

Galbraith



ORCHARDKNOWES
KIPPFORD



ORCHARDKNOWES, KIPPFORD

A rarely available small mansion set in extensive grounds close to the village of Kippford, with stunning views across the Urr Estuary.

Dalbeattie 4 miles. ■ Dumfries 18 miles. ■ Carlisle 51 miles

Acreage 2.79 acres (1.13 hectares)

Offers over £789,000

- 2 reception rooms. 6 bedrooms
- Separate 2 bedroom cottage with garage and stores
- Mature gardens
- Outdoor swimming pool
- Biomass boiler with RHI payments
- Small gate house

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com



SITUATION

Orchardknowes sits facing south west in a commanding position overlooking the Urr Estuary and the open countryside towards Kippford and across to Palnackie. Kippford is perennially popular, featuring beautiful coastal walks, as well as being on the edge of the Dalbeattie Woods, which is great for cycling and walking. There are two inns (serving meals and local ales), the RYA award-winning Solway Sailing Club, a cafe/gift shop, village hall, an RNLI station, 9 hole golf course with tea room, and a pottery. The small 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, and a park. 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, the Dumfries and Galloway Royal Infirmary. The town, once the home of the National Bard and Ploughman Poet Rabbin Burns, is now home to the Crichton campuses of Glasgow University and the University of the West of Scotland.

DESCRIPTION

Orchardknowes is an impressive dwellinghouse set in almost 3 acres of formal gardens, tucked away at the end of a lane just outside Kippford. Of elegant proportions, the house makes an ideal large family home, with plenty of space for entertaining. A welcoming open plan kitchen and informal dining room is the heart of family living, with patio doors leading out towards the separate cottage, outbuildings and swimming pool beyond. A living room provides somewhere to relax, whilst a spectacular main room combines a formal dining area and a drawing room featuring a wonderful rectangular bay window. A half landing provides a family bathroom and a separate shower room. Upstairs is a master suite with its own hallway comprising bedroom, shower room, separate WC, and a dressing room which occupies its own floor. A further four double bedrooms and a single bedroom complete the first floor.

Immediately behind the house is a versatile two bedroom cottage, plus adjoining stores and a garage. The former stables sit apart from this and houses the biomass boiler and wood pellet store. The biomass provides heat and hot water to the house and cottage. An LPG tank in the garden fuels fires and the cooker hob. There is also a small granite 'gate house' of around 5m x 3m halfway up the driveway, currently a useful store.

ACCOMMODATION

Ground Floor: Entrance Hall. Open plan Kitchen and Dining. Utility Room. Living Room. Large Drawing Room with open plan formal Dining Room.

Half Landing: Bathroom. Shower Room

First Floor: Four double bedrooms. Single Bedroom. Master Suite with Hallway, Bedroom, Shower Room, WC, stairs to Dressing Room

Second Floor: Dressing Room





GARDEN

A driveway leads from the lane and sweeps down through the grounds past the small 'gate house' and widens to a parking area, which in turn leads on to a courtyard in front of the cottage. Beyond the courtyard is the outdoor swimming pool. The extensive southwest facing garden is mainly laid to grass with mature shrubs and trees adding form and interest. A wooden deck overlooks a pond, and there is a patio area to the front of the house. The garden and pool are ideal for summer entertaining, and the views across the estuary and the surrounding countryside add a stunning backdrop.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Heating	Council Tax	EPC
Orchardknowes	Mains	Mains	Septic tank	Biomass	Band G	F 25
Cottage	Mains	Mains	Septic tank	Biomass	Rated for business use	E 50

DIRECTIONS

From the A710, take the turning signed Kippford. Continue on this road towards Kippford, passing Craigieknowes Golf Course on the right, and Kippford Bay Caravan park on the left. Take the first right hand turn into the lane. Continue along this lane all the way along to the end, and then turn sharply into Orchardknowes entrance.

POST CODE

DG5 4LG

WHAT3WORDS

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

movies.chills.currently

SOLICITORS

Gillespie Gifford & Brown
135 Irish Street
Dumfries
DG1 2NT

LOCAL AUTHORITY

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents. Viewing appointments will be arranged subject to Government legislation regarding COVID-19 and social distancing measures will be adhered to at all times.





