

Fludha, Kirkcudbright, Dumfries & Galloway





A magnificent **Georgian family home** with wonderful views and expansive garden.

Summary of accommodation

Entrance hall | Four reception rooms | Eight bedrooms (all with en suite facilities) | Kitchen/breakfast room | Utility rooms
Laundry | Downstairs WC

Two ECP charging points | Garden shed/store | Garage/workshop

Includes self-contained annex with two bedrooms

Good potential income streams

Beautiful mature gardens overlooking River Dee Estuary and Galloway Hills beyond

In all about 1.93 acres

Distances

Kirkcudbright 1 mile, Castle Douglas 9 miles, Dumfries 26 miles, Lockerbie 38 miles, Carlisle 59 miles
(All distances are approximate)



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Situation

Fludha, a beautiful family home set in its own grounds, is located in a prestigious elevated position on the northern edge of Kirkcudbright. This particularly fine, period, castellated property has outstanding river and countryside views. Between 2005 and 2007 it underwent a major program of modernisation and refurbishment and was also extended. The combination of a beautifully maintained eight bedroom home, secondary accommodation, along with its views over, and proximity to, the town and river, make Fludha a truly individual property.

Kirkcudbright is an attractive harbour town situated on the banks of the River Dee. The town has a good range of modern services including shops, health amenities and primary and secondary schooling. The town itself is of historic and architectural interest with its ancient High Street, Toll Booth Arts Centre, Stewartry Museum and numerous galleries. Long frequented by artists, Kirkcudbright was home to the renowned artist E A Hornel, one of the “Glasgow Boys”. The artistic tradition is maintained today with a flourishing colony of painters and craft workers, which has led to Kirkcudbright being known as the “Artist Town”.



Castle Douglas, located along the A75, provides for all general day to day requirements whilst Dumfries (26 miles), has a wider range of shops and services available. There is a regular train service from Dumfries to the south. Glasgow airport can normally be reached in around one hour forty-five minutes.

This area of south west Scotland is renowned for its beautiful verdant rolling hills. The county enjoys a mild climate boosted by the warm gulf stream air, with the Solway Firth dramatic coast and beaches only a few miles away and a number of Scotland's most famous gardens, just outside Castle Douglas. The area abounds with ancient sites and historic houses, whilst for the ornithologist the Solway Firth provides habitat for some of our rarest birds whilst sports enthusiasts can sail, water ski and boat on local Loch Ken as well as on the Firth. Mountain bike enthusiasts can ride the excellent trails of the Seven Stanes. Kirkcudbright and Park of Tongland Golf Courses are located close by with a variety of other golf courses only a short drive away.

