



RIVER VIEW COTTAGE
KIPPFORD



RIVERVIEW COTTAGE, KIPPFORD

An immaculate four bedroom villa with wonderful views of the Urr Estuary and countryside beyond.

Dalbeattie 4 miles ■ Castle Douglas 10 miles
Dumfries 18 miles ■ Carlisle 51 miles

- 3 reception rooms. 4 bedrooms
- Beautifully refurbished throughout
- Stunning open plan kitchen/dining
- Office/Bedroom 4 with balcony
- Large landscaped garden with estuary views
- Double garage

Offers Over £700,000

Galbraith

Castle Douglas
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SITUATION

River View Cottage sits within an exclusive quiet residential area on the edge of Kippford, overlooking the Urr Estuary and the countryside beyond. Kippford has beautiful coastal walks, a nature reserve and superb forest trails, all of which can be accessed on foot from River View Cottage. There are two inns (serving meals and local ales), the RYA award-winning Solway Sailing Club, a cafe/gift shop, a village hall which serves as a thriving community hub, an RNLI station, 9 hole golf course with tea room, and a pottery. The village of Colvend, just 2.5 miles along the A710, is home to an excellent village store, cafe, an 18-hole golf course, and the highest-rated primary school along the Solway Coast. The nearby town of Dalbeattie has a useful range of shops, cafes, hotels, restaurants, veterinary services, primary and secondary schools, health centre, solicitors, garden centre and a park. The Dalbeattie forest offers yet more walking trails and 7Stanes mountain biking for cycling enthusiasts. Castle Douglas, a market town known as Dumfries and Galloway's Food Town, has in addition, many independent retailers, a thriving livestock market, and a 9-hole golf course. The regional capital, Dumfries, (around 18 miles east) provides a wider range of services including a major hospital, Dumfries and Galloway Royal Infirmary. The town, once the home of the National Bard Robert Burns, is now home to the Crichton campuses of Glasgow University and the University of the West of Scotland.



DESCRIPTION

River View Cottage has been completely refurbished over the last two years by the current owners to form one of the finest examples of a property in walk-in condition. Set in a large landscaped south-facing plot, this welcoming home features a fabulous open plan kitchen and dining room, with plenty of room for a living area between. The heart of the home, the kitchen is chic and well thought out to include built in dishwasher and fridge as well as a range cooker, and has light flooding in from the windows and patio doors which open onto the paved area and rockery garden behind. The dining room has a generous bay window to the front adding to the light and airy feel, whilst taking in estuary views. There is a generous rear hallway and utility room with built in floor and wall units, along with a cloakroom WC. The house is ideal for entertaining having two spacious formal reception rooms. The sitting room has windows to the front and a wood-burning stove set into a modern fireplace with floating timber mantle and polished slate hearth. The spectacular triple aspect drawing room has French doors to the front leading to a verandah, fireplace with electric flame effect fire, and useful built-in low level storage cupboards below the rear windows, with bookshelves either side.

Upstairs, accessed by two staircases giving versatility of layout, there is plenty of room for family and overnight guests. The attractive master bedroom has built-in wardrobes and an elegant en-suite contemporary shower room. Two further spacious double bedrooms are complemented by a stunning front facing room with glazed doors out to a covered balcony, the perfect place to start your morning with coffee whilst enjoying the view over the estuary. It is currently used as an office with sitting area, but could equally be a fabulous bedroom. The middle of the first floor forms a lovely open area with built-in cupboards which would make an ideal study area or generous reading nook. A family bathroom and a further shower room complete the accommodation.

All in all this property is a rare opportunity to acquire a truly versatile and 'turn-key' family home in a popular coastal village.

ACCOMMODATION

Ground Floor: Entrance Hall. Kitchen/Living/Dining Room. Sitting Room. Drawing Room. Rear Hall. Utility Room. WC.

