

FOR SALE

**"HIGH BARBETH"
LESWALT, DG9 0QS**



An opportunity to acquire a well presented detached country residence, from which there are pleasant views over the mature garden and countryside. This most attractive farmhouse style residence is in excellent condition throughout and retains great charm and character. It benefits from oil fired central heating, upvc framed double glazing (excluding skylights), modern kitchen and conservatory. The property, which provides excellent family accommodation, is set within a country garden extending to approximately one acre. This is indeed a splendid rural retreat and viewing is to be recommended.

ENTRANCE PORCH, LOUNGE, CONSERVATORY, DINING ROOM, KITCHEN, HALLWAY, SHOWER ROOM / WC, BATHROOM, 4 BEDROOMS, ONE ACRE GARDEN, GARAGE, OUTBUILDINGS

PRICE: Offers around **£250,000** are invited



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Stranraer
DG9 7ED
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DESCRIPTION:

Occupying a most pleasant rural location with views over surrounding farmland / woodland and mature garden ground, this is a charming detached farmhouse style residence which provides comfort and character throughout.

The property is of traditional construction under a tiled roof and has undergone a programme of renovation in the past to include full upvc framed double glazing (ex skylights), oil fired central heating (new Worcester condensing eco boiler fitted Sep '10), modern light oak design kitchen and well proportioned family accommodation on two floors.

This delightful country property, which is in excellent condition throughout and which has been extensively modernised of late, is set within its own most attractive country garden ground extending to approximately one acre and provides a lovely rural retreat.

Local amenities are available within the villages of Kirkcolm and Leswalt and include general stores / P.O, church, hotel, pub and primary schools while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in the ferry port town of Stranraer some 4 miles distant.

Other amenities within easy reach include access to Wig Bay sailing club and Creachmore golf club, only a few minutes drive away.

Viewing of this most attractive country residence is to be strongly recommended.

ENTRANCE PORCH: (Approx 7ft 9in – 7ft 4in)

Access to the front porch is from a double glazed door. Window to the front. Well suited for office/study use, CH radiator and telephone point.

HALLWAY:

The hallway provides the access to the main accommodation and to the staircase. Partial oak stained panelling, ceiling cornice work, built in cupboard and CH radiator within ornamental cover.

DINING ROOM: (Approx 11ft 1in – 8ft 5in)

The dining room is to the front and has access to the kitchen and to hallway. Partial oak stained panelling, CH radiator, laminate flooring and upvc door to the front.



KITCHEN: (Approx 15ft – 9ft 10in)

The kitchen has been fitted with an extensive range of floor and wall mounted units in a light oak design incorporating a one and a half bowl white ceramic sink unit with Victorian mixer and stainless steel cooker extractor hood. Plumbing for dishwasher, slate style tiled flooring, wine racks and tiled splash backs. Velux windows, curtain pole, CH radiator and access to attic space. Some kitchen appliances can be available by separate negotiation.



REAR PORCH: (Approx 6ft 1in – 4ft 3in)

This is situated to the rear of the kitchen and also provides access to the shower room / WC. Tiled flooring, back door, wall shelf and velux window.

SHOWER ROOM / WC: (Approx 6ft 6in – 5ft 1in)

The ground floor shower room is fitted with WC, WHB and a separate shower unit housing a Creda electric shower. Pine lined painted ceiling, partial wall tiling, tiled floor and CH radiator.

LOUNGE: (Approx 17ft 10in – 11ft 6in)

A well proportioned and comfortable room with windows to both front and to rear. There is a wood burning stove set within a wood surround and slate hearth. Ch radiator, ceiling cornice and wall lighting. TV point.



BEDROOM 1: (Approx 11ft 4in -11ft 10in)

A double bedroom to the front with partial oak stained wall panelling and CH radiator. There is a large built in wardrobe with skylight.



