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Solicitors & Estate Agents

Barnholm, Borgue, DG6 4TP

Offers In The Region of £300,000



Beautifully converted detached 18th century barn set in a picturesque rural location. Deceptively spacious, this 2 double bedroom property will not fail to delight with surprisingly generous accommodation incorporating a large lounge, sizeable kitchen/diner/family room, conservatory and two modern bathrooms.

- Living Room
- Dining Kitchen
- Conservatory
- Two double bedrooms (one en-suite)
- Bathroom
- Enclosed garden
- Off road parking
- EPC Rating – D
- Council Tax Band – E

A glazed entrance porch opens into the hallway that offers a stained glass over-door feature and useful, large, built-in storage cupboard. This leads into the stunning kitchen/breakfast/family room that has cleverly been divided for both dining and kitchen use and is elevated by a lofty ceiling with exposed beams. The stylish and modern kitchen space is fitted with a selection of classic units, with a full length wall of on-trend matte cabinetry providing further storage space. There is an integrated oven, hob, industrial chimney hood, fridge, freezer and microwave with space for further appliances. The light tiled flooring runs from the kitchen with breakfast dining bar offset by statement pendant lighting, linking the space through to the family/dining area highlighted by a rustic stone wall.

Double oak glass panelled doors lead into the remarkably well appointed sitting room. This is generously proportioned featuring a wood burning stove, cool in the summer and cosy in the winter. The room is thoughtfully arranged to showcase the lofty ceiling and the original stone walls which are beautifully inset with seven stained glass designs allowing colourful light to stream into the room. French doors open to the conservatory which benefits from electric underfloor heating and idyllic garden views. Paired with the triple window aspect and glazed ceiling, this creates a particularly bright and airy living and dining space, ideal for quality family time.

The exceptionally bright and spacious master bedroom is complemented by neutral décor and fitted carpet, and abundant storage in the wardrobes fitted along one wall. The room benefits from a modern en-suite with walk-in shower enclosure, WC and wash hand basin. The second double bedroom is spacious and well-presented, with the addition of a built-in wardrobe. Smartly tiled, the family bathroom comprises of a shaped bath and electric shower over, WC and wash hand basin.

Outside, the gated entrance allows private parking for two or more cars. Neatly stone chipped and fully enclosed, the attractive garden offers a large shed and an appointed patio seating area. This is brimming with an array of mature shrubs and plants, with tree-lined views, perfect to while away long summery hours at your leisure.

Barnholm would be ideal as a getaway from it all holiday home, due to easy maintenance and friendly neighbours.

Borgue is a charming village set within rolling countryside and hills with a local pub and restaurant. Situated 5 miles south-west of Kirkcudbright and 6 miles south of Gatehouse of Fleet. The name Borgue is from Old Norse borg 'stronghold'. Kirkcudbright is an attractive harbour town with a rich history. Known as The Artists' Town, it is conveniently located 10 miles from Castle Douglas and 6 miles from the A75.

Services: Mains electricity and water. Septic tank drainage.

Postcode: DG6 4TP

Entry: By negotiation

Viewing: By appointment through **Cavers & Co**

Home Report: Available from **Cavers & Co**

OFFERS:-

Offers in the Scottish legal form should be lodged with the selling agents' Kirkcudbright office. Interested parties are strongly recommended to register their interest with the selling agents as a closing date for offers may be fixed.

NOTE:-

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of the contract.





