



Ashton, Tongland, Kirkcudbright, DG6 4LT

Offers in Region of £330,000

# Ashton, Tongland, Kirkcudbright, DG6 4LT

- Victorian five bedroom house
- Large kitchen with traditional oil fired AGA
- Large cellar with several rooms for storage
- Plenty of period features
- Outbuildings
- Requires upgrading
- Oil central heating
- Wrapping driveway
- 1.88 acres of grounds
- Short distance from the pleasant town of Kirkcudbright

Five bedroom Victorian house with 1.88 acres of amenity woodland, secret gardens and outbuildings situated only a short distance from the popular town of Kirkcudbright.

**Council Tax band:** G

**Tenure:** Heritable

EPC Energy Efficiency Rating: F



Ashton is a substantial, five bedroom Victorian house dating back to circa 1870s situated in a generous 1.88 acres of grounds with outbuildings ripe for conversion. This unique property was formally a fishing lodge and has retained many of its original features and although now requires refurbishment, has amazing potential to be a loving family home in a desirable part of Dumfries and Galloway.

### **The Accommodation**

The house is entered from the front driveway through double wooden glass paned doors into a bright and spacious sun room which enjoys pleasant views of the garden and is the perfect spot for reading and relaxing. Double doors open into a well-proportioned main reception hallway with doors leading off to all of the main ground floor accommodation. The sitting room features high ceilings with beautiful ceiling cornicing, a traditional Victorian fireplace with working open fire and dual aspect windows. All of the windows in the property are traditional timber sash with single glazing however the majority of the windows have been fitted with secondary glazing on the inside. The dining room is another wonderful front-facing reception room and also features a second fireplace with open fire. Another beautiful feature of this unique property is the stylish Victorian parquet flooring which is laid in both reception rooms and reception hallway.



The primary feature of the kitchen is the two plate, oil fired AGA which is still an excellent source of cooking. The kitchen is large and is currently fitted with a range of floor and wall kitchen units and present an excellent opportunity to modernise and redesign. There is plenty of storage available in the kitchen and hot water tank located next to the AGA. Outside of the kitchen is a useful pantry cupboard and door which leads to the cellar below. The property has previously been extended to offer additional rooms including a rear porch, office, utility area and single lavatory. The boiler is located in the utility area and there are a number of fitted cabinets for storage and power sockets for white goods. There is parking also available at the rear beside the outbuildings and the rear porch is also a commonly used access for the property.

A staircase with carpet runner and Victorian wooden handrail and iron banister leads to a split landing and the first floor accommodation. On the right you'll find two generous double bedrooms and family bathroom, with the front facing bedroom being the largest and featuring original wooden flooring. The family bathroom has tiled walls and is complete with bath with mains shower over, storage cupboard, wall mounted wash hand basin and WC. On the opposite side of the landing are three further bedrooms including a second large bedroom on the front which boasts dual aspect windows. All five bedrooms benefit from fitted wardrobes. The second family bathroom is also tiled and is complete with bath, separate shower cubicle (we understand this may not work), wash hand basin and WC. There is a separate WC adjacent to the bathroom.

Ashton sits in a generous 1.88 acres of grounds comprising of the main driveway, several large lawns, amenity woodland, underground bomb shelter, secret gardens with a variety of exotic plants, fruit trees and shrubbery, vegetable plot and growing section and outbuildings with sliding doors and power, currently used for storing wood and the other used as a workshop. The buildings may lend themselves for conversion subject to necessary planning consents. The trees provide a lot of privacy and Ashton can only be described as a hidden treasure. For buyers seeking a substantial property which requires refurbishment, viewings are highly recommended to appreciate everything this property has to offer.



## Location Summary

Set in the picturesque countryside just north of the popular harbour town of Kirkcudbright, the village of Tongland offers a rare opportunity to enjoy rural charm with easy access to modern amenities. This peaceful location is ideal for those seeking a quieter pace of life in the heart of Dumfries and Galloway, one of Scotland's most scenic and culturally rich regions. While enjoying a rural lifestyle, Tongland remains well-connected. The nearby A75 offers direct road access to Dumfries (approx. 25 miles), where rail services connect to Glasgow, Edinburgh, and Carlisle. The regional town of Castle Douglas is just a 10-minute drive away and offers additional shopping and schooling options. For wider travel, Glasgow and Edinburgh are each approximately 2 to 2.5 hours' drive, making Tongland a viable option for those seeking a weekend retreat or second home away from the city.