First Floor: Master Bedroom with en-suite shower room. 2 Double Bedrooms. Office/Bedroom 4. Bathroom. Shower Room. Study Landing Hatch to large floored attic space, accessed by telescopic aluminium loft ladder

GARDEN

The garden at River View Cottage is ideal for outside entertaining having several patio areas including a large patio to the side with plenty of room for garden furniture, barbeque and outdoor dining table etc. Beyond this is a raised bed, greenhouse and block built garden store. A smaller circular patio is positioned towards the top of the lawn to the rear to make the most of the estuary views, an ideal spot to relax with a glass of something chilled on a summer's evening. To the rear, a paved area suitable for further outside seating and entertaining wraps across the back of the house and can be accessed from the rear patio doors and back door. Behind this area and to the side rises a striking rockery which is planted with various shrubs and plants, with steps leading up and through to the large lawned area bound by hedges and with a number of mature trees and shrubs. To the front of the house is a paved terrace in three sections including a verandah in front of the drawing room sheltered by the balcony above. Large borders and an attractive rocky outcrop with small grassed sections to the front boundary plus a small woodland area complete the garden. A large double garage/workshop of c51m² sits to the right of a generous driveway, which provides parking for several cars.







SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
River View Cottage	Mains	Mains	Shared Septic Tank system	Freehold	Oil CH	Band G	C70

DIRECTIONS

From Dalbeattie, take the A710 Solway Coast road. After approximately 3 miles take the right hand turn signed Kippford. After Barnbarroch Golf Club (about ¼ mile) turn right. The road forks immediately, take the left fork and continue along the single track road for a few hundred yards. Carry straight on where the road forks again. River View Cottage is the next house on your right.

POST CODE

DG5 4LG

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: reverted.slang.beads

SOLICITORS

JHS Law
8 Bank Street
Dumfries
DG1 2NS

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

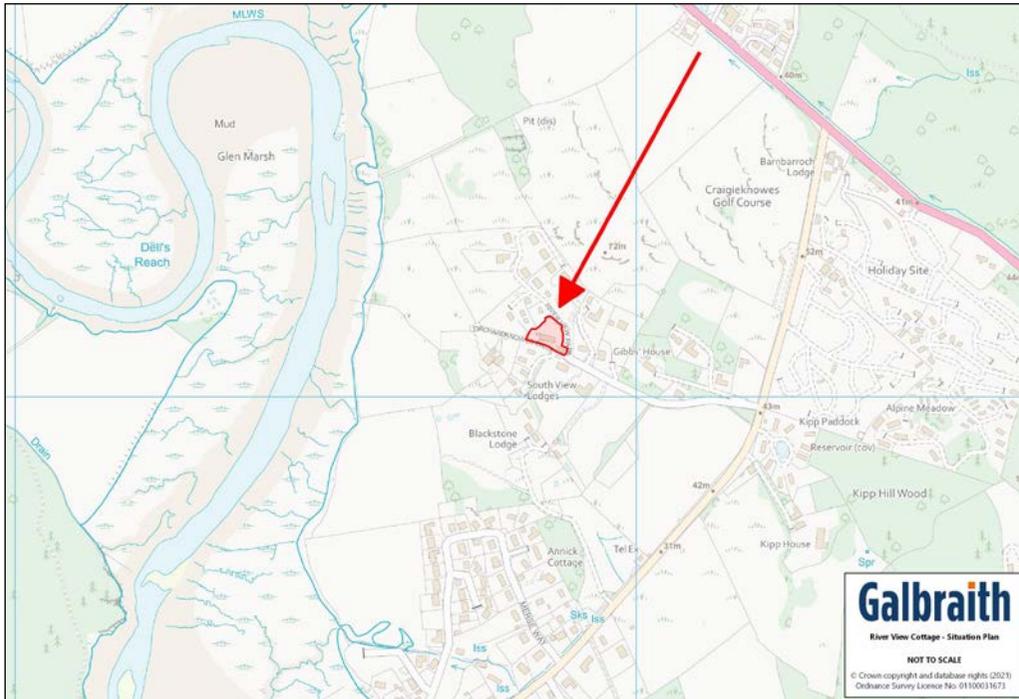
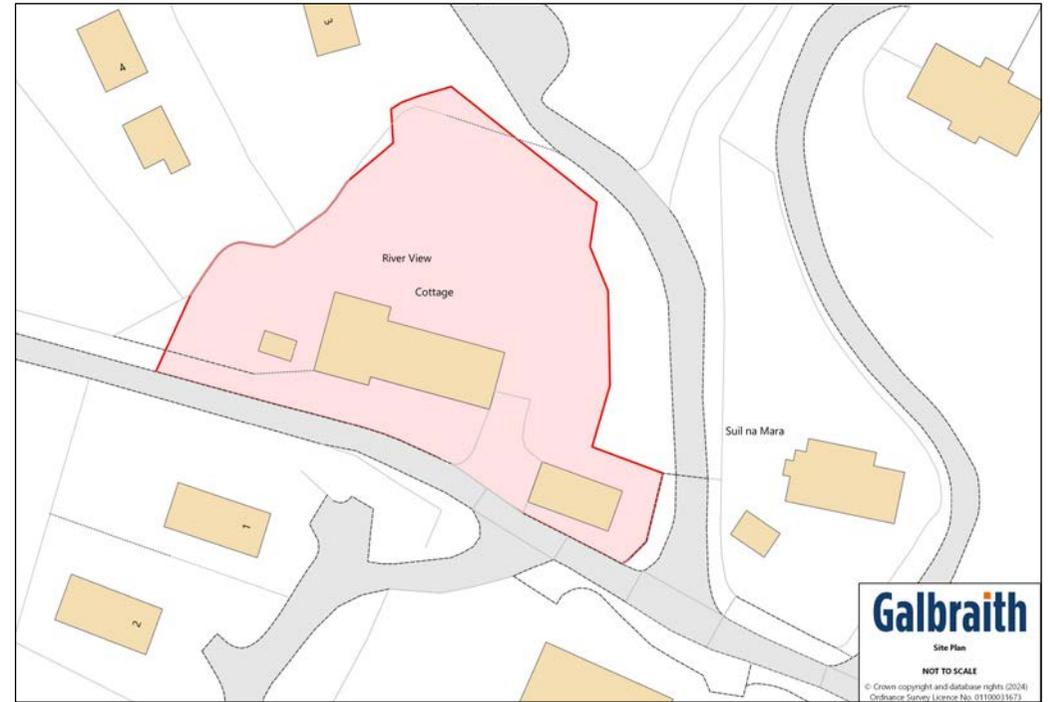
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.



