM air circulation system operates throughout except from the rear hallway. The property also benefits from a Central Vacuuming system throughout the main house.

Kirkcudbright is an attractive harbour town situated on the banks of the River Dee. The town itself is of historic and architectural interest with its ancient High Street, Tolbooth Arts Centre, Stewartry Museum and numerous galleries. Long frequented by artists, Kirkcudbright was home to the renowned artist, EA Hornel, one of the "Glasgow Boys". This tradition is maintained today by a flourishing colony of painters and craft workers which has led to Kirkcudbright being named 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

Accessed from St Mary Street through wooden gates with decorative metal work, a tarmac driveway leads to the front of the property giving access to the garage and where there is parking for a number of vehicles.

A covered verandah links the garage and front entrance. A composite double glazed door with side panels leads into:-

ENTRANCE VESTIBULE **1.89m x 1.73m**

Travertine tiled floor with underfloor heating. Ceiling light. Wooden stained glass door leading into:-

RECEPTION HALLWAY **2.11m x 4.97m**

Bright open plan hallway area which opens into the sitting room with doorways leading off to both the Kitchen and Cloakroom. Travertine tiled floor. Large floor to ceiling picture window provides ample natural daylight with curtain track above.

Smoke alarm. Carbon monoxide detector. Heat sensor. Wooden cantilevered staircase with stainless steel handrail leading to wonderful mezzanine level.

SITTING ROOM **4.97m x 6.91m**

This spacious bright reception room enjoys an abundance of natural light from the glazed architectural wall with sliding doors overlooking the garden. Custom fitted curtain track and curtains. The sliding doors open out to delightful courtyard garden creating a wonderful indoor/outdoor space for entertaining. 2 NorDan double glazed windows to side with curtain tracks and curtains. Central feature Jotul wood burning stove. Heatmiser underfloor heating controller. Wall lights. Travertine tiled floor. Partially vaulted ceiling.

From the Main reception hallway a wooden cantilevered staircase with stainless steel handrail leading to wonderful mezzanine level providing another bright and spacious.

MEZZANINE LEVEL

LIBRARY / FAMILY ROOM **9.00m x 1.93m (under eaves)**

Located above the sitting room is a delightful mezzanine reception room, currently used as a family room / library this flexible space enjoys an abundance of natural light from the large aluminium architectural windows overlooking the garden with glass balustrade over part of the sitting room below. The partially vaulted ceiling above the sitting room area and partially coombed ceiling gives an added sense of space. A door leading to walk in loft area. Solid oak flooring. 2 Velux windows with built in blinds. NorDan double glazed tilt and turn window with curtain track and curtains above to front. Loft access hatch. Ceiling lights. Smoke alarm.

STUDY / BEDROOM 4 **3.09m x 3.84m**

Entered from the sitting room. Travertine tiled floor with underfloor heating. 2 NorDan double glazed windows to side with curtain track and curtains. Pendant ceiling light. Heatmiser underfloor heating controller.

CLOAKROOM **1.76m x 1.10m**

Entered from reception hallway. Cupboard housing manifold for underfloor heating. Ceiling light. Coat hooks. Travertine tiled floor. Door leading into:-

W.C. **1.76m x 1.63m**

White WC and Wash hand basin with tiled splash backs from wall to ceiling on one wall. Opaque NorDan double glazed window with roller blind above. Wall mounted mirror. Travertine tiled floor.

From the Main reception hallway a door leads into:-

KITCHEN / DINING ROOM **6.72m x 4.97m**

Bright and spacious contemporary open plan kitchen / dining room ideal for modern living with recessed ceiling spotlights. Travertine tiled floor.

Kitchen Area

Ample storage from a good range of high gloss Miele fitted kitchen units and Corian countertops with integrated 1 ½ bowl sink and drainer with stainless steel mixer tap above. Integrated Miele dishwasher. Integrated fridge and freezer beneath. Integrated Miele steam oven with plate warmer beneath (Please note that these have not been regularly used). Integrated electric single oven. Microwave. NorDan double glazed picture windows to front and rear with curtain track above.

A well-positioned central kitchen island with Corian countertops provides useful additional storage and preparation space with integrated Miele induction hob and stainless steel chimney extractor hood above.

Dining Area

Generous dining area benefits from an abundance of natural daylight. Built in Oak effect Miele fitted sideboard. Wall shelving. Ceiling light above dining area.

From the kitchen area a door leads into:-

REAR HALLWAY **1.18m x 9.14m widens to 1.93m**

Located at the far end of the property providing access to all three double bedrooms, utility room and garden. Floor to ceiling windows providing ample natural light with sliding doors leading out to the walled garden. Smoke alarm. Heat sensor. Recessed ceiling spotlights. Travertine tiled floor.

