

Galbraith



THE THORN

2 MAIN STREET, TWYNHOLM, KIRKCUDBRIGHT



THE THORN, 2 MAIN STREET, TWINHOLM, KIRKCUDBRIGHT

Attractive period home in appealing edge of village location.

Kirkcudbright about 3.5 miles ■ Gatehouse of Fleet about 6 miles
Castle Douglas about 8 miles ■ Dumfries 26 about miles.

Acreage 1.06 acres (0.4 hectares)

Offers Over £410,000

- 3 reception rooms. 3 bedrooms. Sun room.
- Beautiful family home
- Extensive garden grounds
- Detached garage
- Peaceful edge of village location

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com





SITUATION

The Thorn sits in an attractive site on the edge of the village of Twynholm which provides a primary school, church, garage/filling station, hotel/pub and is on major bus routes being immediately accessible to the A75 euro-route. Just outside Twynholm is The Cocoa Bean, a tourist attraction chocolate factory including both indoor and outdoor children's play areas.

A wider range of amenities and services are available in the nearby towns of Kirkcudbright, Gatehouse of Fleet and Castle Douglas. The harbour town of Kirkcudbright, also known as Scotland's 'Artists' Town', is very popular with tourists, particularly in the summer months with a range of festivities and events including an annual Arts and Crafts Trail, Jazz Festival and a popular farmers market which runs throughout the year. The town provides a range of services including two small supermarkets and individual specialist shops, parish church, museum, library, doctor's surgery, optician, bank, veterinary practices, swimming pool, tennis courts, bowling green and primary and secondary schools. The harbour is a main feature in the centre of the town, and there are delightful riverside walks plus the renowned 'blue-flag' marina providing excellent sailing facilities. The nearby market town of Castle Douglas also has a good range of shops, and other services and is designated Dumfries and Galloway's 'Food Town'. The regional capital of Dumfries offers a wider range of shops, retail outlets and services including the Dumfries and Galloway Royal Infirmary and the Crichton Campus providing further education courses and railway station.

The Southwest of Scotland is well known for its mild climate, attractive unspoilt countryside and abundance and diversity of its recreational and sporting pursuits such as shooting and stalking and trout and salmon fishing on the region's numerous rivers and lochs. There are water sports and



sailing on nearby Loch Ken along with excellent hill walking in the nearby Galloway Hills and cycling along some of the numerous cycle routes together with nationally renowned network of mountain biking routes in the hills and forest parks making up the Seven Stanes centres. The Galloway Forest Park well known for its beauty and tranquillity is also recognised as Britain's first Dark Sky Park and affords astronomers phenomenal views of the stars with a newly opened Observatory. For golf enthusiasts there are several courses within a short driving distance including Championship course at Southernness on the picturesque Solway Coast.

Communications to the area are very good with railway stations in both Dumfries and Lockerbie. The M74 motorway is accessible at Moffat and Lockerbie, allowing easy access north and south. Prestwick Airport is within easy reach and Glasgow and Edinburgh Airports with their international flights are around two hours drive. A daily ferry service to Northern Ireland operates with Stena Link from Cairnryan around 50 miles to the west, close to Stranraer.

DESCRIPTION

The Thorn provides a beautiful family home over two levels. Dating from the 1920s, the property sits with prominence in an attractive and extensive edge of village site. On the ground floor The Thorn boasts a large living/dining area, opened up via an archway, providing flexible reception and entertaining space for family and friends. Beyond is the Sun Room which provides a relaxing space to look out over the surrounding farmland and do some wildlife spotting, where a deer is a common visitor. A further Snug provides a more intimate reception space. Beyond is the Kitchen/Breakfast room with Utility room/Pantry adjacent and W.C. & Shower room beyond. The Kitchen provides the hub of the home with a Rangemaster (gas hob and double electric fan oven) at its

heart with a range of fitted floor and wall units and space for appliances. The kitchen is supported by the additional space of the adjoining Utility room. The Snug could easily adapt to a further bedroom, should a bedroom be required on the ground floor. Occupying the first floor is a Master bedroom including an en-suite shower room, a further two bedrooms of generous proportions, a dedicated Office and modern fitted Bathroom with a separate shower.

The Thorn offers flexibility of layout and could be adapted to suit the buyers specific needs. The property is served with Gas Central Heating and is fully double glazed throughout. It further benefits from roof mounted solar panels that provide quarterly payments by way of periodic meter readings. Also fitted externally is an Electric Vehicle Charging Point. A detached Garage/Workshop sits adjacent to the property with an up and over door as well as a door to the rear. A further shed and cellar, annexed to the house, offer additional storage space. A Summer House and deck provide a beautiful spot within the grounds to relax and enjoy the garden and its surroundings. The grounds are extensive with additional land being purchased in 2008 providing circa 1 acre allowing ample space for the new buyer to adapt to their specific requirements. The Thorn offers many desirable attributes and has been very well maintained by the current owner during their tenure.