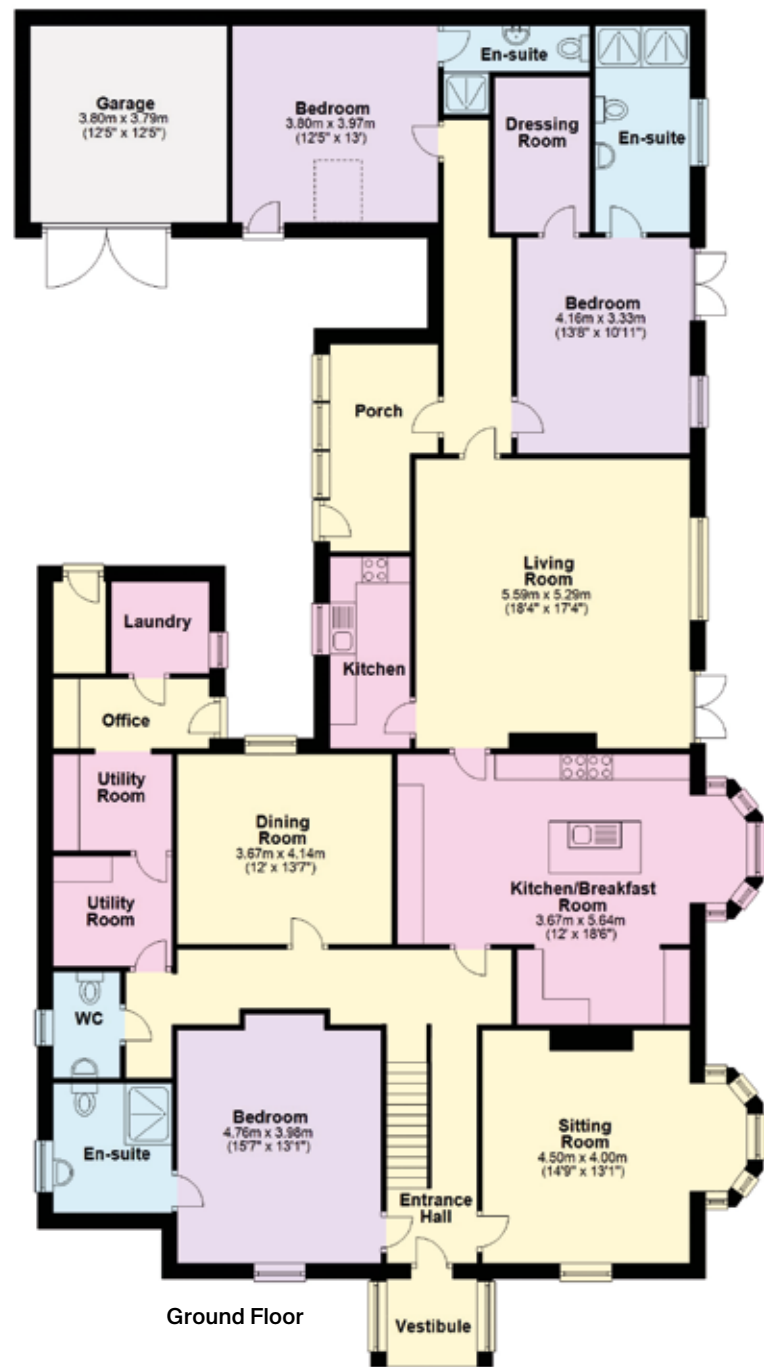
Directions

From Dumfries head west on the A75. Continue on this road past Castle Douglas and after about 19 miles take a left turn via a slip road onto the A711 signposted Kirkcudbright. Continue along this road (Tongland Road). The entrance to Fludha is third driveway on the left after the 30mph sign.

The property

Fludha is a particularly fine period property dating back to the early 19th Century. It is a notable example of period building work with characteristic stone masonry, elegant plasterwork, high ceilings and many original features. The house, which enjoys sunlight almost all day, is approached along a winding drive, and is accessed through the hallway to the well-proportioned reception and bedroom accommodation beyond. In addition to the outstanding features and southerly views from the principle rooms of the house, the kitchen/breakfast room provides an excellent daily living space with views over the garden and beyond, and extends in to the self-contained annex beyond. Both the main accommodation and annex provide ample opportunity to generate useful income (between 2006 and 2019 Fiudha traded as Dumfries and Galloway's only five star guest house).





Approximate Gross Internal Floor Area

4145.8 sq ft / 385.2 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Gardens & grounds

The enclosed gardens and grounds at Fludha extend to just under two acres, with views to the south over the River Dee. There are sweeping lawns, a large paved sun terrace to the front of the house, pond and water feature, sunken patio and seating areas with concealed lighting. From the property's elevated position there are impressive views over the River Dee Estuary to Kirkcudbright harbour and of the Galloway Hills. The tree-lined private drive winds its way up to Fludha from the main road and leads to the expansive car parking area and two 3.5 Kw electric charging points (no warranty given). There is also a 20' x 12' timber shed, providing useful storage for bicycles and/or garden equipment, and an alternative rear driveway. Kirkcudbright town centre can be reached by road or riverside walk and is less than 1 mile away. To the rear of the property is a courtyard with garage/workshop. The boundary is denoted by a combination of stone walls, hedges, timber fencing and a stream.

Services

The house and annex have mains water, electricity and septic tank. The central heating system and AGA are gas fired; all the windows are double glazed. Fludha has a sprinkler system, power showers, window shutters and fire doors. All but one of the windows are double glazed. These services have not been tested so there is no warranty from the agents.

Viewing

Strictly by appointment through Knight Frank on 0131 222 9600.

Closing date

A closing date for offers may be fixed and prospective purchasers are advised to note their interest in writing to the selling agents. The seller reserves the right to conclude a bargain for the sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer.



Conditions of sale

- Fixtures and Fittings**
The fitted carpets, curtains, light fittings and furnishings are excluded from the sale but are available by separate negotiation.
- Title**
The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.
- Deposit**
On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

Property information

Tenure: Freehold
Local Authority: Dumfries & Galloway Council
Council Tax: Band G
EPC Rating: E
Offers over £795,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2023. Photographs and videos dated February 2023 and earlier.

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