



HOLMPARK

CREETOWN, NEWTON STEWART, DUMFRIES AND GALLOWAY

Galbraith



HOLMPARK, CREETOWN, NEWTON STEWART, DUMFRIES AND GALLOWAY

An elegant, detached granite house in elevated position with spectacular views.

Newton Stewart 7 miles ■ Glasgow 88 miles ■ Carlisle 76 miles

About 1.34 acre in all

Offers Over £580,000

- 2 reception rooms. 4 bedrooms
- Spectacular views
- Parking for a number of vehicles
- Extensive fully enclosed gardens
- Renovated to a high standard
- Solar panels

Galbraith

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 OnTheMarket





SITUATION

Holmpark is situated on the periphery of the seaside village of Creetown, near the head of Wigtown Bay and Cree Estuary. Creetown sits adjacent to the A75 and has a primary school, village shop/outreach post office, family butchers, hostel (Barholm Accommodation), garage with 24 hr fuel and Cairnsmore Medical Practice, the local doctors' surgery. A broader range of shops, schools and services are available in Newton Stewart, where you will find three small supermarkets, a post office, which offers all postal and banking services, cinema, Merrick Leisure Centre with gym, swimming pool and fitness suite, and a wide range of shops, offices, businesses, hotels and restaurants.

The area is well known for outdoor pursuits and sports, with Kirroughtree Visitor Centre, part of the Seven Stanes range of mountain biking trails is approximately 5 miles from Holmpark. Fishing, shooting, golf and equestrian facilities are all readily available throughout the area. For the country music lovers, there is the annual Creetown Country Ceilidh Festival held at the grounds of Castle Cary Holiday Park, which is just stones throw away from Creetown. A fabulous wedding venue with the spectacular Gather restaurant at Laggan is only 10 minutes' drive away (7 miles), from where, after a refreshing drink you can cross the A75 and take a walk or even swim at the stunning Mossyard beach. A little closer to Creetown is Roadhouse Blues in Carsluith which is an American Style diner serving food through out the day and into the evening. The local area boasts two Gin distilleries. To the west on the edge of Newton Stewart you will find Hills and Harbours distillery and to the east you have Dark Sky Spirits in Kirkcudbright. Both distilleries utilise ingredients from the local area to create their own unique blends of Gins, Vodkas and even a take on Tequila with the Dark Sky's Vespero Blanco.

Trains to Ayr and Glasgow are available at Barhill, about 24 miles from Holmpark, and ferries to Northern Ireland sail from nearby Cairnryan. Trains also run from the regional centre of Dumfries 42 miles to the east. Domestic and international flights are available at Prestwick Airport, 54 miles north, and Glasgow and Edinburgh Airports, 88 and 140 miles respectively. Motorway links and trains are available at Lockerbie, 55 miles east, on the London Euston - Glasgow line, and Kilmarnock, 68 miles north.



DESCRIPTION

Holmpark dates to circa 1817 and was constructed from locally sourced granite. The current owner purchased the property in 2008 and has extensively renovated the property to a high standard and now includes solar roof panels, contributing to the running costs of Holmpark. The stunning country breakfast kitchen / dining and soft seating area has been opened up providing an attractive sociable gathering space at the heart of the home, with French doors opening directly to the garden. The kitchen is an ideal entertaining kitchen space with a large kitchen Island with well thought out storage spaced, sink and electric points. There is a modern induction hob, built in oven and microwave, integrated fridge freezer and dishwasher. In the utility room there is an under counter drinks fridge and Belfast style sink. With a separate utility room providing additional functional space. The space benefits from having under floor heating and towards the dining area plus a welcomed addition of a woodburning stove for the cooler evenings. Directly off the utility room is the rear porch with seating and storage. The living room incorporates an entertainment wall with recessed T.V. ambient lighting and hidden speakers. An open fire creates a cosy atmosphere to settle down, relax and unwind. The study as it is currently used, serves perfectly and could accommodate someone requiring dedicated space or a home office to facilitate home working but could easily adapt to serve the needs of the new purchaser.

The sweeping staircase leads to the first floor landing where you will find four very well-appointed double bedrooms. The first having a walk-in shower enclosure and full-sized bath, W.C. and wash hand basin. The second bedroom has a separate W.C. with basin. Then within the room a roll top bath which looks out over the garden and trees allowing you a relaxing view while you sink into a deep and relaxing bath. The master bedroom and fourth bedroom share a Jack and Jill style shower room with a generous walk-in shower, wash hand basin and W.C. The fifth bedroom is located via separate stairs above the utility room and could be used as a further guest bedroom or office space. Holmpark offers so many desirable attributes as a stunning country home, far reaching countryside and coastal views, peaceful rural location and a home tastefully renovated offered in true 'turn key' condition.