## What 3 Words

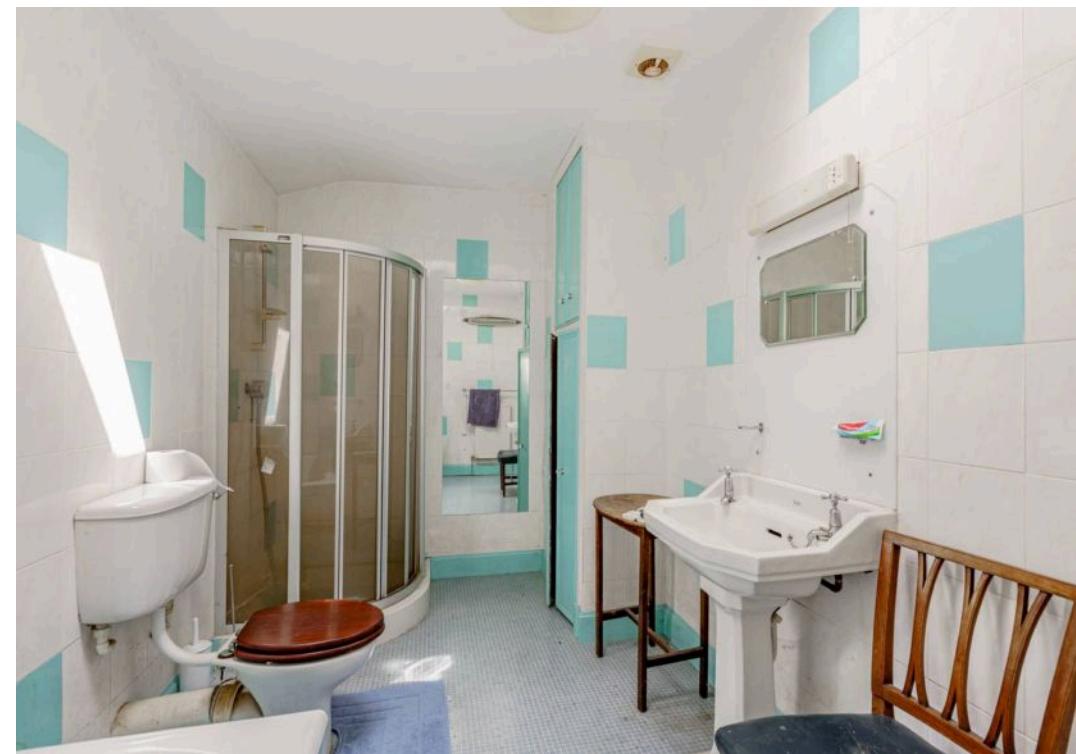
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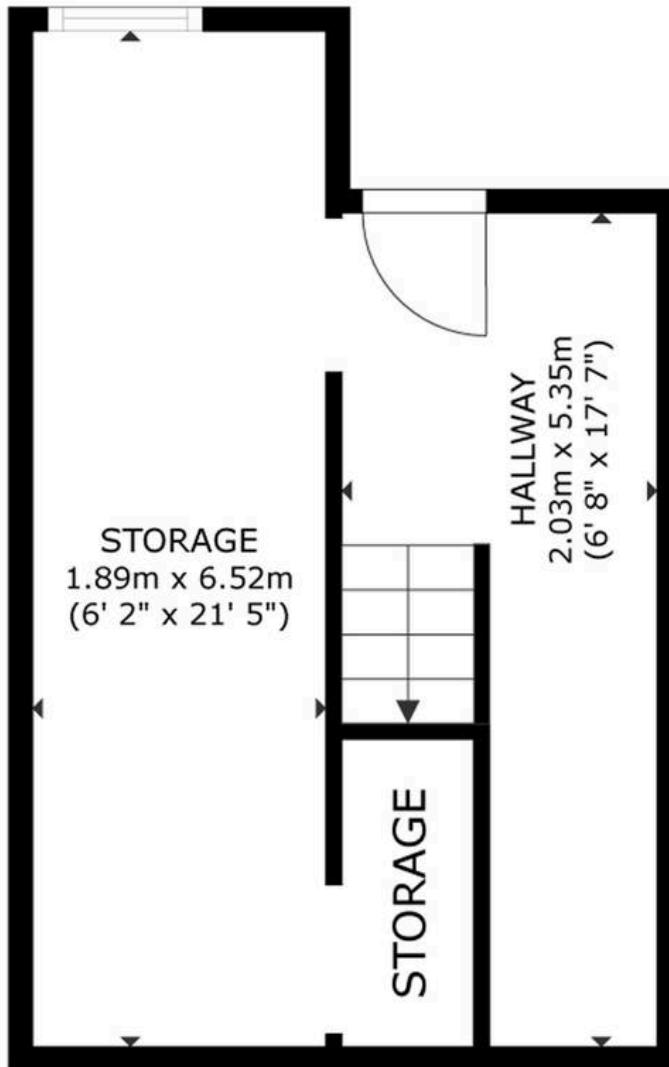






