



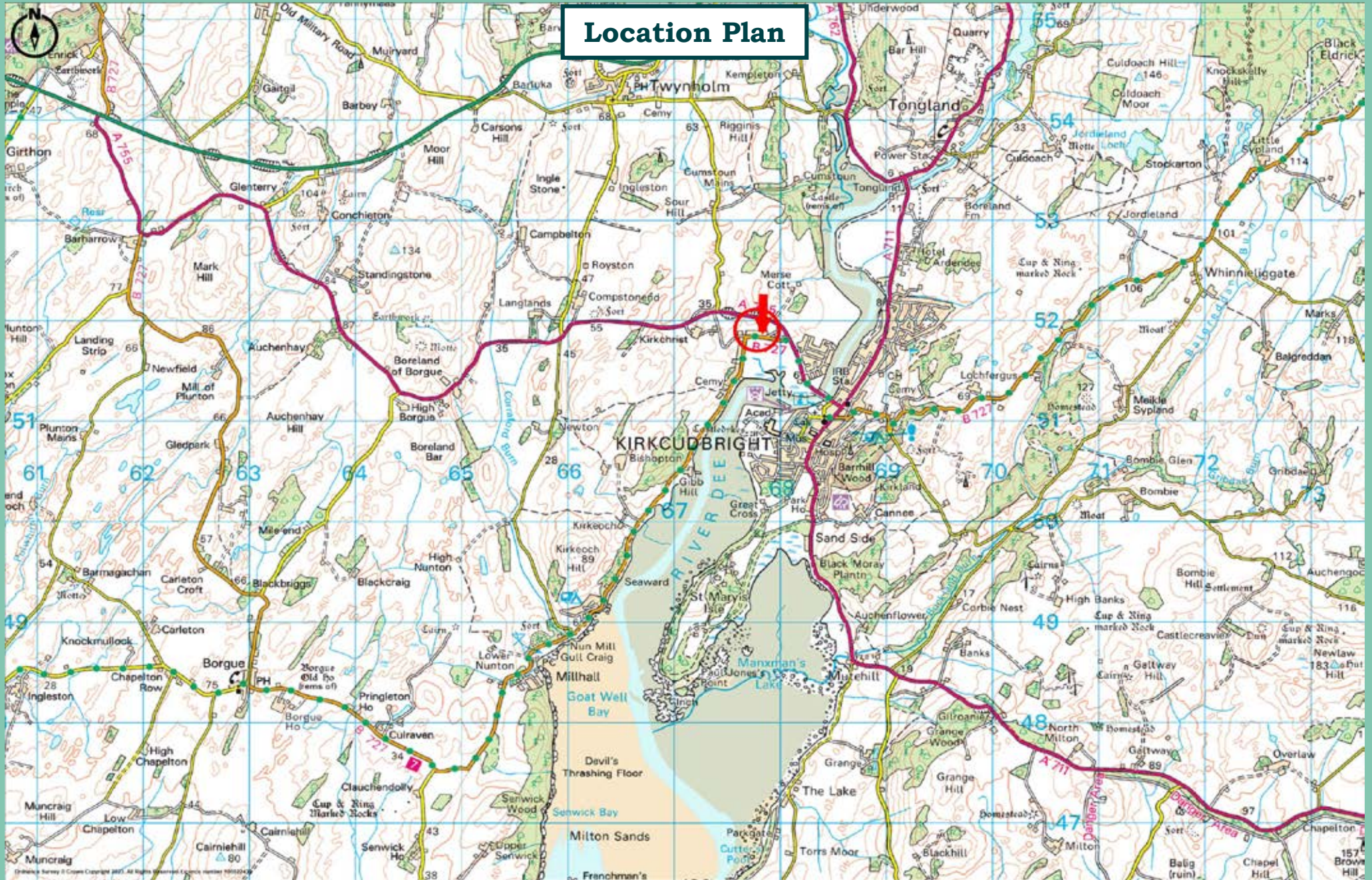
TEMPLE CROFT

The Stell, Kirkcudbright, Dumfries & Galloway, DG6 4SA



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

TEMPLE CROFT

The Stell, Kirkcudbright, Dumfries & Galloway, DG6 4SA

Kirkcudbright 0.7 miles, Castle Douglas 10 miles, Dumfries 27 miles, Carlisle 64 miles, Glasgow 103 miles

A TRULY UNIQUE ARCHITECT DESIGNED AND SYMPATHETICALLY REFURBISHED DETACHED DWELLINGHOUSE OCCUPYING AN IDYLIC ELEVATED SITE OVERLOOKING KIRKCUDBRIGHT HARBOUR AND THE SURROUNDING COUNTRYSIDE

