




# ‘Castlewigg Lodge’

Whithorn, Newton Stewart, DG8 8DL





Converted detached  
residential premises in a  
stunning location with  
surrounding open views.

Guide Price - £500,000



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Key Features:

- . Spacious family home
- . Traditional build
- . Biomass central heating
- . Five en-suite bedrooms
- . Flexible accommodation
- . Stunning views
- . Private driveway
- . Peaceful location
- . Set within its own generous plot









## Property description

A superbly presented detached property of traditional construction under a slate roof, located within a picturesque setting on the outskirts of the town of Whithorn, with outstanding views across the countryside looking over Wigtownshire. The property is set within its own generous area of maintained garden ground, with boundaries of dry-stone wall and fencing. The property is in good condition throughout with a full array of fine features to appreciate, including extremely well proportioned and bright accommodation, delightful internal finishings, biomass central heating as well as a mix of uPVC double-glazing, replaced wooden sash and case double glazed windows and original sash and case windows. The entrance vestibule leads into a spacious open hallway with hand crafted traditional staircase providing access to upper-level accommodation. The ground floor offers a cosy sitting room towards the rear with multi fuel stove, providing an outlook to the side enclosed garden as well as access into the dining kitchen. The dining kitchen has a walk-in pantry and access to a large utility/laundry room housing the biomass boiler, and outside access to side and rear gardens.

Castlewigg Lodge was once a hotel, now converted into residential premises. There are commercial elements throughout the property which include a large public room to the front of the property currently used as entertainment space, and a former bar room, with a stunning feature fireplace, currently used as a workshop. The property maintains a second commercial style kitchen, in which the current owners catered for B&B guests until 2018. Access to this kitchen is through the large public room or from the second hallway off the sitting room. There are two ground floor en-suite bedrooms, the master bedroom on the ground floor provides open access to the garden grounds through a double-glazed patio door, as well as benefitting from stunning views over the countryside beyond. There is a further large, bright reception room to the front of the property, currently set up as a pottery and art studio. There is also a further room on the ground floor currently used as an office/study.

The first-floor benefits from three en-suite bedrooms, and there is also a generous sized bathroom to accommodate the remaining two bedrooms. Access to the first-floor accommodation is either via the staircase at the front entrance or via a second staircase off the hall outside the sitting room. Castlewigg Lodge sits on a spacious plot of approximately one acre, benefits from a private driveway, as well as ample off-road parking to the front. There are various sheds and workshops outside. Viewing of this stunning property is to be thoroughly recommended.

Whithorn has long been a very popular retreat on Scotland's Southwest coastline, attracting many visitors and with access to a full range of outdoor pursuits including walking, fishing, bowling, and excellent golf courses. Local amenities include primary school, church, general and specialist stores, library, post office, hotel/restaurant, chemists and general practice healthcare. The surrounding area has also been noted for its sites of historical interest. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach, where there are further facilities for boating and sea fishing. Both have hotel/restaurants. The well-known Scottish National Book Town of Wigtown is only 8 miles distant and a wider range of facilities including larger supermarkets and secondary schools can be found in the market towns of Newton Stewart (17 miles) and Stranraer (30 miles)









# Accommodation

## Hallway

Spacious open hallway providing access to the ground floor accommodation with a staircase providing access to upper-level accommodation. Two central heating radiators (vintage), sash and case window and shutters and under stairs storage.

## Pottery/art studio

Large, spacious and bright studio at front of property with large original sash in case windows and shutters, providing an outlook to the front of the property. There are two central heating radiators and storage.

## Reception room

Towards front of property, large spacious, open plan dining area and reception room with sash and case window and shutters, as well as large French uPVC doors providing outside access to front patio. Three central heating radiators, original cornice plasterwork, access to rear commercial kitchen as well as access to bar workshop, and master en-suite bedroom.

## Commercial kitchen

Large commercial kitchen towards rear of property with floor and wall mounted stainless steel units, stainless steel sink with tap and built in pantry for storage, large sash and case window, Velux window for natural light, built-in extractor units and access through to living accommodation and side outside access.

## Master bedroom

Spacious double bedroom towards rear of property with feature fireplace (and woodburning stove), large double-glazed sash and case windows and shutters, wooden double glazed patio doors providing outside access. Two central heating radiators, original cornice plasterwork and access into en suite shower room.

## En suite

Fresh and modern en suite shower room with walk-in electric shower, toilet and wash hand basin of Victorian style, fully tiled walls, heated towel rail and built-in storage, extractor and sash and case window.

## Bar room/workshop

Spacious room towards front of property with original cornice plasterwork, feature fireplace and original woodwork. Currently used as workshop. One double glazed sash and case window and two original large sash and case windows, both with original shutters, two vintage central heating radiators, outside access to front of property, original feature fireplace currently housing a wood burning stove. Access to store.

## Store

Walk in store with concrete flooring, shelved units and double-glazed windows for natural light.

## Bedroom

Ground floor double bedroom with en suite shower room, central heating radiator, double glazed uPVC window and well as built-in storage.

