

G · A · P

Galloway & Ayrshire Properties



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Soutar's Croft  
Carsluith  
Newton Stewart  
DG8 7DN



Detached Galloway cottage with mature gardens and stunning views of the River Cree Estuary is offered for sale.

Built of local granite circa 1800, the property has many lovely features including stone fireplace with 'Morso' multi fuel stove to living room, a shaker style kitchen with solid oak worktops, Suffolk latches and ornate hinges to doors and wrought iron balustrading to stairs. Extended and with recent renovations, this double glazed, mains gas centrally heated property offers flexible living space, superfast broadband and is conveniently located just off the A75.

There is a large garage and workshop, car port with off road parking and a covered seating area to the rear. The terraced garden features granite walls, a stream, cottage style planting, sea views, fruit trees, raised beds, a summerhouse and greenhouse.

Viewing of this property is thoroughly recommended.

**ENTRANCE PORCH, LIVING ROOM, KITCHEN, DINING ROOM, SHOWER ROOM, 3 BEDROOMS (1 ENSUITE), GARAGE & WORKSHOP, CAR PORT, OFF ROAD PARKING, GARDEN, SUMMERHOUSE & GREENHOUSE**

**OFFERS OVER £230,000 ARE INVITED**

Occupying a pleasant location on the periphery of the village of Carsluith, Soutar's Croft overlooks the River Cree Estuary, the salmon fishing nets and The Machars beyond. The area is renowned for the wealth of leisure activities on offer including, walking, mountain biking, fishing, birdwatching, botanical gardens and its dark skies.

The main part of the cottage, built of local granite, dates to circa 1800 and having been extended in the 1980s, and with recent renovations, now offers spacious, flexible accommodation over two floors. The solid oak front door features ornate ironmongery and leads into an entrance porch and then into a spacious living room with access from there to all other rooms. There are three double bedrooms one of which is ensuite, a shower room with large walk in shower, shaker style kitchen and large dining room which could be used as a living room or as another bedroom to suit purchaser.

Outside there is a large garage with workshop area, a drive with car port over offering off road parking and at the back door there is a covered seating area ideal for BBQs, alfresco dining and to grow tender plants. This area is adjacent to a small stream with a bridge that leads up into the garden. The pretty and productive, southwest facing garden wraps around the property to the front, side and rear and has a number of mature trees, fruit trees, raised beds for growing vegetables, cottage style planting, a red cedar octagonal summerhouse and Rhino greenhouse both with sea views. The property has benefited from a number of improvements including installation of kitchen in 2022, double glazing upstairs and back door in 2021, walk in shower downstairs in 2017, skylights and flat roof to rear extensions in 2020, a gas boiler in 2020, multi fuel stove to living room in 2021 and erection of Rhino greenhouse also in 2021.

The neighbouring village of Creetown offers a primary school, corner shop, butcher, doctor's surgery, petrol station, the Gem Rock Museum and local heritage centre. Further afield, is Wigtown (15 miles), Scotland's National Book Town and Newton Stewart (9 miles) which has a number of supermarkets, primary and secondary schools, post office and independent shops. In the other direction, can be found Gatehouse of Fleet (9 miles) and beyond, the town of Kirkcudbright (18 miles) with its harbour, cafes and galleries.



**Conditions of Sale** We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.

**Pre-sale Appraisal** If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. For full details contact one of our branches.



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## **ACCOMODATION:**

### **Entrance Porch**

Front entrance porch with solid oak, traditional style, cottage door with ornate ironmongery, double glazed window to front, central heating radiator, built in storage and boiler cupboard with natural wood louvre doors, coat hooks, venetian blind and tiled flooring. A glazed door leads into the living room.

### **Living Room**

Spacious living room boasting lots of original features including a tongue and groove ceiling, exposed stone wall with Morso multi fuel stove and stable doors to kitchen and dining room. Double glazed windows with views to front and rear, quarry tiled windowsills, venetian blind to front, three central heating radiators, wall lights, cupboard housing consumer unit and smart meter, built in bookcase, TV point and access to all other rooms including open tread staircase to first floor with feature wrought iron work.

### **Kitchen**

Bright and modern, ivory shaker style kitchen with integrated appliances including fridge freezer, dishwasher, double oven, ceramic hob and extractor as well as pantry unit with pull out baskets providing considerable storage. Under counter lighting, a white Belfast sink, solid oak worktops, luxury vinyl flooring, tiled walls and island unit complete the look. Tongue and groove ceiling with spotlights, double glazed windows with view to the front and to the side garden, tiled windowsills, roller blinds, central heating radiator and multiple sockets including USB charging points.

### **Dining Room**

Generous sized dining room with partially vaulted ceiling, two light fittings to ceiling, double glazed window, venetian blind, central heating radiator, telephone and superfast broadband sockets are located here. This room has the potential to be another ground floor bedroom or living room to suit the purchaser.