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. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered

MORTGAGE FINANCE

Galbraith has an alliance with FOX Private Finance, a brokerage with a bespoke approach to funding. Through their relationships with retail, commercial and private banks they can assist with securing a mortgage to suit your circumstances. For further information please contact Matthew Griffiths, based in their Edinburgh office, on 0131 510 9251 Email: mg@foxprivatefinance.com

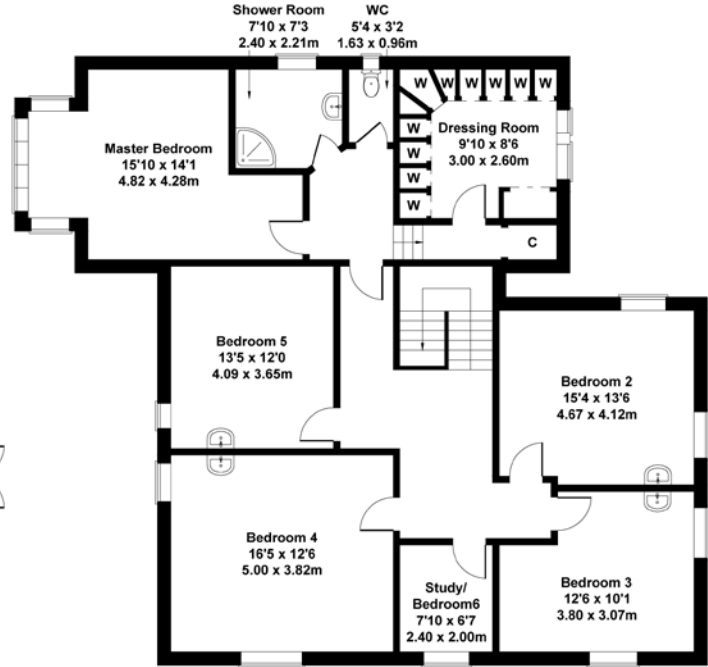
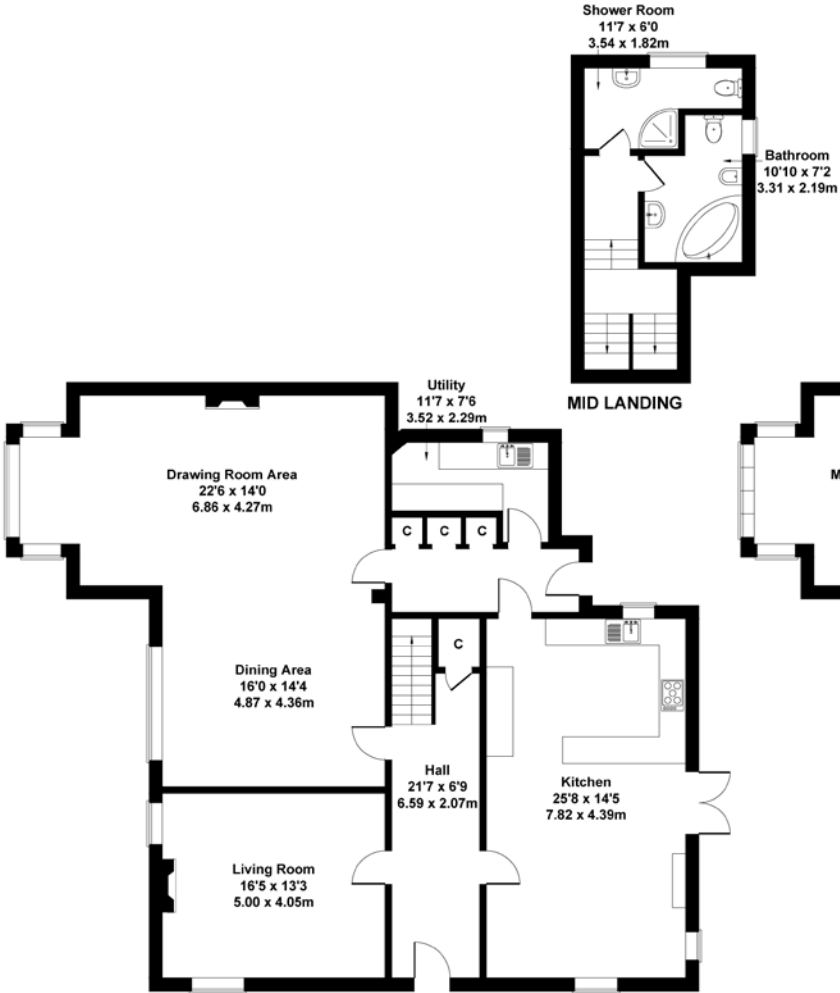
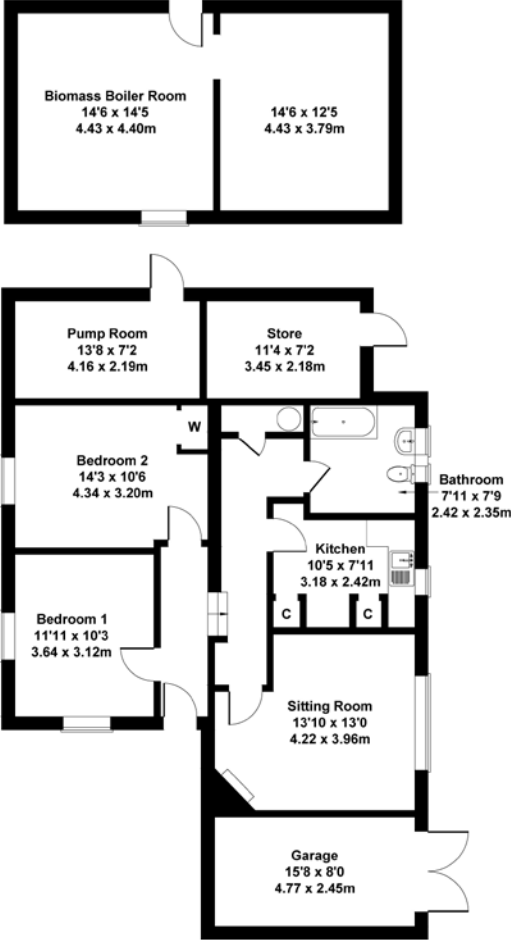
IMPORTANT NOTES