## En suite

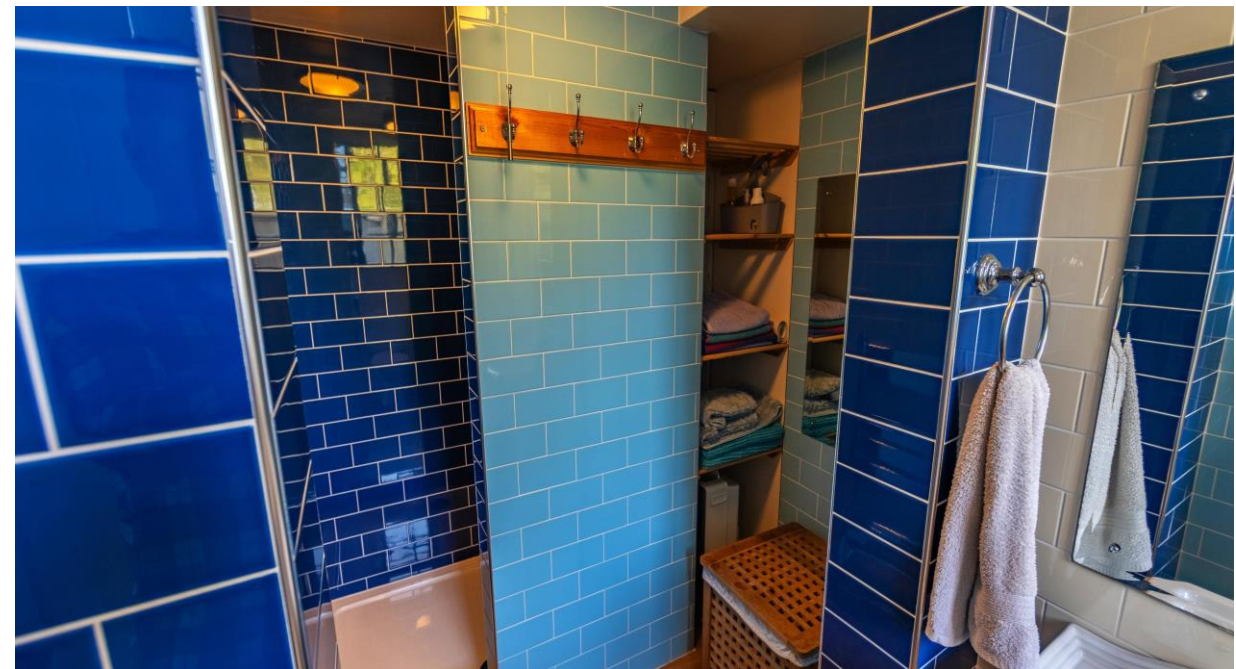
En suite shower room with shower cubicle, tiled walls, toilet and wash hand basin, radiator and built-in extractor fan.

## Sitting room

Sitting room towards rear of property with feature multi fuel burning stove, sash and case window and shutters, window seat with storage, central heating radiator and access to dining kitchen.

## Dining kitchen

Spacious open dining kitchen with floor mounted units, large sash and case windows to side and rear, window seat, breakfast bar with beech worktops, stainless steel sink with mixer tap, Belling double oven and seven burner gas hob (Calor gas) with built in extractor above, two central heating radiators, access to walk in pantry and rear utility/laundry room.





## Accommodation

### Utility

Large utility and laundry space with built in storage, housing biomass boiler and white goods, a large sash and case window, window seat and controls for heating and hot water.

### Study

Towards rear of property, currently used as an office/ study with central heating radiator, sash and case window, window seat with storage under.

### Landing

Split landing providing access to upper-level accommodation, two central heating radiators, small storeroom and two built in linen press cupboards.

### Bedroom

Spacious double bedroom towards front of property with double glazed uPVC window providing front outlook, central heating radiator and access to en suite bathroom.

### En suite

Spacious en suite bathroom with electric shower over bath, toilet and wash hand basin, central heated vintage towel rail and double-glazed uPVC window as well as built-in extractor.

### Bedroom

Spacious double bedroom towards front of property with double glazed uPVC window providing front outlook, central heating radiator and access to en suite bathroom.

### En suite

En suite bathroom with electric shower over bath, toilet and wash hand basin, central heating radiator with towel rail above and double-glazed uPVC window and built-in extractor.

### Bedroom

Single bedroom, heading towards rear of property with central heating radiator, double-glazed uPVC window and window seat.

### Bathroom

Generous sized family bathroom with electric shower over bath, built in extractor, toilet and wash hand basin, vintage central heating towel rail, built in storage cupboard housing hot water tank, and double-glazed uPVC window.

### Bedroom

Double bedroom, heading towards rear of property with built-in storage, double glazed uPVC window and central heating radiator.

### Bedroom

Spacious double bedroom at rear of property with double glazed uPVC window, central heating radiator and access to en suite shower room.

### En suite

Generous, modern shower room with walk-in shower with tiled walls, electric heated towel rail, double glazed uPVC window, Victorian style toilet and wash hand basin and built-in extractor fan.











Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches



















## NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout. Other items may be available through separate negotiation.

## GARDEN GROUNDS

Sat on a generous sized plot of around an acre, with own gated driveway into spacious off-road parking at front, grass and fruit trees to front of property with a pretty patio immediately in front. Maintained areas of grass and trees to the rear, with fruit bushes and raised beds for growing vegetables. Enclosed planted garden to the side, as well as outbuildings and sheds for storage.

## COUNCIL TAX

Band F

## EPC RATING

F(25)

## SERVICES

Mains water and electricity. LPG connection. Biomass central heating and drainage to septic tank.

## VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

## OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