- EXCEPTIONAL DETACHED FOUR BEDROOM DWELLINGHOUSE CONSTRUCTED IN THE LATE 1920s' BY THE NOTABLE ARCHITECT W A MACKINELL
- GENEROUS MATURE GARDEN GROUNDS INCLUDING AN AREA OF AMENITY WOODLAND
- DETACHED DOUBLE GARAGE, TIMBER GARDEN SHED & WOOD STORE, ATTACHED WORKSHOP
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES WITHIN KIRKCUDBRIGHT
- CONVENIENTLY LOCATED TO MAJOR ROAD NETWORKS

IN ALL ABOUT 1.366 ACRES

VENDORS SOLICITORS

Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 502764



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

Temple Croft is conveniently located just under a mile from the 'Artist Town' of Kirkcudbright and some 10 miles southwest of the 'Food Town' of Castle Douglas in Southwest Scotland.

Notable local architect W A MacKinnell designed and built Temple Croft for his own use in the late 1920's and since its construction has only been home to four dedicated owners, which in itself speaks volumes for this wonderful family home. Within the current ownership Temple Croft has been sympathetically modernised to an extremely high standard with the attention to detail being second to none.

Temple Croft boasts all features for modern day living with modern style cast iron radiators and retaining some beautiful original fixtures such as the charming individual metal door knockers fixed to the bedroom doors along with the secret cupboard held within this wonderful home. The current owners have dedicated five years bringing this historical building back to life, including exceptional décor throughout. The property is set in very good-sized mature garden grounds (about 1.366 acres) with a south facing aspect tucked away on the outskirts of a thriving harbour town in a tranquil corner of southwest Scotland renowned for its stunning scenery.

Temple Croft is approached by a single track road (shared with two other properties), leading to a sweeping gravelled driveway where there is parking available for several vehicles. In addition, the property benefits from a potential secondary access from the A755, Kirkcudbright to Gatehouse Road.

Kirkcudbright itself is of historic, architectural and artistic interest with its ancient High Street, museum and numerous galleries, maintaining the flourishing colony of artists and craft workers which has led to it being called the Artists Town, which has been further enhanced by the development of a new gallery of national significance, Kirkcudbright Galleries. Kirkcudbright enjoys a wide variety of mainly family-owned shops, pubs, hotels and restaurants, whilst offering a wide range of facilities, including its own golf course, marina, swimming pool and an active summer festivities programme, including its own jazz festival, festival of light and Kirkcudbright tattoo. Both primary and secondary schooling are available within the town, with both being highly regarded.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine 18 hole courses, the closest being at Kirkcudbright. The Solway Firth is a popular yachting destination and Scotland's only 'Blue Flag' marina is located adjacent to Kirkcudbright Harbour.

DIRECTIONS

As indicated on the location plan which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Temple Croft are sought **in excess of: £780,000**

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

TEMPLE CROFT

This exceptional sympathetically renovated detached home is of traditional construction set under a slated roof. The accommodation is arranged over 2 floors briefly comprising:

GROUND FLOOR

- **Traditional Covered Entrance Porch**
- **Front Entrance Hallway**
A large bright entrance hallway with access to WC, study, living room & kitchen.
- **Study**
Window to front with traditional wood panelling, petite feature window to the rear.
- **Cloakroom**
With WHB & WC, wooden floor with window to rear.



- **Living Room**
A homely living space with a bow window to the front affording wonderful open views over the surrounding countryside towards Kirkcudbright Harbour. With the original light fittings from the 1920's, clear view stove set-in feature brick fireplace which has petite feature windows set in the walls at either side. An opening gives access to the kitchen and centrally situated staircase with another leading to the dining room.

- **Dining Room**
Another lovely family living space with open fireplace set in brick surround and a large picture window to the front, two petite feature windows to the side.





- **Kitchen**
Fitted contemporary kitchen with mainly Bosch appliances to include an induction hob with extractor fan, three ovens, integrated fridge and dish washer, sink with modern rinser tap, traditional style cast iron radiators, two windows to the rear overlooking the orchard and garden grounds, door off to inner hallway and utility room. The kitchen also benefits from a walk-in pantry and built-in storage cupboard.
- **Utility Room**
With a double Belfast type sink set in a base unit, plumbed for white goods window to the side, electric's cupboard & controls to the garage & surrounding external lights, door to boiler room.

FIRST FLOOR

- **Upper Hallway**
With the original 1920's light fitting and a window to the side.



- **Bathroom**

With a large double ended roll top bath, corner shower with a large rainfall head, heated towel rail, wall mounted walnut storage cupboard and a window to the rear.

- **Boxroom / Office**

With a feature window to the side.

- **Double Bedroom 1**

With the original metal door knocker also fixed to the remaining three bedroom doors, all of different designs. The two windows to the front offer wonderful elevated views.



- **Double Bedroom 2**

With window to the front, walk in heated cupboard.