Master Bedroom



ACCOMMODATION

Ground Floor: Entrance vestibule, Hallway, Study, sitting room, open plan kitchen dining room, utility room, boiler room and cloak room with W.C.

First Floor: Four double bedrooms all with ensuite facilities with the master sharing a Jack and Jill Style bathroom. A fifth bedroom/maids room is located above the utility room.

GARDEN

The house is set within its own private gardens surrounded by a dry-stone dyke which borders the lawn to the south of the house. There are beautiful handmade sculptures arranged throughout the garden which provide further focal points and will be included with the sale. An enclosed patio area takes advantage of an elevated position and creates a welcome spot to watch the sun setting over Wigtownshire. A sweeping driveway and parking to the front and side of Holmpark provides a beautiful approach.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic tank	Freehold	Oil fired central heating	Band G	Band E	FTTP	YES

*Fibre To The Premises

FLOOD RISK

Owing to the elevated position the property is not at risk from flooding

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

POST CODE

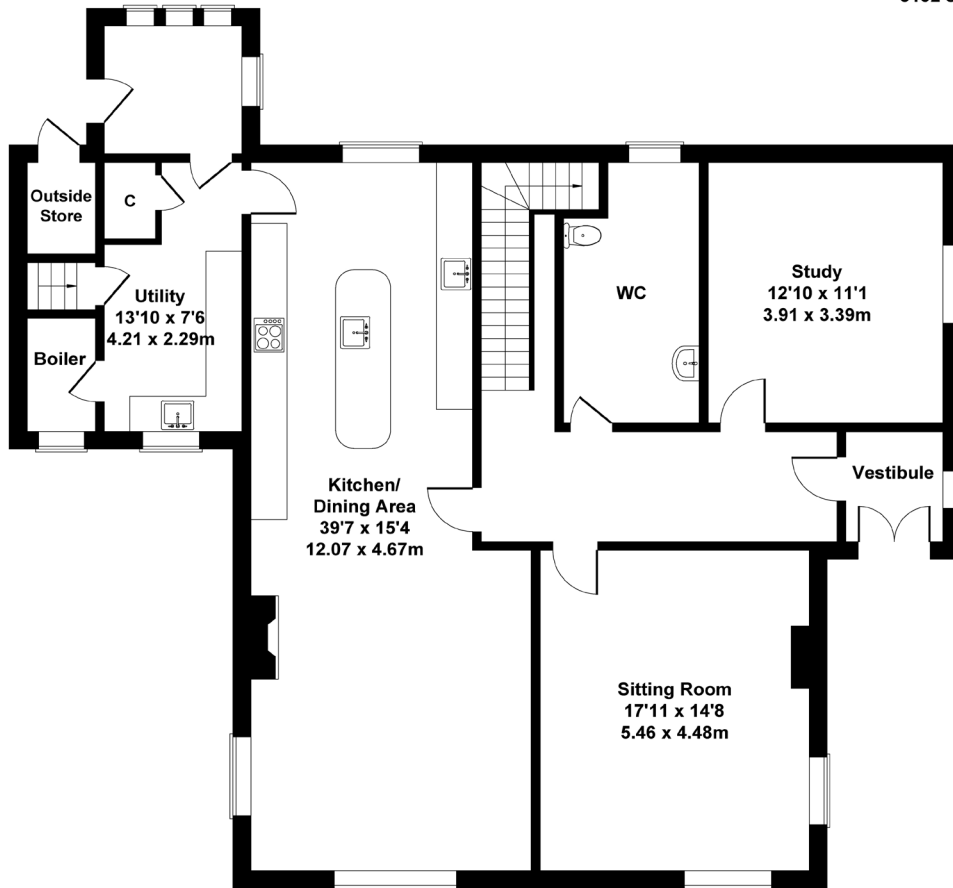
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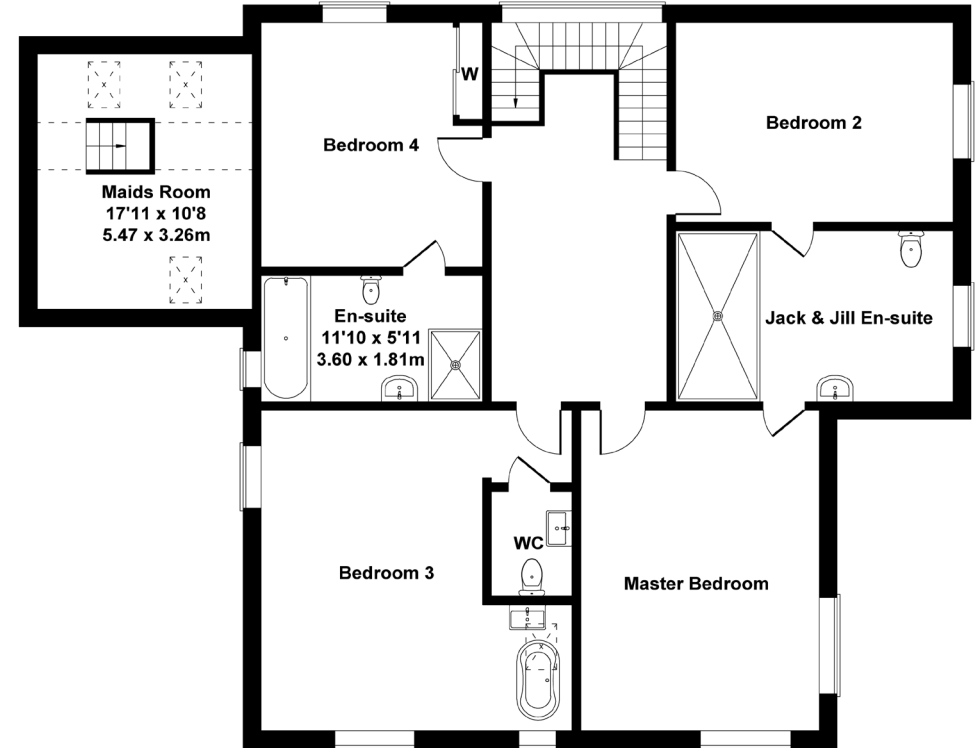


