



WALBUTT HOUSE

CROSSMICHAEL
CASTLE DOUGLAS

Russel+Aitken
solicitors and estate agents

boutiquehouses.com



WALBUTT HOUSE

**CROSSMICHAEL
CASTLE DOUGLAS**

This impressive Victorian residence benefits from a prominent elevated position and enjoys outstanding panoramic views over the surrounding Dumfries and Galloway countryside.

Entrance porch, reception hall, cloakroom, wc, drawing room, dining room, sitting room, library, office, dining kitchen, butler's pantry, utility room, laundry room, boiler room, rear porch, 6 bedrooms, master dressing room,

2 en-suite bathrooms, principal bathroom, shower room/wc, extensive garden ground of about 1.8 acres with outbuildings driveway and garage.

Offers Over £550,000





GENERAL DESCRIPTION

Walbutt House is a substantial Victorian country house built in 1881 and occupies a generous plot of about 1.8 acres that boasts an elevated position overlooking open farmland to the hills beyond in this particularly attractive part of South West Scotland. The property is a particularly fine example of a Victorian Country House and offers generous proportioned accommodation formed over three levels. It has been extensively modernised whilst retaining many of its original features including splendid plasterwork, wood panelling, working shutters and fireplaces. The extensive garden grounds display a number of wonderful mature trees including pine, cyprus, beech and lime. During spring and early summer the gardens come to life with a carpet of snowdrops, daffodils, bluebells and the numerous rhododendrons providing a mass of colour. Viewing of this exceptional residence is highly recommended to fully appreciate its all round quality and appeal.

SITUATION

The area is well known for its mild climate, unspoilt countryside and the diversity of sporting and recreational pursuits. There is excellent hill walking in the nearby Galloway Hills and cycling along some of the new designated cycle routes as well the Seven Stanes mountain bike routes in the Galloway Forest Park. There are varied sporting opportunities such as shooting and stalking, as well as trout and salmon fishing on the regions numerous lochs and rivers. For golf enthusiasts there is the nearby championship course at Southerness and there are several other courses nearby. The Solway coast is popular with sailors and Kippford and Kirkcudbright have safe moorings. In addition Kirkcudbright is the local Artists town with a number of galleries offering a range of exhibitions throughout the year and Castle Douglas is Scotland's Food Town, as well as having a good range of shops, schools and services. For travel further afield there is a main line railway station in Dumfries and also Lockerbie providing excellent links to both the north and south. The M74 motorway network can be reached in about 40 minutes.

ACCOMMODATION

(All Sizes Approximate)

ENTRANCE PORCH

7' 9" x 7' 6" (2.38m x 2.24m)

Gained via twin leaf storm doors with fanlight above and windows to either side. Displays terrazzo tiled floor and glazed double doors and screen to the reception hall.

RECEPTION HALL

26' 0" x 13' 0" and 10' 0" x 7' 6"
(7.88m x 3.98m and 3.05m x 2.33m)

This large reception hall has handsome staircase leading to the landing and door to the rear hall. Displays cast-iron fireplace with tiled surround and feature four tiered wooden mantel.

CLOAKROOM

13' 3" x 7' 3" (4.03m x 2.21m)

Window with shelved cupboard below to the garden. This room features coat hooks, glass display shelves and wash hand basin with shelved cupboards below.

DOWNSTAIRS WC

7' 3" x 3' 9" (2.20m x 1.19m)

Windows to the garden with wood panelled walls to dado height, wc.

LIBRARY

15' 9" x 16' 0" (4.80m x 4.91m)

Twin windows overlook the garden and door leads through to the sitting room. Feature wood burning stove set in fireplace with wooden mantel, fitted bookshelves with cupboards below.

SITTING ROOM

16' 9" x 15' 0" (5.08m x 4.58m)

Four windows and double glazed French door overlook and lead out onto the garden. Features open fire with brick surround and quarry tiled mantel.

DINING ROOM

24' 0" x 16' 0" (7.35m x 4.93m)

This formal dining room has large bay and single window overlooking gardens. Displays polished timber floor, open fireplace with slate hearth/surround and wooden mantel. Door to butler's pantry.

