



ROSEWOOD LODGE, TWYNHOLM, KIRKCUDBRIGHT, DG6 4NQ

PRICE: OFFERS OVER £350,000

Charming traditional 4 bedroom stone-built cottage set in approx. 1.5 acres of landscaped grounds on the tranquil estate of Valleyfield House, Twynholm, Kirkcudbright, Southwest Scotland.

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782

Rosewood Lodge

Charming traditional 4 bedroom stone-built cottage set in approx. 1.5 acres of landscaped grounds on the tranquil estate of Valleyfield House, Twynholm, Kirkcudbright, Southwest Scotland. Twynholm is just a short drive from the Solway coast (nearby Borgue 7.8 miles is designated as an area of National Scenic Interest) and approx. 4.2 miles from the picturesque Artist's town of Kirkcudbright which sits on the River Dee and is the only town on the Solway coast with a working harbour. Kirkcudbright offers many independent shops, supermarkets, cafes, restaurants, golf club, hairdressers, Tolbooth Art Centre, Harbour Cottage Gallery, as well as a monthly farmers market. It has a thriving Cultural scene especially in the realms of Art & Music. There is also a regular bus connection to Dumfries which gives onwards connections for buses and rail travel to both North & South of the country, the bus route also proceeds on into Stranraer via Cairnryan with ferry connections to Belfast.

The totally refreshed property benefits from modern double glazing, gas central heating and has many individual, delightful features. This property has the added benefit of an adjoining Annex which could perhaps be incorporated (subject to the usual consents) to form further living space if desired or otherwise could serve as a home office and store. There is also ample scope for further extension of the property onto the rolling parkland to the rear. Rosewood enjoys marvelous open rural outlooks on all sides and is a perfect haven of tranquility. Viewing is highly recommended.

The accommodation within Rosewood Lodge comprises:

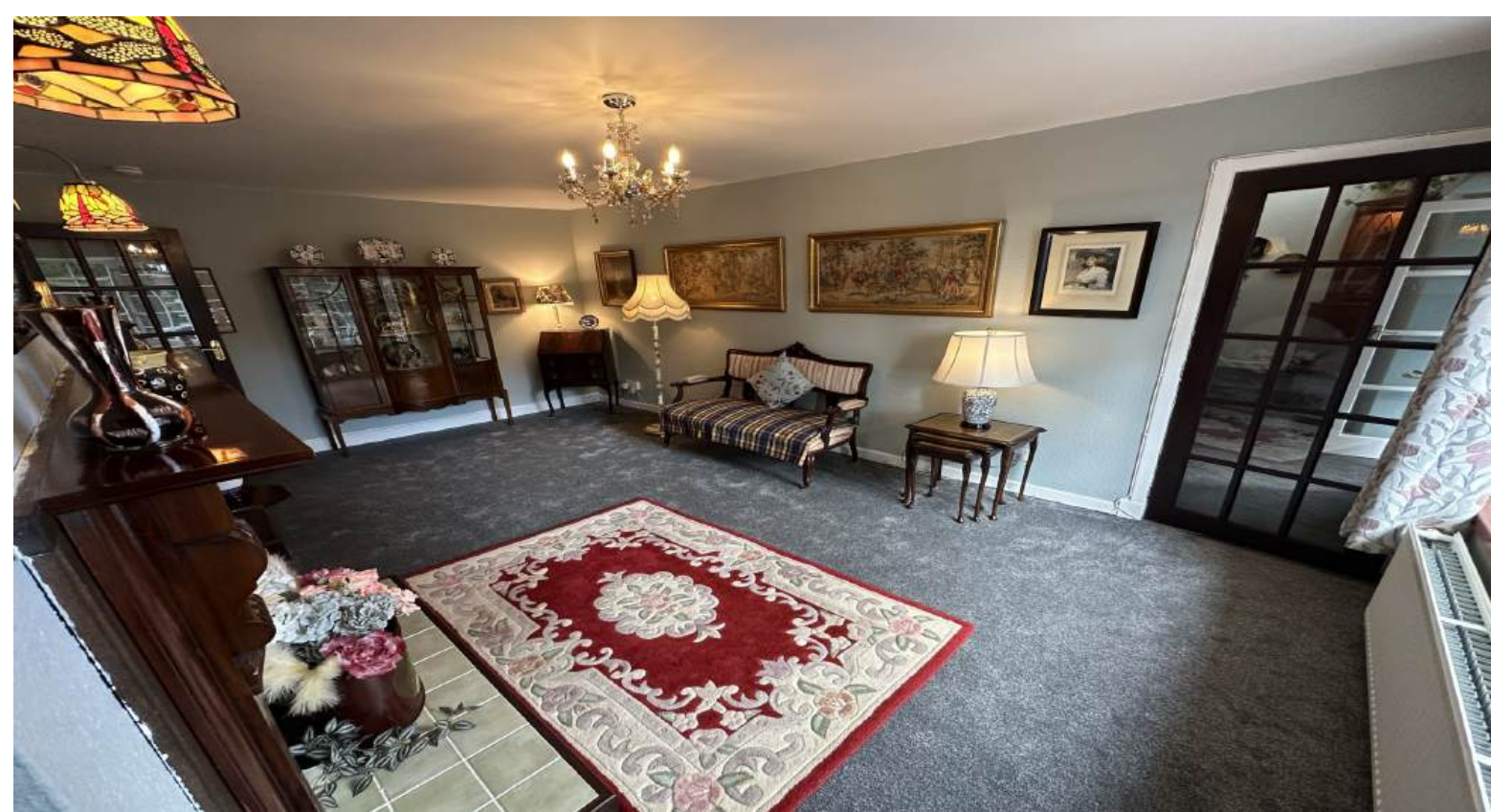
Ground Floor: Vestibule, Reception Hallway, Lounge, Kitchen, Bedroom 1 (which is currently used as a dining room), Bathroom with W.C., washhand basin and shower over bath.