UTILITY ROOM **4.60m x 1.20m lengthening to 3.65m x 1.96m**

Good sized utility and laundry room with number of fitted kitchen units providing useful additional storage. Butcher block wooden work surfaces. Stainless steel 1 ½ bowl sink with drainer. NorDan double glazed tilt and turn windows to front with curtain track above. Space for washing machine. Space for under counter tumble dryer. Wooden clothes pulley. Floor to ceiling built in cupboards with shelving. JSB fire alarm control panel. Coat hooks. Recessed ceiling spotlights. Travertine tiled floor. Wooden door leading out to front garden.

2 walk in cupboards

Two large walk in cupboards. Housing electric fusebox and switch gears for fire alarm and heat pump. Electric meter. Ceiling light. Travertine tiled floor. Hot water tank.



BEDROOM 1 WITH ENSUITE 3.63m x 2.96m

Bright side facing double bedroom with NorDan double glazed tilt and turn window overlooking the side garden. Large built in wardrobe with mirrored doors and hanging rail and shelving. BT telephone point and TV aerial point. Wall lights. Loft access hatch. Travertine tiled floor. Door opening into:-

ENSUITE 1.69m x 1.15m widening to 2.02m

Suite of white wash hand basin and W.C. Walk in shower cubicle with mains shower above. Dimplex wall mounted fan heater. Opaque double glazed window to side with roller blind above. Chrome bathroom fittings. Wall mounted mirror. Tiled from floor to ceiling on one wall. Recessed ceiling spotlights. Travertine tiled floor.

BEDROOM 2 WITH ENSUITE 3.04m x 2.76m

Further side facing double bedroom with NorDan double glazed window overlooking the side garden. TV aerial point. Built in wardrobe with mirrored doors and built in shelving and hanging rail. Wall light. Travertine tiled floor. Door opening into:-

EN-SUITE 1.68m x 1.65m narrowing to 0.78m

Modern shower room with suite of white wash hand basin and W.C. Large walk in wet room style walk in shower with floor to ceiling shower screen and Electric Mira shower above. Wall mounted bathroom cabinet. Dimplex wall mounted fan heater. Recessed ceiling lights. Travertine tiled floor.

BATHROOM 2.36m x 3.02m

Good sized family bathroom with suite of white wash hand basin, W.C, bidet and extra deep bath with waterfall mixer tap above. Tiled from floor to ceiling. Opaque glazed tilt and turn window with roller blind above. Dimplex wall mounted fan heater. Wall mounted bathroom cabinet. Towel rail. Wall mounted mirror. Recessed ceiling spotlights. Travertine tiled floor.

MASTER BEDROOM SUITE 4.97m x 3.62m

Bright spacious master bedroom suite with ample natural light from large dual aspect picture windows to side and rear overlooking the garden with curtain tracks. Travertine tiled floor with underfloor heating. Ceiling lights. Wall lights. Doors opening into dressing area and En-suite.

**DRESSING ROOM 2.47m x 0.95m (front of wardrobe doors)**

Generous dressing area with a good range of built in wardrobes with both hanging rails and shelving with drawers beneath. Travertine tiled floor. Ceiling spotlights.

EN-SUITE 1.52m x 2.44m

Bright and airy ensuite with large walk in wet room style shower with glass shower screen to side and mains shower above. White wash hand basin and W.C. Tiled floor to ceiling. Recessed ceiling spotlights. Opaque glazed window to side with roller blind above. Dimplex fan heater. Wall mounted mirrored bathroom cabinet. Travertine tiled floor.

OUTSIDE**GARDEN**

Larchwood has a delightful walled garden which has been beautifully curated and nurtured by the current owner and is well stocked with a number of mature shrubs and perennials. Along the front of the property are a number of well-established Hellebores provide winter colour and interest through to early spring.

To the rear of the property within the main walled garden is a delightful Pyrus salicifolia Pendula and a number of older specimen roses including Chapeau de Napoleon; Mme Isaac Pereire; and Tuscany Superb. There are a number of well stocked fruit cages producing Redcurrants, blackcurrants and blueberries and a Galloway Pippin apple tree.

GARAGE 4.98m x 5.95m

Can be accessed from the front garden via a pedestrian door under cover walkway from the main house entrance. Concrete floor. 3 NorDan double glazed tilt and turn windows overlooking garden. 2 double fluorescent strip lights. Velux window. Electric up and over door.

Shed with Log Store.
Greenhouse.

BURDENS

The Council Tax Band relating to this property is G.

**ENERGY PERFORMANCE RATING**

The Energy Efficiency Rating for this property is a Band C.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, and waste pump discharging from Larchwood into the main drains 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/WILSM07-01





PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
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