



KRAKATOA

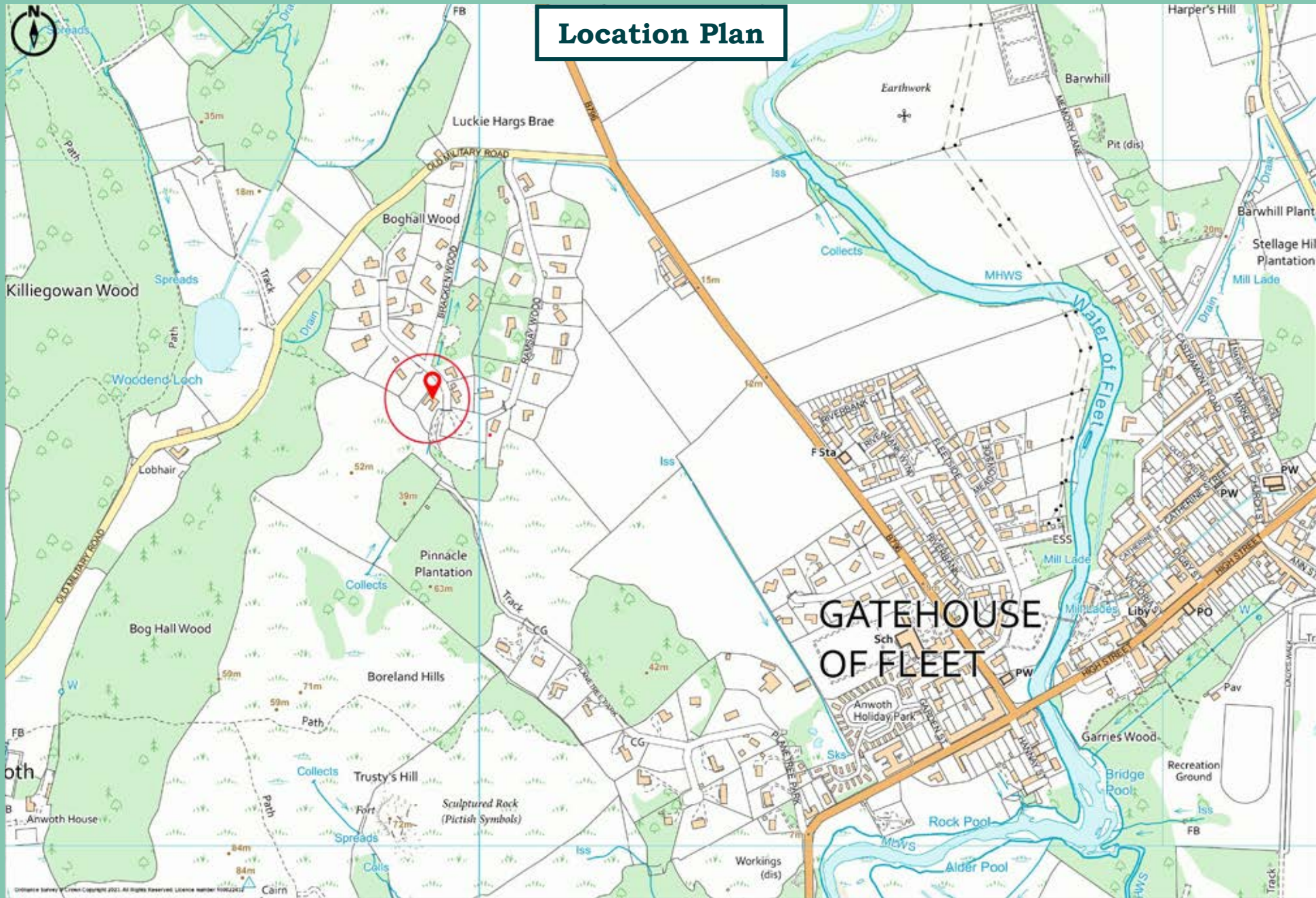
Brackenwood, Gatehouse of Fleet, Castle Douglas, DG7 2FA



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



KRAKATOA

Brackenwood, Gatehouse of Fleet, Castle Douglas, DG7 2FA

Kirkcudbright 8 miles, Castle Douglas 13 Miles, Dumfries 31 Miles, Carlisle 65 Miles, Glasgow 97 Miles

AN EXQUISITE ARCHITECT DESIGNED VILLA SITUATED WITHIN AN EXCLUSIVE PRIVATE HOUSING DEVELOPMENT ON THE PERIPHERY OF THE HISTORICAL VILLAGE OF GATEHOUSE OF FLEET

- **BEAUTIFULLY PRESENTED FOUR BEDROOM VILLA WITH LUXURIOUS FEATURES THROUGHOUT**
- **ENCLOSED MATURE GARDEN GROUNDS**
- **WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES**
- **WITHIN EASY COMMUTING DISTANCE OF MAJOR ROAD NETWORKS**

VENDORS SOLICITORS

Mr Grierson Dunlop
Turcan Connell
Princes Exchange
1 Earl Grey Street
Edinburgh
EH3 9EE
Tel: 0131 228 8111



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk





INTRODUCTION

Krakatoa is situated within an exclusive private housing development on the periphery of the pretty village of Gatehouse of Fleet. Krakatoa is an exquisite architect designed villa (completed 2020) set within a generous private plot enclosed by timber fencing with a neat tarmac driveway providing parking for several vehicles. There are lawns to the front with a mature oak tree set in and to the rear the garden is mainly laid to lawns, with patio areas having been created from porcelain paving slabs. A feature of the garden is the outside dining area which is set within the 'U' shape at the rear, which incorporates a large dining table with a fire pit set in the centre along with built-in gas barbecue, making this a fantastic space for family and social entertaining which can be enjoyed throughout the year.