Bedroom



Office



Ensuite Shower Room

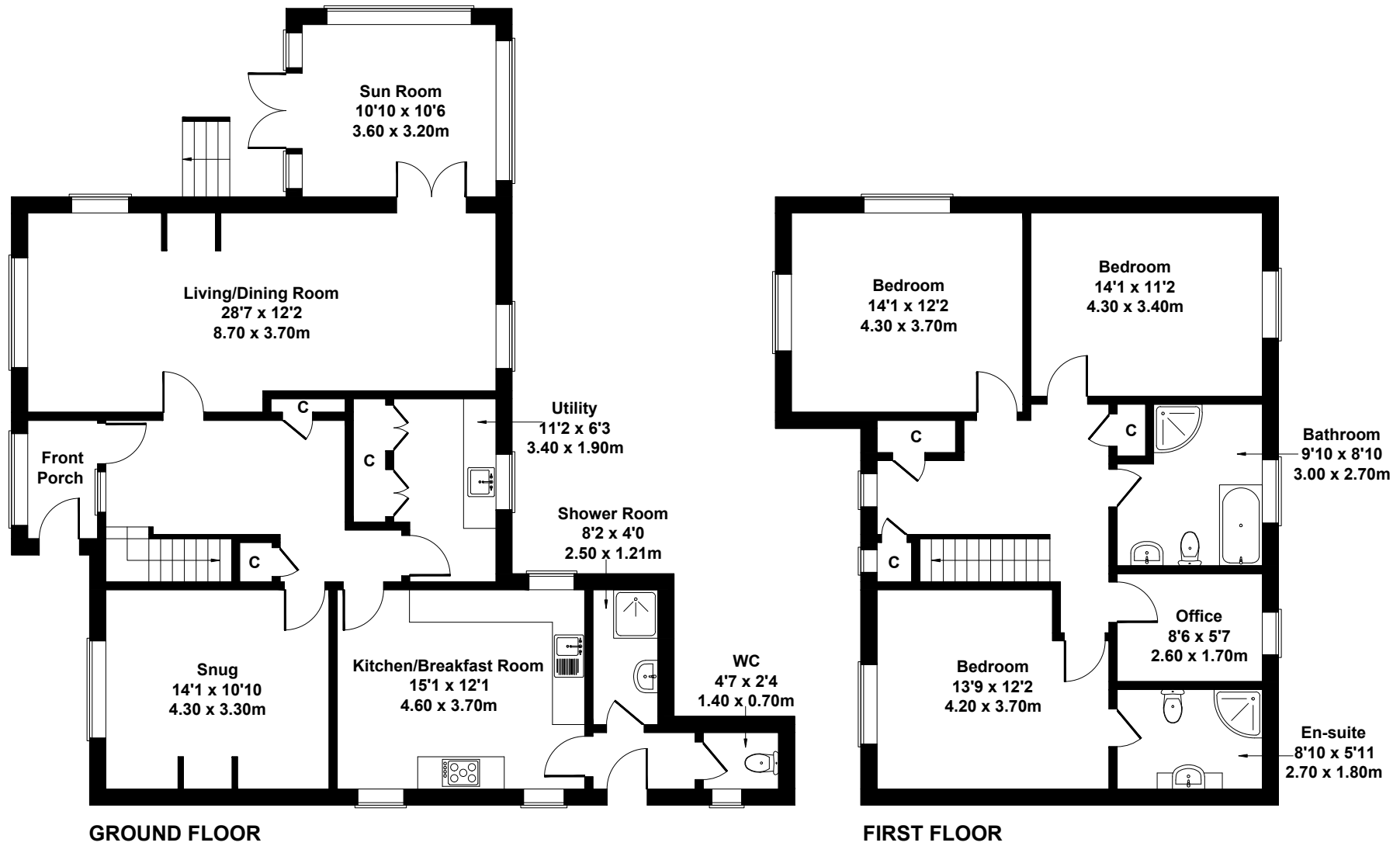


Bedroom



The Thorn

Approximate Gross Internal Area
2099 sq ft - 195 sq m



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.

ACCOMMODATION

Ground Floor:

Front Porch. Staircase Hall. Living Room. Dining Room. Sun Room. Snug. Kitchen. Utility Room. W.C. Shower Room.

First Floor:

Master Bedroom with En-suite Shower Room. Office. Bathroom with separate Shower. Two Bedrooms.

GARAGE (3.2M X 5.2M)

Up and Over door with pedestrian door to access from side.

GARDEN (AND GROUNDS)

The garden grounds extend to about 1 acre in all and are over various areas laid to lawn partnered with mature planting of a range of shrubs and small trees. A summerhouse with decking provides a beautiful garden retreat and a lower patio area an ideal place to dine al fresco and entertain family and friends. Beyond the patio, a large vegetable plot, Green House and Garden Shed are to be found. The grounds extending to the north could provide a small paddock, further space to 'grow your own' etc.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
The Thorn	Mains	Mains	Mains	Freehold	Gas Central Heating	Band G	E48

POST CODE

DG6 4NT

WHAT3WORDS

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

Fluctuate. Thrilled. Country.