### **Bedroom 1 (ground floor)**

Located to the rear of the property as part of an extension to the original cottage, a generous sized double bedroom with two double glazed windows overlooking the garden and outdoor seating area, central heating radiator, wall lights and large built in wardrobes with natural wood louvre door.

### **Hallway**

Irish oak PVC door gives access to outdoor areas.

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### **Shower Room**

A corridor with archway, storage cupboard and UV filter cupboard leads to a second extension and a bright modern shower room. Built in units with limed oak finish, walk in electric shower, toilet, wash hand basin, tiled walls and splashboard panelling, central heating towel rail with electric boost, shaving point, double glazed opaque window to side and roller blind.

### **Landing**

An open tread, carpeted staircase with wrought iron balustrading and handrail with Velux skylight above leads to a small landing with sea view and giving access to first floor bedrooms. Double glazed, fully reversible window, venetian blind and storage with natural wood louvre doors.

### **Bedroom 2 (First floor)**

Double bedroom with wide ranging sea views including the salmon nets in the estuary, fully reversible double glazed window, venetian blind, central heating radiator, double wardrobe with natural wood louvre doors, built in eaves storage and built in airing cupboard with central heating radiator. This room benefits from an ensuite boasting an electric shower cubicle, wash hand basin, toilet, splashboard panelling, electric towel rail and Velux window to the rear.

### **Bedroom 3 (First floor)**

Double bedroom with views of the estuary, quay and beyond, fully reversible double glazed window, venetian blind, central heating radiator, single wardrobe with natural wood louvre doors and built in eaves storage.

### **Garage**

Large garage with workshop area, workbench with vice, shelving, window to front and side, power and water supplies, stainless steel sink and draining board with plumbing for washing machine and space for freezer and tumble dryer. To front of the garage is a concrete drive with car port over and grapevine.

### **Garden**

An outdoor seating area is just by the back door and has space for table and chairs, ideal for BBQ, alfresco dining and growing tender plants. This area is adjacent to the small stream and a bridge leads over the stream to the garden. The garden, which is southwest facing has an area behind the property which has a lawn with cottage style borders and provides a private, sheltered place to sit and entertain with glimpses to the sea. The remainder of the garden, to the side of the property, has many fruit trees including cooking and eating apples, plums and pear as well as raised beds for growing vegetables and fruit including blackcurrants, blueberries, raspberries and strawberries. There is an Alton's red cedar octagonal summerhouse with views over the garden to the sea and a Rhino classic 8' x 10' aluminium greenhouse which provides all year round growing potential.



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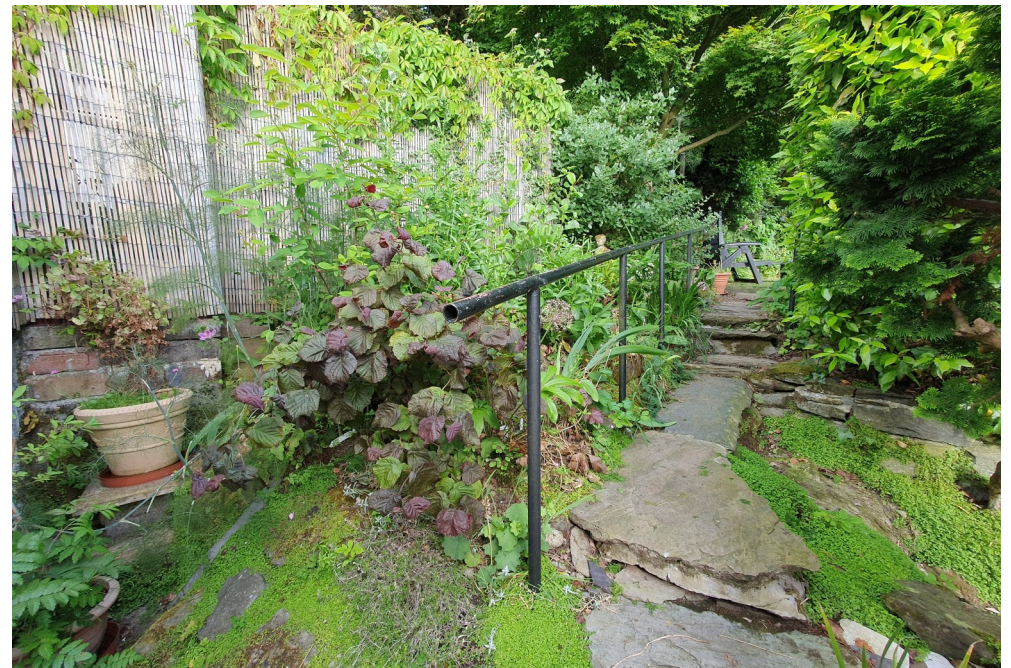




