



Coastguards House
Carsethorn | Dumfries | Dumfriesshire | DG2 8DS

FINE & COUNTRY

COASTGUARDS HOUSE



KEY FEATURES

Coastguards House is an impressive detached Victorian home set in an elevated plot with well-tended gardens, the bonus of fantastic sea views from many rooms, off street parking and a garage, and is just a few steps to the beach and the popular village pub.

The property enjoys retained period features but has been renovated to a high standard by the present owner and offers bright, flexible accommodation with double glazing and high-quality fixtures and fittings throughout.

The property offers two entrances, with the most regularly used entrance being approached from the gravelled courtyard. The door opens into a porch with cloaks area and modern shower room off, comprising WC, wash hand basin and Mira electric shower.

The kitchen/breakfast room is fitted with an excellent range of shaker style sage green units under granite worksurfaces, and integrated appliances include a slimline dishwasher, combi ovens, plate warming drawer and an electric hob. There are windows to the front and side elevations and skylights above, allowing plenty of natural light into this space, and ample space for a breakfasting table and chairs.

Located next to the kitchen is the reception hall, off which is a useful internal office/snug, with engineered oak floor, original stone fire surround and light wells. Also accessed from the hall is a cosy yet spacious sitting room, which enjoys an electric fire set in a tiled hearth and timber mantel, built in storage cupboards flanking the fireplace and an engineered oak floor. There is presently a Stiltz lift installed in this room, which rises to the front bedroom upstairs (this could be removed and sold on if not required by the next owner). A glazed door leads through to the fantastic living room/garden room, which runs the full depth of the house and is glazed on every elevation, giving views out to sea and over the garden. The attractive engineered oak floor continues in this room and there is also a feature double fronted wood burning stove, and direct access to the garden and rear courtyard via double doors.

The attractive original balustrade and carpeted stairs lead up to a bright landing, with large window giving views out to sea. Upstairs, three double bedrooms can be found. All bedrooms enjoy painted timber floorboards and large windows with great views, and the smaller bedroom boasts a wall of built-in wardrobes, while the spacious family bathroom comprises a double ended bath with handheld shower attachment, WC, wash hand basin, separate shower cubicle with mains shower and views to Criffel. .



























Outside

Coastguards House enjoys mature, well established and fully enclosed gardens to the front, side and rear, with a generous area of lawn, mature planting, deep flowering borders, and a paved patio. The garden enjoys the sun for much of the day, as well as fantastic sea views. A path leads down to a front gate, that gives access to the lane below and a quick route to the beach opposite. There is a 'hidden' paved patio to the front of the garden, which offers direct sea views and is an ideal spot for al fresco entertaining. To the rear of the garden is an enclosed fruit and vegetable garden with raised beds. In addition, there is a charming, sheltered courtyard with attractive tiled wall, paving slabs and a stone-built outhouse.

There is a generous garage with electronically operated roller door located in the courtyard and it is worth noting that Coastguards House owns the driveway and gives a right of access to the neighbouring properties.









INFORMATION

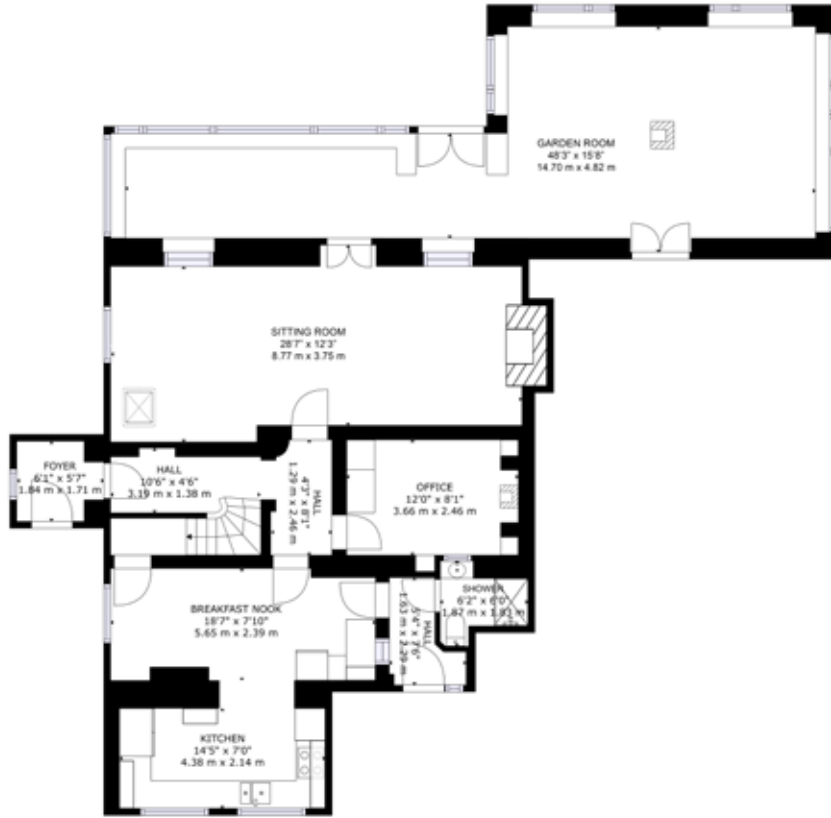
Services: Mains electricity and water, oil fired central heating and one double fronted wood burning stove. Mains drainage. Broadband – currently supplied by Sky. We advise anyone wishing to check the broadband speed to use the following website: <https://checker.ofcom.org.uk/>

Local Authority: Dumfries & Galloway Council – Council Tax Band G.
EPC: E

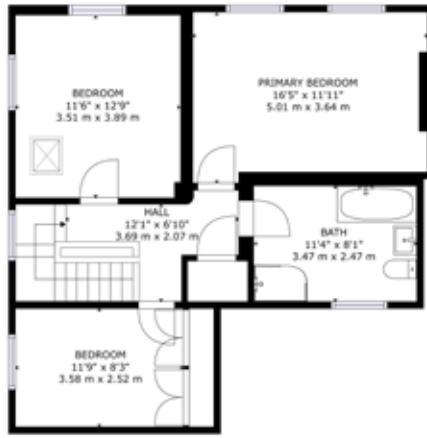
Home Report: A copy of the Home Report is available on request from Fine & Country South Scotland.

Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country South Scotland by email to southscotland@fineandcountry.com

Viewings: Strictly by appointment with the sole selling agents, Fine & Country South Scotland.



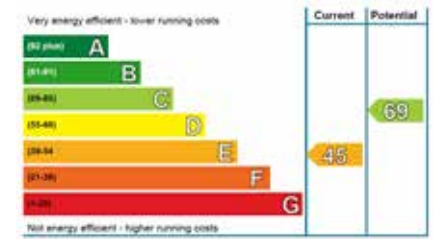
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1648 sq. ft, 153 m², FLOOR 2: 694 sq. ft, 65 m²
 TOTAL: 2343 sq. ft, 218 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





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