First Floor: Bedroom 2, Bedroom 3, Bedroom 4. (N.B. Bedroom 2 is accessed through Bedroom 3)

Annex: Spacious front office space with store to the rear.

The gardens at the property are low maintenance, being laid to lawn with driveway which is part shared part private.





Room dimensions:

Vestibule	3.34m x 1.46m (approx)	Bedroom 2	3.42m x 5.68m (approx)
Hallway	2.59m x 1.91m (approx)	Bedroom 3	4.39m x 2.84m (approx)
Living room	5.30m x 3.42m (approx)	Bedroom 4	2.81m x 5.91m (approx)
Kitchen	2.10m x 3.43m (approx)	Bathroom	1.91m x 2.60m (approx)
Bedroom 1 (presently used as a Dining Room)	2.94m x 3.51m (approx)		
Annex comprising:	Office 3.25m x 5.00m (approx)	Store	1.67m x 5.00m (approx)

EPC— D

Council Tax Band— C

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316.

The Home Report can be accessed via our website www.primroseandgordon.co.uk or by emailing us at property@primroseandgordon.co.uk









Rosewood Lodge, Twynholm, Kirkcudbright

Ground Floor



This plan is for illustrative purposes only and may not accurately represent the property. The plan is not to scale.

Rosewood Lodge, Twynholm, Kirkcudbright

Upper Floor



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SERVICES

1. Electricity
2. Mains Gas
3. Mains Water
4. Drainage/Sewerage is to a Private Septic Tank within the curtilage.

OFFERS

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.

Directions:

Take the A75 towards Stranraer. At Tarff Valley Buildings on the left hand side, turn sharp right towards Barcaple, follow the road around the bend and take the 4th turn on the right hand side onto the private road. Follow the private road then fork to the left hand side where you will see Rosewood Lodge.

Date of Entry — Early entry can be granted.