



Crookhill House
Colvend | Dalbeattie | Kirkcudbrightshire | DG5 4QA

CROOKHILL HOUSE





KEY FEATURES

- Impressive, detached architect designed home
- Uninterrupted countryside views
- High quality fixtures and fittings throughout
- Beautiful landscaped gardens front and rear
- Detached garage with carport and en-suite accommodation above
- Charming garden room

Crookhill House is a beautifully situated detached property set in well-tended garden grounds, with impressive views over the surrounding countryside.

Built in 2005, this bright and spacious home is in excellent condition throughout with high quality fixtures and fittings, to include attractive oak flooring, balustrade and skirting boards, integrated appliances to the kitchen, under floor heating and a lovely Clearview multi-fuel stove in the sitting room. The property is currently configured as a spacious three double bedroom house but has the footprint of a 4 bedroom property; it would be relatively easy to create a fourth bedroom from the generous landing on the first floor.

Set back from the road, the property is accessed via double wooden gates and a tarmac driveway, offering ample parking and turning, and culminating at the detached garage block.

Double hardwood part glazed entrance doors open into the vestibule, which in turn opens into the reception hall via an attractive part glazed door. The reception hall is spacious and welcoming, with oak flooring and carpeted staircase with oak balustrade rising to the first floor. There is an under-stair cupboard and the hall provides direct access to the sitting room, dining room, kitchen and cloakroom/WC.

The sitting room is a lovely, generous room that enjoys a triple aspect and a Clearview multi-fuel stove set within a feature brick-built fireplace. French doors open to the generous sunny patio to the front of the house. To the rear of the sitting room is a study; ideal for home working.

The dining room is located to the front of the house and features the attractive oak flooring, and lovely views over the front garden. Access to the garden is also gained via a set of French doors, while internal French doors open into the kitchen.

The kitchen is fitted with high quality cream units of German manufacture, with complementary marble effect worksurfaces and tiled splashback. There is a 1 ½ bowl sink and drainer complete with a waste disposal unit, and integrated appliances include electric ovens, dishwasher, and an electric hob with extractor hood over. There is space for an integrated fridge/freezer and a microwave, and there is ample space for a breakfast table and chairs. A door from the kitchen leads through to the utility room, which has a range of fitted cabinets, a sink and plumbing for a washing machine. A charming stable door opens out to the rear courtyard and garden.

The downstairs WC, comprising WC and wash hand basin, completes the ground floor accommodation.













The generous first floor landing is well lit via a Velux window and additional window to the front elevation. The landing offers the ideal space for reading or home-working, and enjoys views over the surrounding countryside, and provides access to the loft.

The principal bedroom enjoys fantastic views across to White Hill and is generously proportioned, with a fully fitted walk-in wardrobe and an ensuite shower room, comprising corner shower cubicle with mains shower, and a wash hand basin and WC set into a vanity unit. The remaining bedrooms are immaculately presented, spacious, and offer views to the surrounding countryside or over the lovely rear garden. The family bathroom comprises a bath with mains shower over, and a wash hand basin and WC set into a vanity unit.















OUTSIDE

Stunning landscaped gardens wrap around the property, and they enjoy the sun for the majority of the day. The garden is fully enclosed with a combination of stone wall, timber fencing and hedging, so ideal for children and/or pets. The present owners are keen organic gardeners and they have created a wonderful outdoor space. To the front of the property is an extensive paved patio with a thyme bed, ideal for al fresco entertaining. There is also an area of lawn, and deep flowering borders with specimen trees.

To the rear, there is a bespoke design water rill and several ponds, set in quartz pebbles. There are a number of raised vegetable beds, blueberry bushes, strawberries, apple and pear trees and a greenhouse, as well as an area of wild garden beyond. Beyond the rear garden fencing lies open woodland, which is filled with bluebells in the Spring.

You can enjoy the views of the rear garden from the shelter of the charming garden room, which is attached to the rear of the garage. This private, quiet space offers a cool retreat in the summer months and is also an ideal spot for entertaining.

The detached garage has an electronically operated roller door, with power and light. There is an attached covered carport and an integrated garden store. Above the garage is a fantastic open plan studio, suitable for a variety of uses such as a home office, additional guest accommodation or an art studio. There are windows to the front and side elevations and eaves storage. In addition, there is a modern en-suite, comprising walk in shower, WC and washbasin with daylight provided by a Velux window.





Local Area

Crookhill House is within close proximity of Rockcliffe and the Solway Coast in South West Scotland, yet is still within easy reach of facilities in the nearby sailing village of Kippford, Dalbeattie, Castle Douglas and Dumfries. The coastal footpath to Kippford can easily be accessed from Sandyhills, Portling or Rockcliffe, all about a mile away, while Colvend's stunning 18 hole Golf course is close by.

Colvend is a charming village that offers a village shop and public hall, with access to the footpath to the Lochs and Dalbeattie Forest. A visiting Post Office service is available in the village three days a week. Colvend School supports the local community and the nearby town of Dalbeattie offers a number of amenities including secondary schooling, shops and cafes. From Dalbeattie, Dumfries is some 13 miles away, and offers a large range of facilities including a very good hospital and a university campus.

The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and a wide range of outdoor pursuits. The Solway Coast is popular with sailors and nearby Kippford has safe moorings.

Transport links to the area are very good. There is a main line railway station in Dumfries, and there are regular flights to the rest of the UK, Ireland and Europe from Prestwick Airport, which is about 1 ½ hour's drive to the north. Edinburgh and Glasgow can be reached in around two hours.



INFORMATION



Services: Mains electricity, mains water supply, full oil-fired central heating (underfloor heating throughout, with room thermostats, and new combi condensing boiler installed in Autumn 2023). Private drainage to Clargestor septic tank (registered with SEPA). Broadband currently supplied by Plusnet. We advise anyone wishing to check the broadband speed to use the following website: <https://checker.ofcom.org.uk/>

Fixtures and fittings: Certain contents may be available by separate negotiation. The ceiling light fittings in the dining room and principal bedroom are excluded from the sale.

Local Authority: Dumfries & Galloway Council – Council Tax Band F

EPC: C

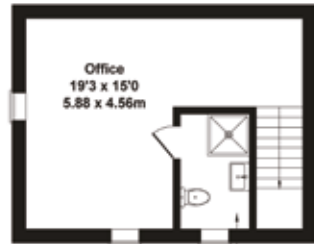
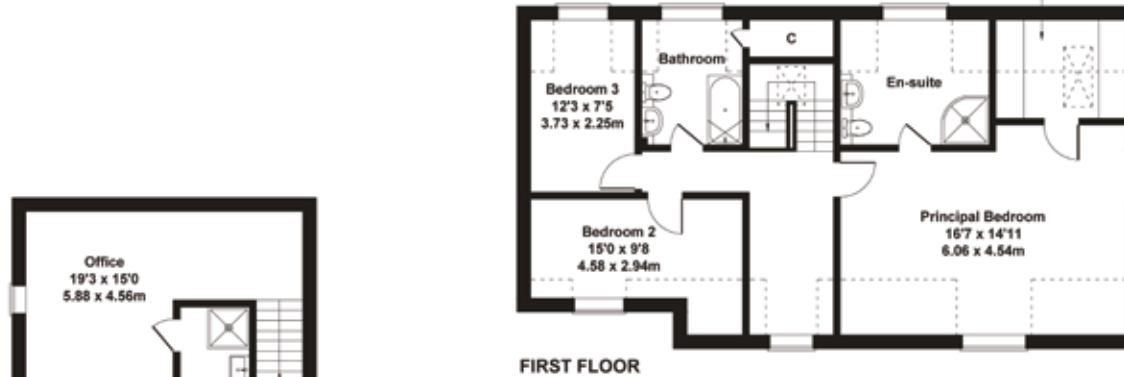
Home Report: A copy of the Home Report is available on request from Fine & Country South Scotland.

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

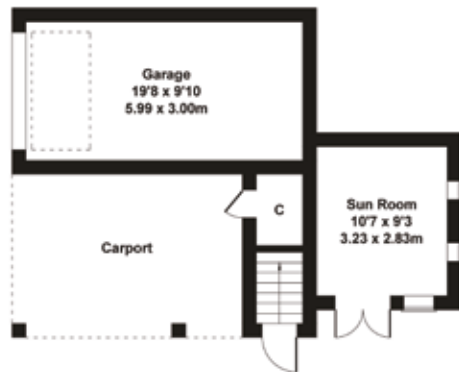
Viewings: Strictly by appointment with the sole selling agents, Fine & Country South Scotland.

Crookhill

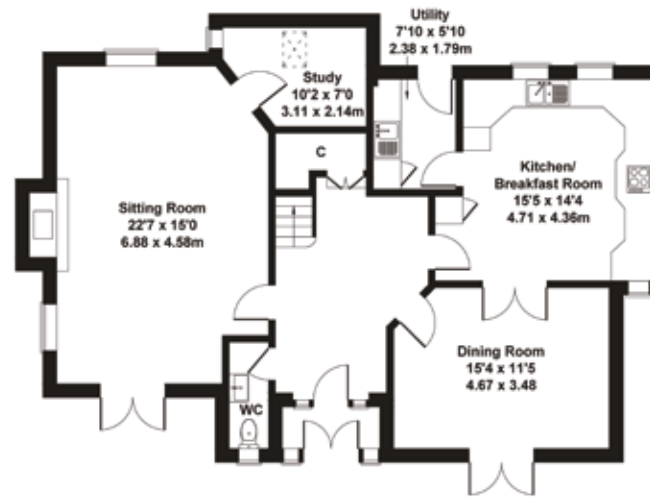
Approximate Gross Internal Area
 House = 1991 sq ft - 185 sq m
 Outbuilding = 635 sq ft - 59 sq m
 Total = 2626 sq ft - 244 sq m



OUTBUILDING FIRST FLOOR



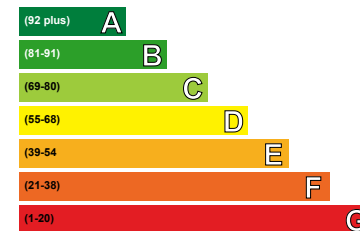
OUTBUILDING GROUND FLOOR



GROUND FLOOR

Not to Scale.
 For Illustrative Purposes Only.

Very energy efficient - lower running costs



| Current | Potential |
|---------|-----------|
| | 95 |
| 73 | |

Not energy efficient - higher running costs



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 18.03.2024





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