BUTLER'S PANTRY

16' 3" x 6' 3" (4.94m x 1.93m)

Window to the garden and full height fitted wall cupboards with shelves and drawers. Doors to the rear hall, dining room and dining kitchen.

DINING KITCHEN

16' 0" x 13' 3" (4.93m x 4.03m)

Dining sized kitchen with window to the gardens. Features fitted floor and wall units, double stainless steel sink and double drainer, dishwasher, fridge, oil fired two oven Aga, built in shelved cupboard. Door to:

REAR HALL

33' 9" x 5' 3" (10.27m x 1.53m)

Window to the gardens with rear staircase to first floor. Large under stair cupboard.

OFFICE

16' 0" x 9' 6" (4.90m x 2.95m)

Window to the garden. Features sealed fireplace with wooden mantel. Fitted bookshelves, access to loft space, built in shelved cupboard.

LARDER

7' 9" x 7' 6" (2.34m x 2.29m)

Window to garden and displays slate shelves.



LAUNDRY ROOM**12' 3" X 4' 3" (3.70m x 1.30m)**

Internal room.

BOILER ROOM**15' 9" x 15' 10" (4.78m x 4.79m)**

This former kitchen is a versatile room with Eurostar oil fired central heating and hot water boiler. Fitted shelves and coat hooks. Large built in shelved cupboard and window to the garden.

UTILITY ROOM**9' 0" x 7' 9" (2.72m x 2.34m)**

Window to the garden this room features double Belfast sinks, washing machine, and tumble drier.

COAL STORE**11' 3" x 6' 3" (3.37m x 1.88m)**

Space for large quantity of coal to be stored.

STORE ROOM**5' 3" x 3' 0" (1.61m x 0.93m)**

Window to the garden.

BACK PORCH**9' 0" x 4' 0" (2.72m x 1.21m)**

With back door to garden.

LANDING**25' 0" x 12' 9" maximum (7.56m x 3.91m maximum)**

Large landing gained via handsome staircase with window enjoying an attractive outlook. Archway through to rear landing.

DRAWING ROOM**24' 3" x 16' 0" (7.35m x 4.89m)**

This impressive public room has large bay window enjoying stunning views over surrounding countryside and features window seat with shelved cupboards below. Focal point of the room is the open fire with tiled surround, brass edging, tiled hearth and wooden mantel. Other features include ornate cornice work, additional single window and working shutters.

MASTER BEDROOM**17' 0" x 15' 9" (5.22m x 4.79m)**

Twin windows with working shutters enjoy a beautiful outlook. Displays feature fireplace with timber surround, shelved alcove with cupboards below. Door and steps lead through to the dressing room.

MASTER DRESSING ROOM**15' 3" x 10' 6" (4.59m x 3.17m)**

Bright room with two windows overlooking the garden. Features a built-in wardrobe, shelves below window and door to the en-suite.

MASTER BATHROOM**10' 0" x 6' 0" (3.01m x 1.86m)**

Window to the garden. Features bath, wc, wash hand basin, tiled splashback, glass shelf and light above, walk in shelved store cupboard.

BEDROOM 3**15' 9" x 13' 9" (4.79m x 4.19m)**

Window to the gardens. Features wash hand basin with tiled splash back and mirror over.

BATHROOM**12' 0" x 7' 3" (3.65m x 2.22m)**

Window to the rear. Features bath, wc, wash hand basin set in a beechwood surface with tiled splashback, mirror above with two wall lights and two shelved cupboards below.

REAR LANDING**25' 0" x 5' 0" (7.69m x 1.52m)**

Gained via archway from landing. Door to the rear staircase with linen and airing cupboards off.

GUEST BEDROOM 2**19' 6" x 17' 3" (5.96m x 5.25m)**

Twin windows to the gardens. Features fitted wardrobes and double door guest en-suite bathroom.

GUEST EN-SUITE BATHROOM**9' 6" x 9' 6" (2.94m x 2.88m)**

Window to the garden. Features bath with shower attachment, wc, wash hand basin, and heated towel rail. Partly tiled walls to dado level.