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, together with proof of funding and Identification. 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. Photographs taken in April 2022.



Orchardknowes, Kippford, DG5 4LG

Approximate Gross Internal Area
4875 sq ft - 453 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.





Cottage



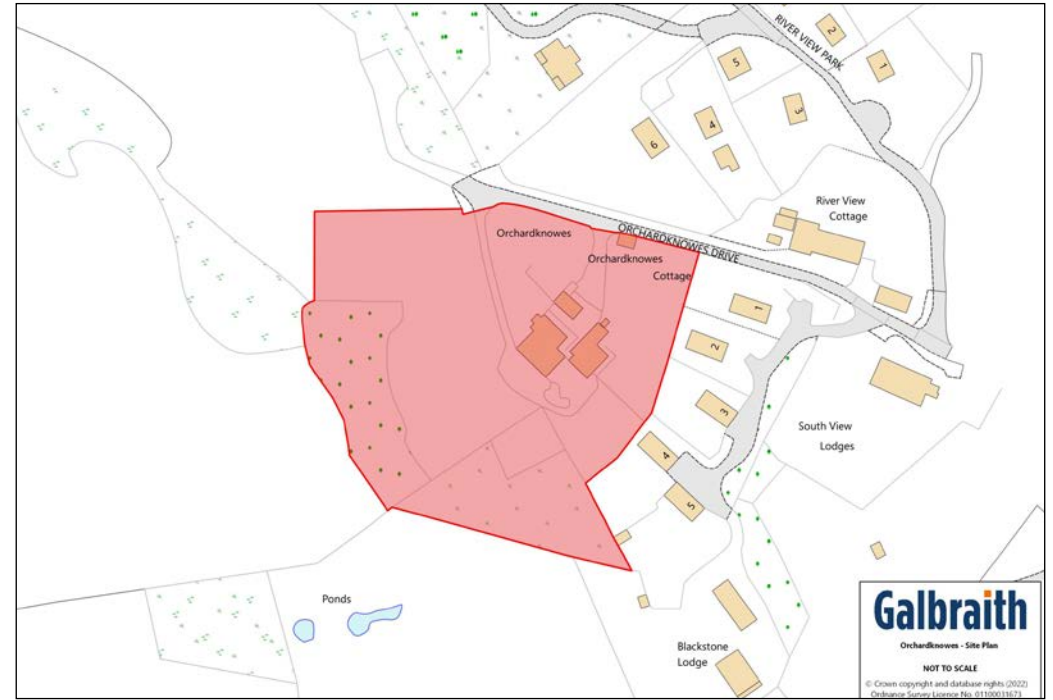
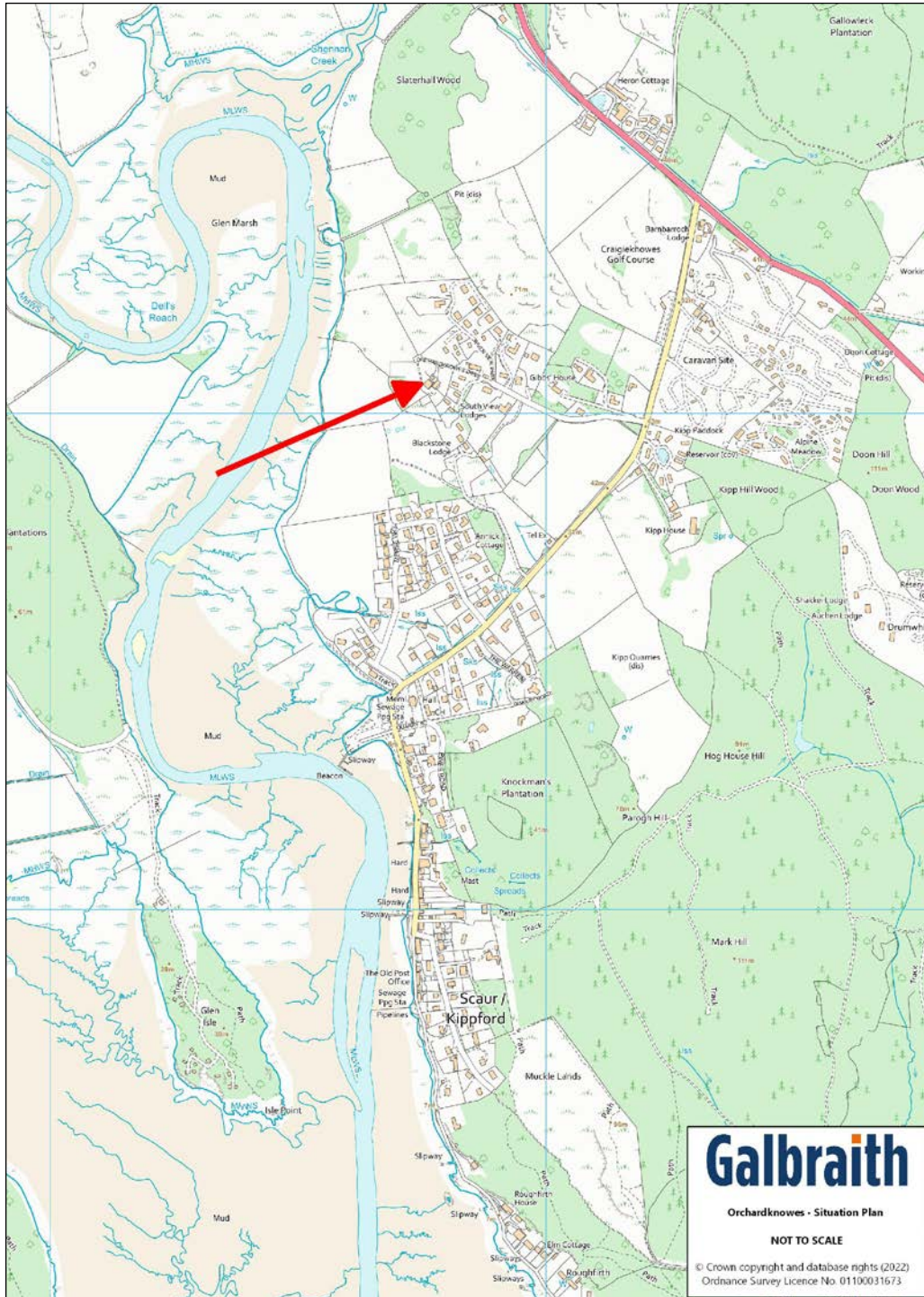
Cottage



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Galbraith



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