



Well presented detached villa with stunning views

Somerville, Auchencairn, Castle Douglas, Kirkcudbrightshire DG7 1QN

savills

Reception hallway • Drawing room • Dining room
Conservatory/sun room • Kitchen • Study/bedroom
4 Downstairs bedroom • Family bathroom • 2 first floor
en suite bedrooms • Gardens • Garage

Dumfries – 21 miles
Glasgow Airport – 104 miles
Edinburgh Airport – 103 miles

Directions

From the market town of Castle Douglas head south along the A745 to Dalbeattie. From Dalbeattie take the A711 and head southwest. On entering Auchencairn turn right following signs for Somerville and Collin House (sat nav DG7 1QN). Continue to the top of the private road and Somerville is on the left hand side.

Alternatively from Kirkcudbright head southeast to Dundrennan and continue east along the A711 to Auchencairn. On entering the village of Auchencairn continue east through the village and turn left following signs for Somerville and Collin House.

Situation

Somerville occupies one of the finest elevated positions in Dumfries and Galloway, with beautiful, uninterrupted open aspects to Heston Island, Solway Firth and beyond to the Lake District. The picturesque village of Auchencairn has a wide range of local amenities including a post office, primary school, a restaurant and local shops.

Further local services are available in Castle Douglas, Kirkcudbright, Dalbeattie and Dumfries which is approximately 21 miles from Auchencairn. The southwest of Scotland is famous for its beautiful scenery, mild climate and excellent sailing. The Solway Yacht Club is based in the pretty village of Kippford where there is also a hotel with restaurant. The nearby village of Rockcliffe also has a hotel / restaurant and tearoom. Some of the finest beaches in Scotland are found along the Solway coast and the surrounding countryside is undulating and highly attractive. There are fine walks along the coast and inland with excellent bird watching in the Solway Firth; there is an RSPB reserve and geese sanctuary at nearby Mersehead. Dumfries and Galloway in general is renowned for its bird watching with a Red Kite Trail and regular sightings of ospreys. Additional recreational facilities in the area include golf, with an 18 hole course minutes away at Colvend Bay and the acclaimed championship course at Southernness. The area is perfect for cycling along the quiet country roads as well as mountain biking on the popular 7stanes trail. The Galloway Activity Centre at Loch Ken, offers a vast range of outdoor activities.







There are railway stations at Dumfries (for Glasgow) and Lockerbie or Carlisle (for the west coast main line) and northbound access to the M74 is only 31 miles away at Lockerbie, with southbound access to the M74/M6 at Gretna, 40 miles away. Newcastle, Edinburgh and Glasgow airports are all within about 100 miles and offer a good range of domestic and international flights.

Description

Somerville is an exceptionally well appointed detached villa built and designed to take full advantage of the open aspects over Hestan Island and beyond to the Lake District. It is set in private, mainly lawned and mature gardens with a paddock and includes outbuildings.

The accommodation on the ground floor comprises a well-proportioned reception hallway with staircase to the upper level and an understair store cupboard. The hallway leads to the drawing room which has double glazed windows to the front, a window seat taking full advantage of the views to the gardens and beyond to the Solway and Hestan Island and a feature fireplace.

The accommodation continues with a formal dining room again with beautiful open aspects and an exceptional conservatory / sun room with double glazed French doors to both front and rear.

There is a kitchen on the ground floor with a wide range of base and wall mounted units with inbuilt appliances and a large utility room off. A study / bedroom four has Neville Johnstone built in furniture and double glazed windows to the front. This room could also be utilised as a spacious fourth bedroom. The accommodation on the ground floor is completed by a double sized bedroom and family bathroom with Villeroy and Boch suite. The upper floor accommodation comprises bedroom two with double glazed windows to the front and side with en suite shower room and double aspect bedroom three which is again well proportioned with an en suite shower room.

The gardens surrounding Somerville have been carefully maintained with a wide variety of mature shrubs and trees and the elevated rear garden has some of the best views from the house over to Hestan Island. There is an additional paddock to the side of the property and a single garage with a remote control up and over door and excellent off street parking provision.

Local authority

Dumfries and Galloway

Energy Performance

Band D

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing

Strictly by appointment with Savills – 0141 222 5875

Purchase price

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.







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Total area: approx. 221.6 sq. metres (2384.8 sq. feet)

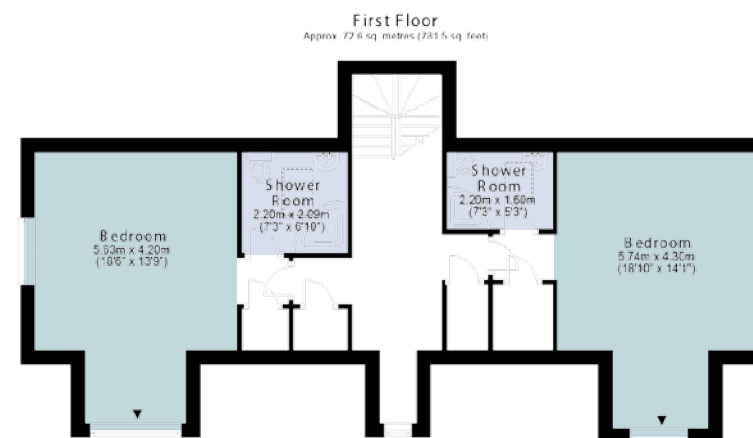


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