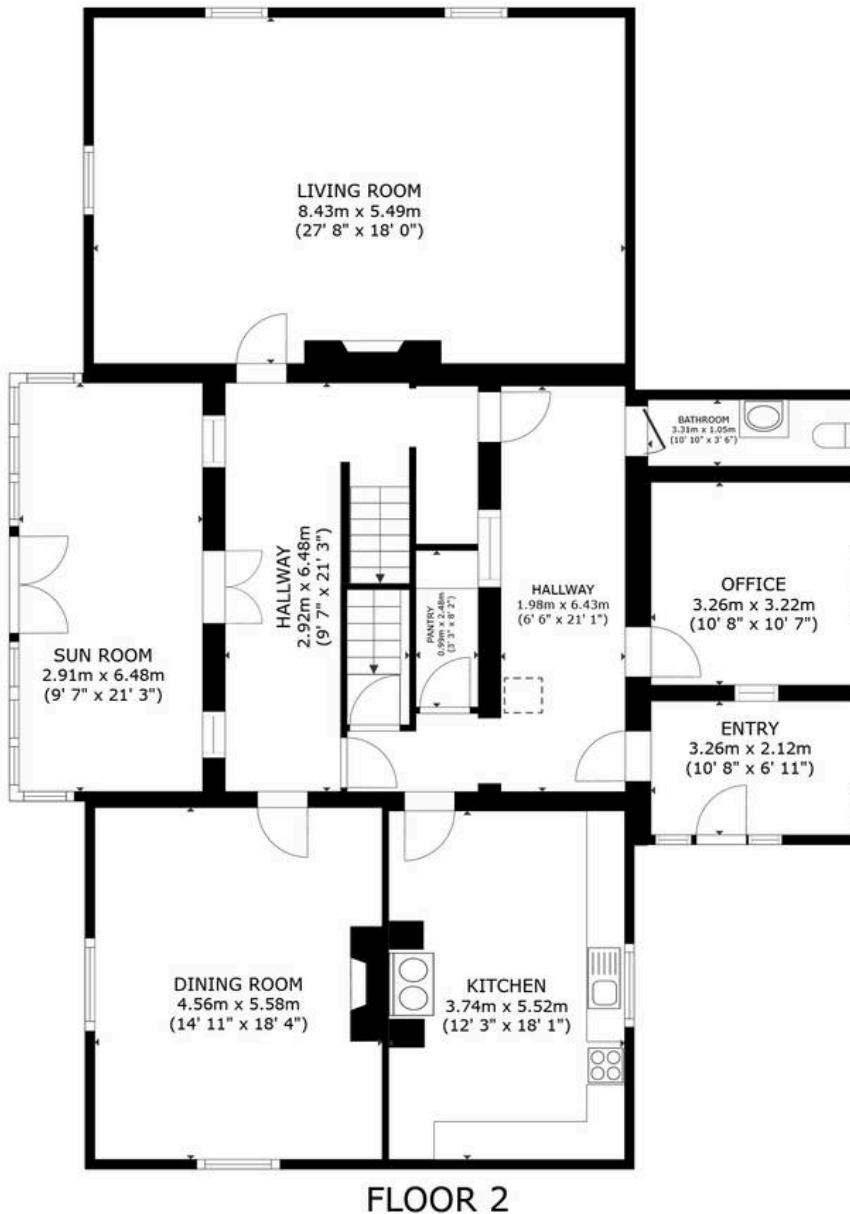






FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 23.7 m<sup>2</sup> (255 sq.ft.) FLOOR 2 185.0 m<sup>2</sup> (1,992 sq.ft.) FLOOR 3 133.5 m<sup>2</sup> (1,437 sq.ft.)  
TOTAL : 342.2 m<sup>2</sup> (3,684 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 23.7 m<sup>2</sup> (255 sq.ft.) FLOOR 2 185.0 m<sup>2</sup> (1,992 sq.ft.) FLOOR 3 133.5 m<sup>2</sup> (1,437 sq.ft.)  
 TOTAL : 342.2 m<sup>2</sup> (3,684 sq.ft.)  
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FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1 23.7 m<sup>2</sup> (255 sq.ft.) FLOOR 2 185.0 m<sup>2</sup> (1,992 sq.ft.) FLOOR 3 133.5 m<sup>2</sup> (1,437 sq.ft.)  
TOTAL : 342.2 m<sup>2</sup> (3,684 sq.ft.)  
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## General Remarks & Stipulations

**Tenure and Possession:** The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

**Matters of Title:** The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**Services:** Ashton is serviced by mains water supply, mains electricity, private septic tank and oil fired central heating.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

**Offers:** Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

**Local Authority:** Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. Council Tax Band G

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://facebook.com/cdrural) and Instagram on @cdrural.

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Lakeside Townfoot Longtown  
Carlisle CA6 5LY

[www.cdrural.co.uk](http://www.cdrural.co.uk)  
T: 01228 792 299 | E: [office@cdrural.co.uk](mailto:office@cdrural.co.uk)

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