CONSERVATORY: (Approx 15ft 8in – 8ft)

The modern conservatory has double glazing to three sides, door to garden, CH radiator, TV point and access to the kitchen.



BEDROOM 2: (Approx 10ft 6in – 9ft 1in)

A double bedroom to the front overlooking garden ground, with built in wardrobe, TV point, and CH radiator.



BEDROOM 4: (Approx 11ft 2in – 9ft 1in)

A double bedroom on the ground floor to the rear.

LANDING: (Approx 6ft – 3ft 2in)

The staircase leads to the upper floor and to three bedrooms and bathroom. Partial oak stained wall panelling, built in full height bookcase, skylight window and access to the attic.

BEDROOM 3: (Approx 10ft 5in – 8ft 10in)

A further double bedroom with skylight window and CH radiator.



BATHROOM: (Approx 11ft 7in – 6ft 2in)

The bright bathroom has recently been fitted with a three piece suite comprising WC, WHB and Bath. There is a tiled floor with CH radiator and partial painted wall panelling / partial wall tiling. Painted pinewood ceiling with downlighters.



GARDEN:

High Barbeth is set within grounds extending to approximately one acre. There is a private driveway from the Ervie Road leading to the rear courtyard area. The garden comprises a number of different sectors, there being very well proportioned traditional stone outbuildings with light and power, which are suitable for storage purposes and for a workshop facility. To the side there is covered outbuildings. There is also a very productive small orchard with apple and plum trees. There is a stream with bridges to the bottom of the garden, rope swing, fully fenced chicken/dog run and large greenhouse. Oil tank.

To the front there is a large lawn with delightful topiary tree depicting a railway engine, hedging and stone dykes. The current owners have created an excellent childrens play area within the sunken garden. To the front and side of the property there is an area of woodland.





ENTRY: Negotiable

VIEWING: By appt with **S.W.P.C**

DETAILS PREPARED: 03/07/2013

COUNCIL TAX: Band 'D'

GENERAL:

All carpets, light fittings, dishwasher and some curtains are included in the sale price.

SERVICES:

Mains electricity and water. Oil fired CH. Drainage is to a septic tank located on the property.

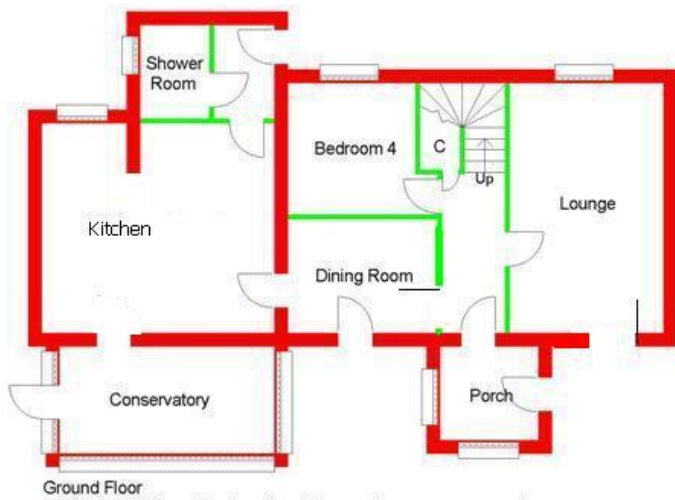
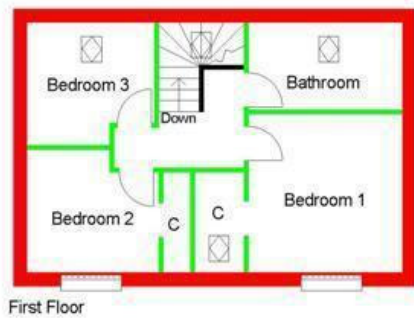
OFFERS:

All offers for the above property should be made in writing to

**South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Tel: (01776) 706147 Fax: (01776) 706890**

www.swpc.co.uk

High Barbeth



Sketch plan for illustrative purposes only

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale.