



**Baytree House and Garden Studio,
110 High Street, Kirkcudbright, DG6 4JQ**

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“Traditional extensive town house
currently operated as a B&B with
self-contained holiday let”

BAYTREE HOUSE

- + Entrance Vestibule
- + Hall
- + Cellar
- + Reception Room//Office
- + Lounge
- + Dining Room
- + Kitchen
- + Utility/Store Room
- + 6 Bedrooms (4 en-suite)
- + 2 Bathrooms

- + Garden
- + Former Garage
- + Parking

GARDEN STUDIO

- + Conservatory
- + Open-plan Sitting/Kitchen/Bedroom
- + Shower Room

- + Garden

EPC rating E





LOCATION

Situated on the town's historic High Street, Baytree House is in the heart of Kirkcudbright's cultural and historic centre. Kirkcudbright is an attractive harbour town set on the banks of the River Dee. As well as a range of local amenities, including both primary and secondary schooling, swimming pool, pubs, restaurants and other attractions, it has numerous galleries and is home to the renowned artist, EA Hornel and is known as the "Artists' Town. The surrounding area is one of natural beauty and offers a wide range of outdoor pursuits including fishing, golfing, sailing, mountain biking and hill walking.

DESCRIPTION

An impressive traditional mid-terraced town house (Listed Building – Category B) offering extensive accommodation. Baytree House is currently a successful bed and breakfast but would equally make an attractive family home. An additional feature is the Garden Studio which the owners let as self-catering accommodation. Alternatively, it could be used as a 'granny flat' or artists studio. The property retains many original features including decorative cornicing, high ceilings, beams, sash and case windows and benefits from gas central heating.

ACCOMMODATION

BAYTREE HOUSE

Entrance Vestibule

3 steps lead to a Hardwood front door with glazed semi-circle above; decorative tiled floor; recess; cloak rail; double partially glazed doors with glazed panels to side lead to Hall.

Hall

Sandstone tiled floor; stairs to first floor with wrought iron bannister; door to Cellar.

Cellar

Steps lead down to four good size storage rooms.

Reception Room/Office

This room is currently used as a spacious office but could equally provide an additional public room; sash and case window to front; wooden floor; 2 arched alcoves; shelving; telephone point; radiator; door to Dining Room.

Dining Room

Large bright room with extensive windows overlooking garden; 2 wall lights; picture light; radiator; door to Reception Room/Office.

Bedroom 1

Sash and case window to front; decorative fireplace (presently blocked off); cornicing; double built-in wardrobe; radiator; door to en-suite bathroom.

En-suite Bathroom

Suite of bath with mixer shower tap, W.C. and wash hand basin with mirror and shaver light above; partially tiled walls; tiled floor; extractor fan; radiator.

Inner Hall

Doors to Bathroom and Kitchen.

Bathroom

Window to side; suite of corner bath with Triton electric shower, W.C. and wash hand basin; partially tiled walls; tiled floor; extractor fan.

Kitchen

Sash and case windows to side and rear; range of fitted floor and wall units including glass display units, matching dresser and built-in wine rack; 8 ring, double oven and grill gas range; stone chimney wall with Victorian cast iron solid fuel range (still in use); beamed ceiling; plumbed for automatic washing machine and dishwasher; door to utility/store room.

Utility/Store Room

Window to side; expansive shelving; concrete floor; door to outside.

Rear Hall

Wooden floor; door to garden; door to dining room

FIRST FLOOR

Feature curved ceiling; sash and case window to rear in stairwell; cupboard; electric meters; door leads to second floor which is currently used as owner accommodation.

Lounge

Elegant room with slightly vaulted ceiling; 2 windows to rear; cornicing; open fire with decorative marble surround; dado rail; radiator.

Bedroom 2

Sash and case window to front; built-in cupboard; radiator; door to en-suite bathroom.

En-suite Bathroom

Suite of bath with shower mixer tap, W.C. and wash hand basin with mirror and shaver light above; partially tiled walls; tiled floor; extractor fan; radiator.

Bedroom 3

Sash and case window to front; 2 built-in cupboards; radiator; door to en-suite shower room.

En-suite Shower Room

Sash and case window to front; shower cubicle with power shower; wash hand basin in vanity unit with mirror and shaver light above; W.C.; partially tiled walls; tiled floor; heated towel rail.

Bedroom 4

Secondary glazed sash and case window to rear; 2 built-in cupboards; radiator; door to en-suite shower room.

En-suite Shower Room

Corner shower cubicle with power shower; W.C.; wash hand basin; mirror with shaver light above; partially tiled walls; extractor fan; radiator.



SECOND FLOOR

Wall mounted electric convector panel heater; small window to rear.

Bedroom 5

Coomb ceiled; dormer window to front with views across Castle Street to Greyfriars Church and the top of McLellan Castle; skylight to rear; built-in wardrobe; built-in storage in eaves; radiator.

Bathroom

Coomb ceiled; freestanding bath with shower mixer tap; W.C.; wash hand basin; dormer window to front with views across Castle Street to Greyfriars Church and the top of McLellan Castle.

Bedroom 6

Coomb ceiled; dormer window to front with views across Castle Street to Greyfriars Church and the top of McLellan Castle; skylight to rear; radiator.

OUTSIDE

An attractive private rear garden laid to lawn with areas of loose chippings and paths. There are a variety of flower borders and beds, trees and shrubs. The rear garden also gives access to the Garden Studio but there is also separate access via Palmers Close. There is a parking area which is also accessed via the pend. This then leads on to an outbuilding which was previously the garage to the property.

GARDEN STUDIO

Conservatory

French doors open from garden with further French doors leading to open-plan sitting/kitchen/ bedroom.

Open-Plan Sitting/Kitchen/Bedroom

Ceiling beams; 2 Velux windows; vaulted ceiling; additional high window giving natural light; floor and wall units; stainless steel sink; radiator; door to Shower Room.

Shower Room

Double shower cubicle with electric shower; W.C.; wash hand basin; shaver light; heated towel rail; tiled floor; extractor fan.

Outside

An attractive secluded garden with loose chippings, bushes, flower borders, flower beds and a patio area. The Garden Studio can be accessed via Palmers Close or by the garden of Baytree House.

BUSINESS OPPORTUNITY

Baytree House is available for sale as a B&B and self-catering holiday let business as a going concern at offers in the region of £550,000 including business contents and goodwill. Annual business turnover averages at around £65,000 per annum. The property may alternatively be purchased as a residential property. Another alternative would be to purchase the residential property with self-catering holiday let annexe as a going concern under separate negotiation. The holiday let's annual business turnover averages £12,000 per annum. Any enquiries regarding part or full residential purchase should be made to the selling agent.

VIEWING

By contacting the Selling Agents on 01557 330539.

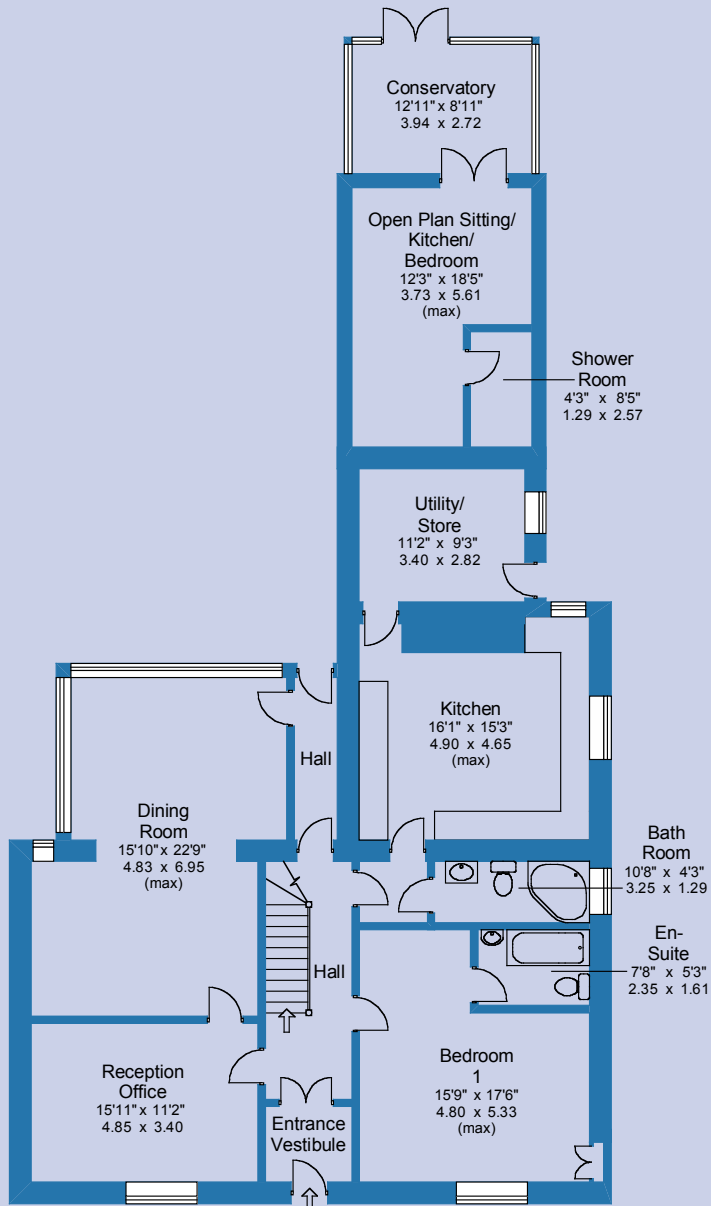
HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode; DG6 4JQ.

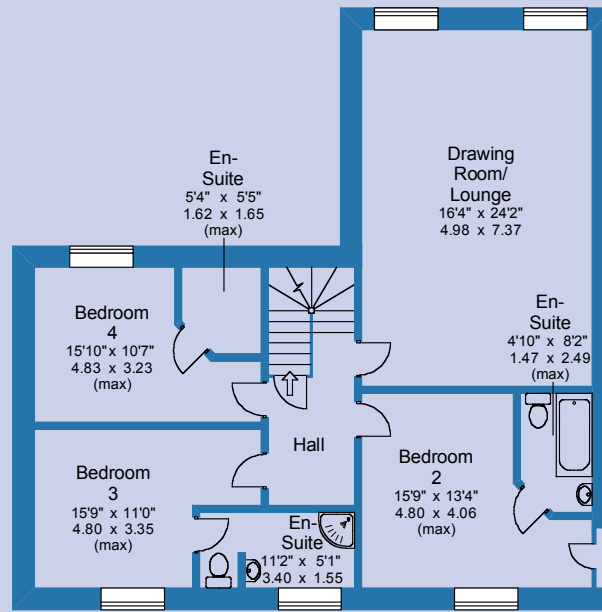
OFFERS

Offers in Scottish legal form should be submitted to the Selling Agents. The owners reserve the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.



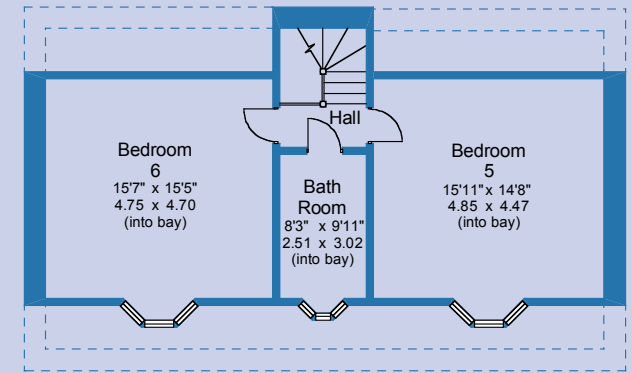


Ground Floor



First Floor

For illustrative purposes only. Not to scale.



Second Floor



135 King Street
Castle Douglas
DG7 1NA
01556 503744

27 St Cuthbert Street
Kirkcudbright
DG6 4DJ
01557 330539

135 Irish Street
Dumfries
DG1 2NT
01387 255351

33 High Street
Dalbeattie
DG5 4AD
01556 611247



PROPERTY MISDESCRIPTIONS ACT 1991 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

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