IMPORTANT NOTES

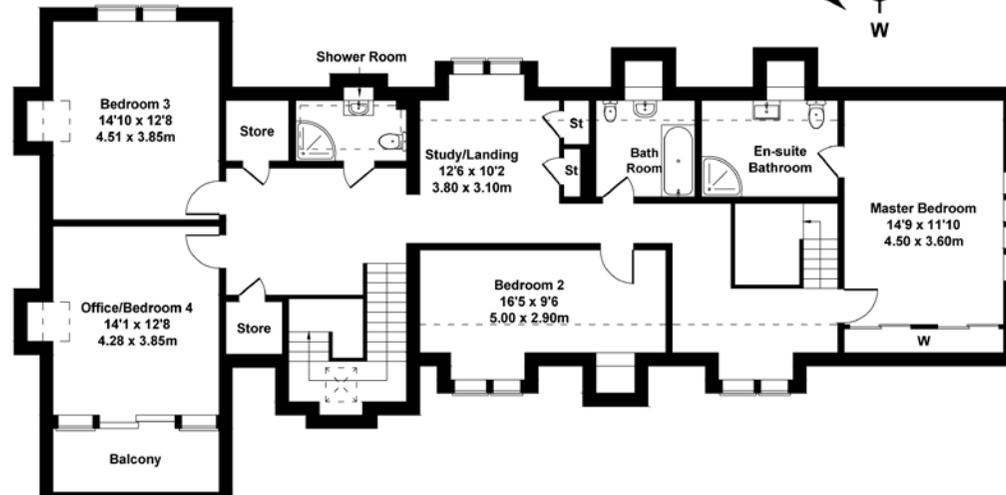
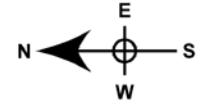
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.





River View Cottage, Kippford, DG5 4LG

Approximate Gross Internal Area
3638 sq ft - 338 sq m



FIRST FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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