Holmpark

Approximate Gross Internal Area
3132 sq ft - 291 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2024

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: generally.bunny.composts

SOLICITORS

Mr Neil Cavers, Cavers & Co, Kirkcudbright

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

All curtains, which are made to measure and light fittings will remain in the property and other larger items of furniture could be made available via separate negotiations.

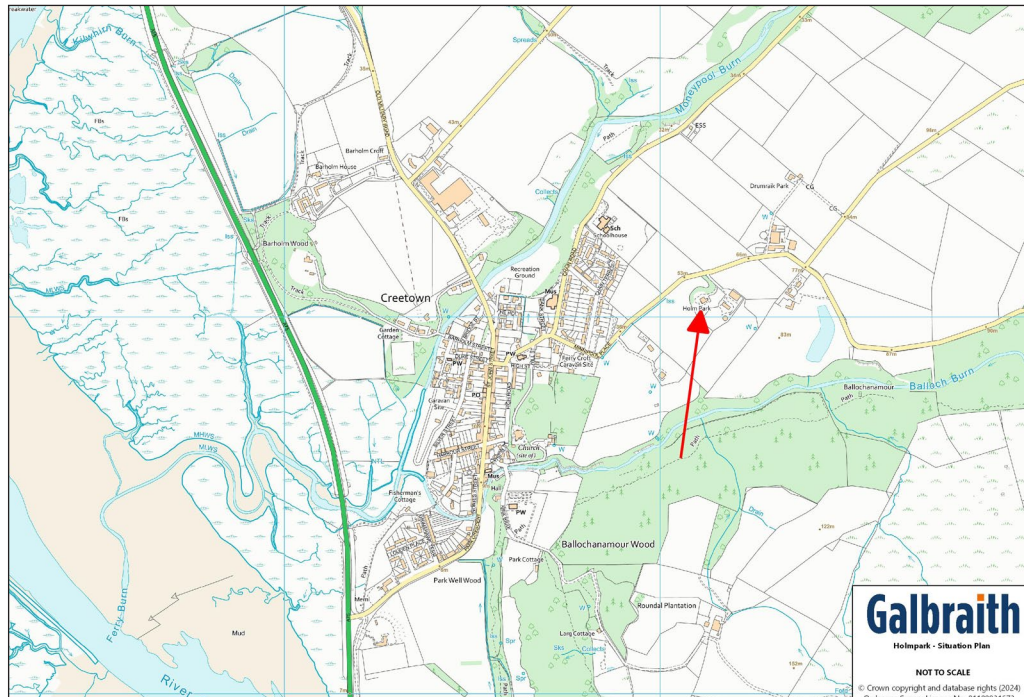
VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.







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