SOLICITORS

Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ

LOCAL AUTHORITY

Dumfries & 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

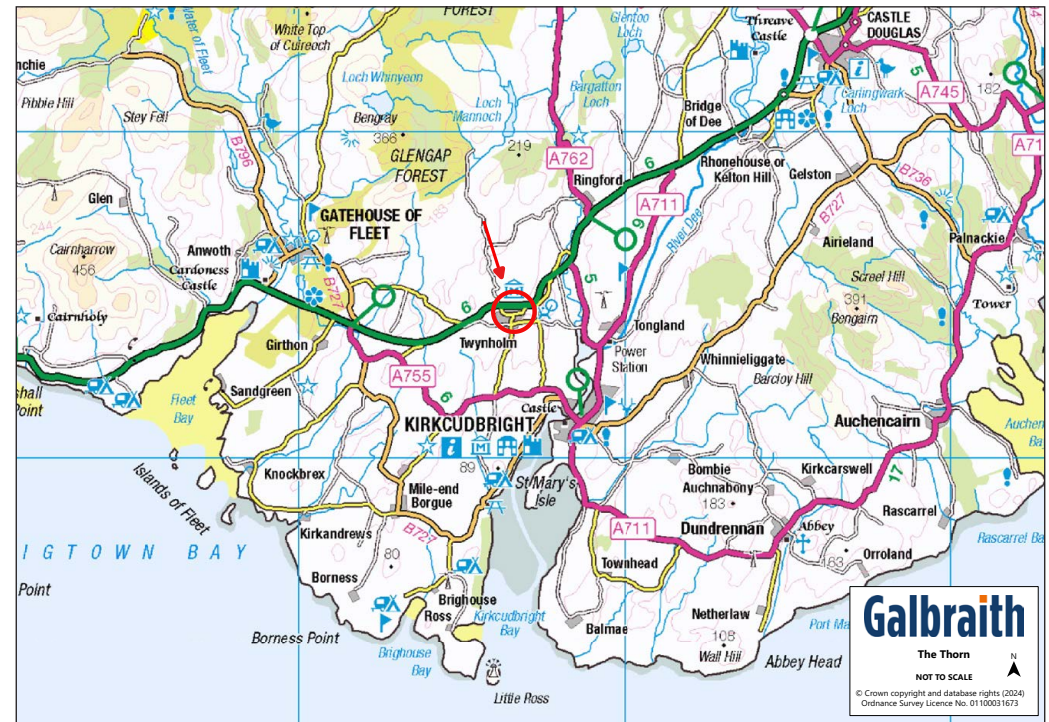
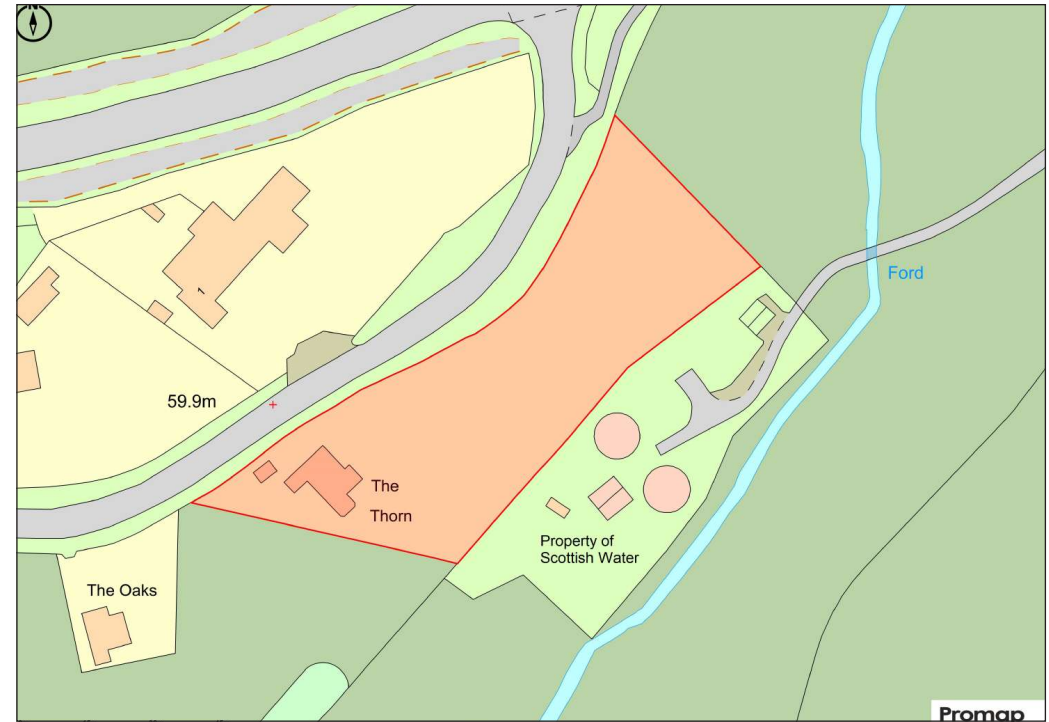
Failure to provide required identification may result in an offer not being considered.

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. 8. Photographs taken in April 2024.



owners seasonal photographs





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