



**Solicitors & Estate Agents**

Tel: 01557 331217 [www.caversandco.com](http://www.caversandco.com)

## **THE CLEUCH, TWYNHOLM, DG6 4SD**

**Offers Over £360,000**



The Cleuch is a well presented, spacious cottage surrounded by beautiful gardens of just under an acre. A very attractive property in a stunning countryside setting, The Cleuch offers light and airy accommodation with a particular feature being the large picture window in the living room overlooking the gardens and countryside beyond. This charming property is ideally located for easy access to Kirkcudbright whilst enjoying an idyllic rural setting. A perfect family home or peaceful retirement retreat, The Cleuch is a type of property rarely available on the open market and represents an opportunity not to be missed.

The picturesque Artists Town of Kirkcudbright, on the Solway coast, is approximately two miles away and offers a vibrant cultural life, as well as a wide range of amenities including a health centre, cottage hospital, secondary schooling and swimming pool. The surrounding area is one of natural beauty and is popular with outdoor enthusiasts for walking, bird watching and fishing. Twynholm is situated just off the A75 Euro-route which gives easy access to the neighbouring towns of Castle Douglas and Dumfries to the East and excellent links to the M74 and M6 motorways and Glasgow (2 hours), Edinburgh (2.5 hours) and Prestwick Airport (1.5 hours).

## **Accommodation comprises:**

- Living Room
- Dining Room
- Kitchen
- Utility Room
- Four bedrooms
- Bathroom
- Shower room
- Expansive gardens
- Tandem garage
- Off street parking
- Council Tax Band - F
- EPC Rating – F (23)

### **Entrance Porch**

Hardwood door leads into Porch; tiled floor; window front; door leads into Dining Room.

### **Dining Room**

**5.38m x 5.90m (17'6 x 19'4)**

Spacious room with windows overlooking the garden; overlooking the Cleuch Burn and woodland to the rear of the property. Three Velux roof lights; access hatch with Ramset ladder to floored attic; hardwood flooring; two radiators; doors to Kitchen and Hall; steps up to Living Room.

### **Living Room**

**6.12m x 4.43m (20'1 x 14'5)**

Large bright room with windows on both sides and large picture window out to front; multi-fuel stove set in recessed slate hearth, vaulted ceiling with exposed oak beams; hardwood flooring; radiator.

### **Kitchen**

**2.70m x 3.27m (8'9 x 10'7)**

Excellent range of floor and wall units with display shelving; integrated electric oven; integrated electric hob with overhead extractor; integrated microwave; integrated dishwasher; composite sink and drainer; window out to side; tiled flooring; under counter lights; ceiling light.

### **Hall**

Four windows to rear; four Velux roof lights; radiators.

### **Utility Room**

Window out to rear; door out to rear; ceramic sink; coat hooks; shelving; plumbed for washing machine; wall mounted central heating boiler.

### **Shower Room**

**1.75m x 1.75m (5'7 x 5'7)**

Comprising WC, wash hand basin set in vanity unit and corner shower cubicle with integral shower; wall lights; shaver point; tiled walls; vinyl flooring; Velux roof light; radiator.

### **Bedroom 1**

**3.20m x 4.50m (10'5 x 14'7)**

Large bedroom with window out to front; two double built-in wardrobes with hanging and shelf space; built in drawers; internal window to Hall; two radiators; ceiling light.

### **Bedroom 2**

**2.50m x 4.51m (8'2 x 14'8)**

L-shaped with two windows out to front; built in double wardrobe with storage above; two radiators; ceiling light.

### **Bedroom 3**

**2.45m x 3.20m (8'0 x 10'5)**

Currently used as a dressing room; Velux roof light; radiator; ceiling light.

**Bedroom 4**

3.50m x 4.40m (11'5 x 14'4)

Large bedroom with window to front; radiator; ceiling light.

**Bathroom**

1.95m x 1.60m (6'4 x 5'2)

Comprising WC, wash hand basin and bath; part-tiled walls; vinyl flooring; circular window to rear; radiator; ceiling light.

**Outside**

Double wooden gates lead to tarmacked driveway leading up to tandem garage. The garage has power and light and has a lean-to workshop and glasshouse, the latter being accessed through the workshop.

Well maintained garden with beautiful, manicured lawn with colourful flowerbeds, shrubs and trees. A particular feature is the sun dial designed by George Higgs. Large vegetable beds to the rear of the garage. Wooden summerhouse and paved patio area to the side of the wooden gates.

Woodland area to the rear of the cottage with pathway down to the Cleuch Burn running through. Wooden bridges over the burn to access the other side.

Services: Mains electricity and water. Septic tank drainage. LPG central heating.

Postcode: DG6 4SD

Entry: By negotiation

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

Home Report: Available from [onesurvey.org](http://onesurvey.org)

**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.









