




Smithy Cottage, Challoch,
Newton Stewart DG8 6RB



Detached traditional stone house, 1 mile from Newton Stewart in rural setting

Offers Over: £250,000 are invited

Smithy Croft, Challoch DG8 6RB



Key Features:

- . Detached house
- . Family sized accommodation
- . Oil central heating and wood burner
- . Spacious easily maintained gardens
- . Full UPVC Double glazing
- . 2/3 Bedrooms
- . 3 Public rooms including large Conservatory
- . Ample parking
- . Rural outlook



galloway & ayrshire properties



DESCRIPTION

This is a large stone built, detached house of traditional construction under Slate roof and extended to incorporate a large rear conservatory. The property is situated in extensive gardens with lawn to the front, small burn, gravelled parking area all the way round. Timber sheds, oil tank, concrete apron, lean to greenhouse and garage/wood store. Outside tap outside lighting The property has granite cornerstones and an outside light over the front door.

ACCOMMODATION

Entrance hall

1.97 x 4.02m with a UPVC DG door with leaded glass, larch panelling, cloak rail, meter cupboard with consumer unit, tiled floor, under stair storage, radiator. Carpeted stairs to the upper floor with wrought iron and timber balustrade

Kitchen Diner

3.56 x 4.14m two front DG windows fitted with roller blinds, larch panelling, range of base and wall cupboards in cream shaker style with chrome handles, glazed display cupboard, breakfast bar, drawer units. Space and plumbing for dishwasher, space for electric cooker, concealed extractor and power points. Marble effect splash back, one and a half stainless steel sink with mixer tap, tiled floor, radiator, telephone point, ceiling lights and heat detector. Glass panelled oak door through to

Utility room

1.92 x 2.52m with side DG window, larch panelling, oil fire central heating boiler, plumbed for washing machine, space for tumble dryer, worktops, power points, heating controls, clothes pulley, extractor, ceiling light, timber floor, radiator, opaque DG door to the rear. Recess with shelving, light and cloak rail.





Washroom

1.49 x 1.42m with opaque DG window, panelled wall, WC, washbasin and radiator. Extractor and light

Dining room

3.31 x 4.14m formal dining room with front DG window, deep sill, larch panelled walls, radiator, tiled floor, ceiling rose with light, small built-in cupboard. Access to Sitting room. Power points, double glazed French doors leading to

Conservatory

7.9 x 2.92 up to 3.62m large space with double glazed windows on three sides, open views over neighbouring farmland, patio doors leading to the rear, pv roof, larch panelling, power points and wall light

Sitting room

3.81 x 5.68m large sitting area with vaulted ceiling and feature beams, Velux windows, front and side DG windows with fitted vertical blinds, 2 radiators, feature granite mantle with recess housing the multi fuel stove on a stone hearth, tiled floor, power points, TV connections, ceiling mounted fan. French patio doors also connect into the large conservatory

Side Porch

Oak glass panel door, front DG window, opaque DG door to the rear tiled floor and the larch panelling, ceiling light and cloak rail.

Upper floor

Carpeted stairs to a half landing with radiator, part combed ceiling.

Bathroom

1.85 x 2.52m with opaque DG window, fully tiled walls, vinyl flooring, white WC, wash hand basin, corner shower cubicle, direct shower, extractor, ceiling light, shaver light, mirrored cabinet, wall mirror, wall shelf, chrome vertical radiator





NOTES

The property is in good order throughout with locally sourced and milled larch panelling throughout.

Certain additional items may be negotiated separately with the Vendors.

COUNCIL TAX

Band E

EPC RATING

C76

SERVICES

Mains electricity, water & drainage to septic tank. Oil fired heating.

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.

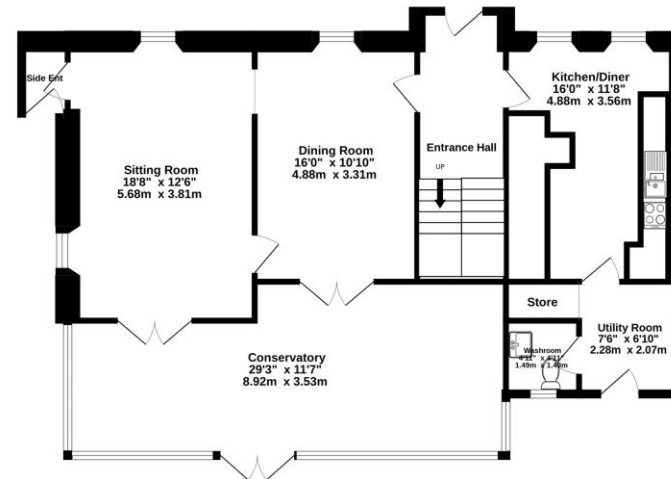
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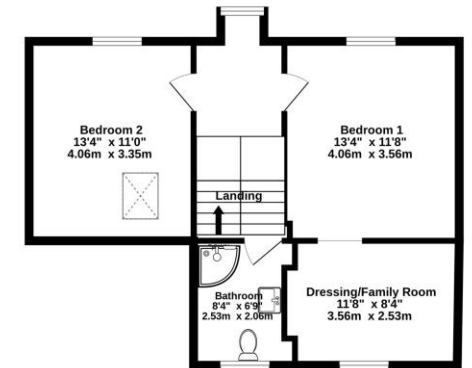
01671 402104 galloway@gapinthemarket.com



Ground Floor
1110 sq.ft. (103.1 sq.m.) approx.



1st Floor
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1645 sq.ft. (152.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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