BEDROOM 4**13' 3" x 11' 0" (4.03m x 3.35m)**

Window to the garden and features window seat.

WC**7' 9" x 4' 0" (2.33m x 1.23m)**

Window to gardens. Features WC and panelling to dado level.

SHOWER ROOM**9' 9" x 6' 3" (2.96m x 1.91m)**

Situated off the rear stair this internal room features shower cubicle with Mira shower, wash hand basin with mirror and light over and heated towel rail.

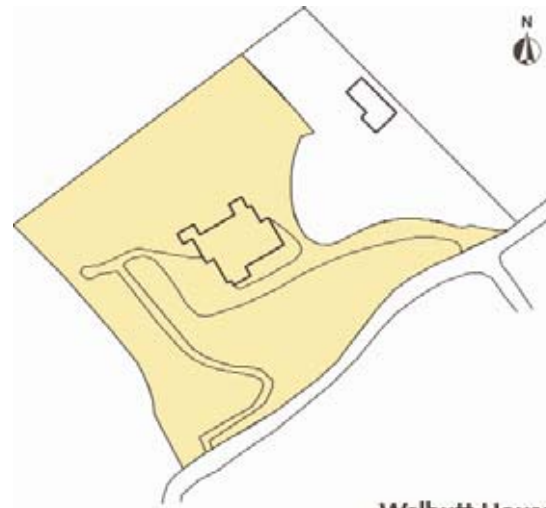
REAR STAIRCASE

Window to garden, stairs to rear hall and top landing.

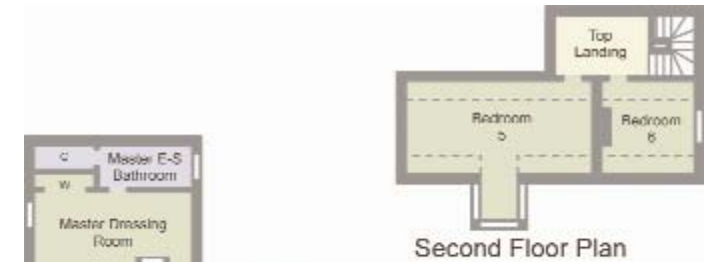
TOP LANDING ATTIC

Coombed ceiling and access to remaining bedrooms.





Walbutt House
Schematic Diagram only - Not to scale



Second Floor Plan



First Floor Plan



Ground Floor Plan

Schematic Diagram only - Not to scale

BEDROOM 5
20' 0" x 14' 9" (6.12m x 4.52m)

Coombed ceiling and deep dormer window with windows on three sides giving panoramic views over the surrounding countryside. Features fitted wardrobe and access to eaves and roof space.

BEDROOM 6
10' 0" x 9' 9" (3.07m x 2.94m)

Coombed ceiling and gable end window. Features cast iron fireplace with wooden surround. Wall mounted electric heater.

GARDEN AND GROUNDS

The sizable grounds of Walbutt House are mainly laid down to lawn with terraces leading down to a semicircular border bounded by a yew hedge. There are a number of wonderful mature trees in the garden including pine, cyprus, beech and lime. During spring and early summer the gardens come to life with a carpet of snowdrops, daffodils, bluebells and the numerous rhododendrons providing a mass of colour. The gravelled woodland path is bordered by shrubberies with drystone retaining walls. From the public road there is a tarmac driveway and access to the front entrance of Walbutt House is through a pair of wrought iron gates on substantial gate pillars. The gardens also incorporate a lean-to wood shed and generator room with standby gas fired generator .

GARAGE
26' 3" x 10' 6" (8.0m x 3.2m) Approximately

Set to the rear of the property by the entrance gate.

HEATING
Oil fired central heating.

DIRECTIONS

From Castle Douglas proceed out on the A713. Once in Crossmichael turn right at the church and follow the road uphill for two miles. Walbutt House is on the left hand side and through the white gate.

POSTCODE

DG7 3BE

HOME REPORT

Available via Russel+Aitken website

VIEWING

By appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Offers Over £550,000

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.



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