The property is over a single floor providing bright, spacious and beautifully presented four-bedroom accommodation. Krakatoa benefits from the most up-to-date services expected within a modern build such as, underfloor heating throughout serviced through an air sourced heat pump. Large expanses of glazing allow light to flood throughout the property with the main living space having cathedral type ceilings with bifold doors giving access to the outdoor dining space, while the log burning stove provides a natural, cosy focal point throughout the colder months.

A range of local services are conveniently located within the historical village of Gatehouse, where there is a primary school, a range of shops and a variety of places to eat out. Gatehouse is also a recognised UNESCO Biosphere community. Biosphere Communities are places where local residents and businesses have committed to being proud supporters of the Biosphere.

The village attracts a wide range of artists and makers, with the town of Kirkcudbright, a 10-minute drive from the property. Kirkcudbright is extremely popular with tourists and is known as the 'Artists' Town', as well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Both primary and secondary schooling are available within the town. A further range of services can be found in Castle Douglas (The Food Town), with the high street being renowned for its niche retailing with a wide range of traditional shops and craft outlets.

This area of Southwest Scotland is a varied and picturesque part of Southern Scotland, ranging from the moorland of the Southern Upland hills to the bays and sandy beaches of the Solway Coast. It is an historic and distinctly rural county where agriculture and tourism form the backbone of the local economy.

Given the diverse landscape and proximity to the Solway Coast the area offers unique walks, equestrian hacking, cycling, sailing and for the keen golfer, Dumfries & Galloway boasts no fewer than twenty-nine 18-hole courses. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain. Communications and arterial links are very good with the A75 in close proximity and the M6 and M74 at Lockerbie. The international airports of Glasgow and Prestwick are within easy commuting distance.

METHOD OF SALE

Krakatoa is offered for sale by private treaty.

GUIDE PRICE

Offers for Krakatoa are sought **in excess of: £570,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural

No' 3 Ring

New Market Street

Castle Douglas

DG7 1HY

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

KRAKATOA

Krakatoa was constructed and completed in 2020 providing all the utilities for modern day family living including underfloor heating throughout. The accommodation set over a single floor, very briefly comprising:

- **Utility Room**
Modern base units with a sink and drainer set in and plumbed below for white good, utility cupboard, wall mounted Vaillant unit for the air sourced heating system. There is a modern cloakroom off housing a WC & WHB.
- **Kitchen / Diner / Sitting Room**
A wonderful family space which is flooded with light from the expanses of glazing. The kitchen offers modern, clean lines incorporating a central island fitted with an induction hob and a downdraft hood to maximise space when cooking along with a breakfast bar area. Integrated appliances include two electric ovens set in floor to ceiling unit, wine cooler, fridge, freezer and intergrated dish washer. The dining area has ample room for family dining and social entertaining following through to the sitting room with bifold doors to the outside dining area with picture windows connecting visually to the gardens and surrounding countryside. A wood burning stove providing a cosy focal point throughout the winter months.



- **Central Hallway**

With glazed tilt and turn units giving access to the rear, two built-in cupboards one housing the consumer units for the electricity and the other with the underfloor heating controls.



- **Office / Bedroom 1**

Currently utilised as an office with a window to the front.

- **Double Bedroom 2**

With large built-in wardrobes, door to jack n' jill shower room.



- **Jack 'n Jill Shower Room**

Shared with bedroom 2 & 3 and can be accessed from the central hallway, the shower room offers his n' hers WHB's, WC and a generous walk-in in shower cubicle.



- **Double Bedroom 3**

With full-length mirrored wardrobes.



- **Master Bedroom Suite 4 (En-suite)**

A lovely bright, spacious room with a large, glazed unit with doors set in giving access to outside, fitted mirrored walk-in wardrobes and an en-suite off.

The en-suite offers a range of modern sanitary ware, walk-in shower unit and a large bath.

GARDEN GROUNDS

As mentioned earlier, generous, well-kept garden grounds surround the property which have dedicated paved patios incorporating a dining table with a central firepit and built-in barbecue, perfect for alfresco dining or family and social entertaining, the garden grounds are fully enclosed providing a safe haven for children and pets. A timber garden shed provides useful storage with a quirky covered area off providing a bar space.

To the front there are neat lawns and a tarmac driveway providing parking for several vehicles.



Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Air Sourced Heat Pump	G	B81

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc. whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Mr Grierson Dunlop, Turcan Connell** for a definitive list of burdens subject to which the property is sold.

HOME REPORT

The home report can be downloaded from www.threaverural.co.uk/property

ENTRY & VACANT POSSESSION

Immediately upon completion.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared October 2023