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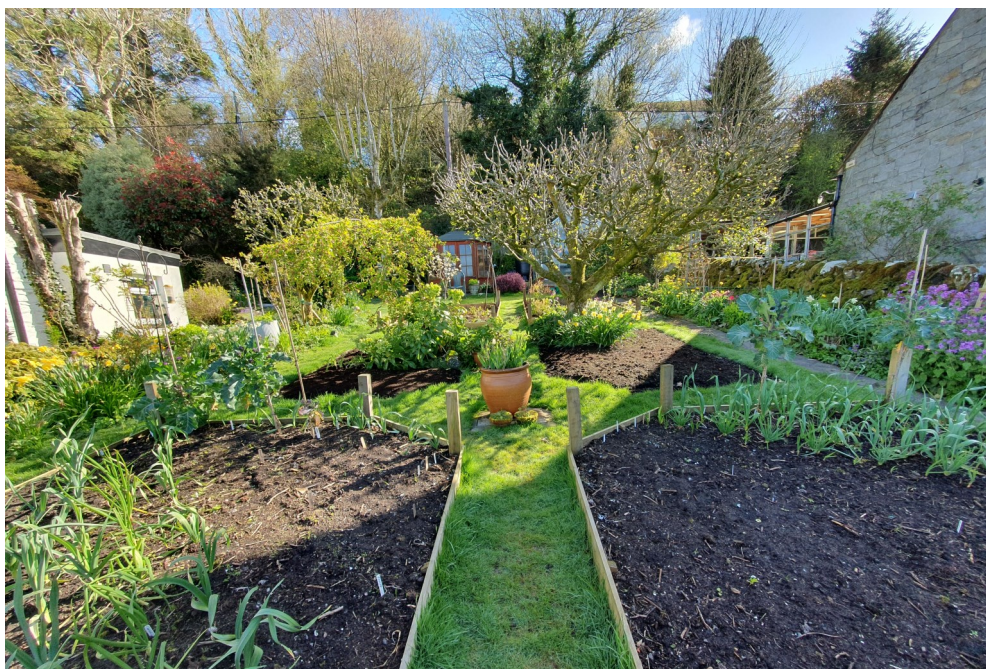




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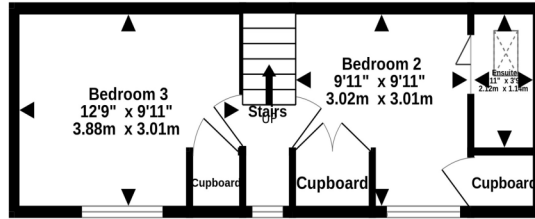




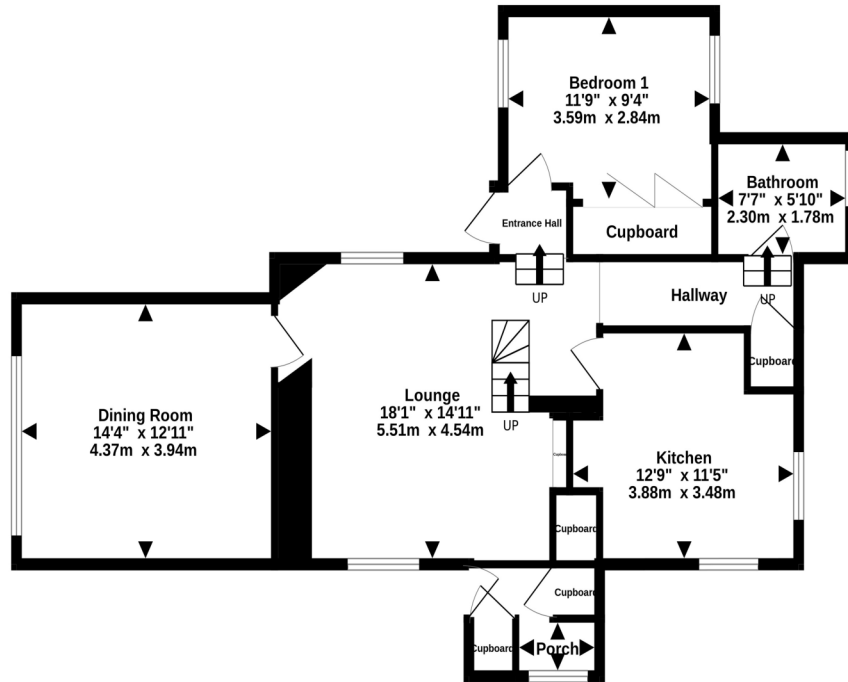
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1st Floor  
288 sq.ft. (26.8 sq.m.) approx.



Ground Floor  
822 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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### NOTES

All fitted carpets, blinds and curtains are included.

**COUNCIL TAX** - Band E (£1753.84 for 23/24)

### EPC

Rating D

### SERVICES

Mains electricity and gas. Drainage to a septic tank and private water supply shared with neighbours, UV filter for water supply.

### VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties Limited 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.

### PRICE

Offers over: £230,000 are invited



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