- **Master Suite 3 (En-Suite)**

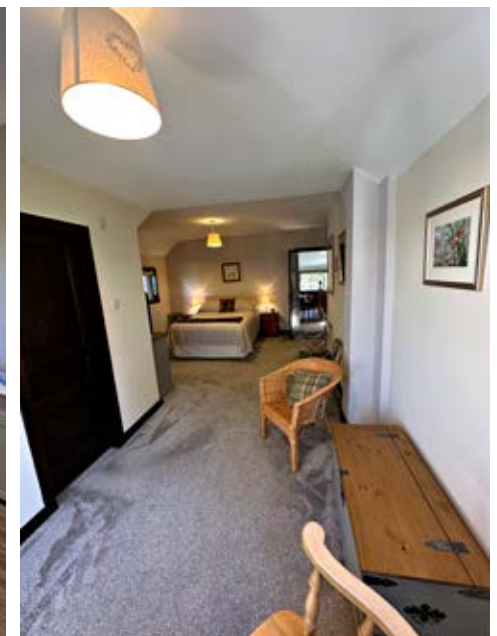
A beautifully presented roomy but cosy living space with windows to the front, side & rear framing wonderful ever-changing scenery.

En-Suite

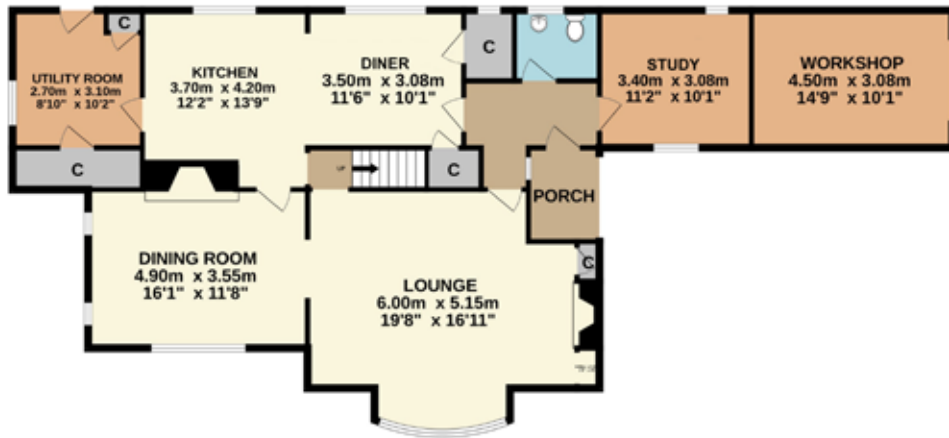
Single basin with mirror and light above, large Carron bath with shower over, WC and window to the rear..

- **Double Bedroom 4**

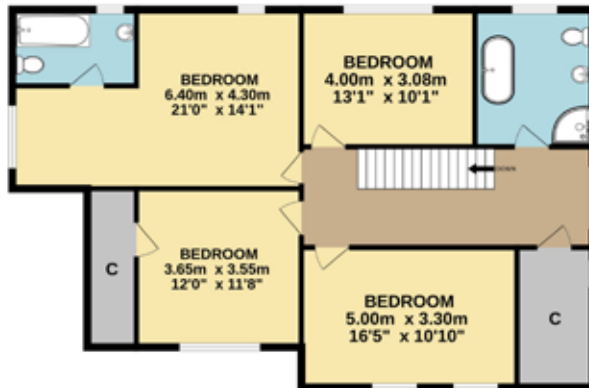
With window to the rear overlooking the orchard and surrounding farmland.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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	Septic Tank	Mains	Oil	G	D61

OUTSIDE

The whole of Temple Croft is surrounded by its own mature garden grounds with the property approached by a sweeping gravelled driveway where parking is available for several vehicles. The garden grounds are made up of neat lawns, mature trees, including fruit trees, shrubs, flowering perennials and areas have been set aside with raised beds which have been utilised for the growing of fruit and vegetables. Areas have been set aside for those summer days to enjoy alfresco dining or family and social entertaining. Given the extent of the grounds there is huge potential for some self-sufficient living. A fantastic workshop is attached to the dwellinghouse and for those wishing to extend the already bright and spacious living space, this may provide potential to do so.

In addition, the current owners have built a large, detached garage where there is ample room for at least two cars with an electric hook up point. There are two Hormann electric up an over door which can also be operated via a remote-control switch in the utility room. Next to the garage is a brick built store with an open fronted space for those dreaded wheely bins to hide. The garage also benefits from a loft above. Set to the side of the garage is a timber garden store with lean-to wood store off.







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, **Hall Baird** for a definitive list of burdens subject to which the property is sold.

HOME REPORT

A home report can be downloaded direct from our website www.threaverural.co.uk/property

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

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 November 2023





Sale Plan

About: 5526.06 m² (1.366 acres)



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