

A rare opportunity to purchase a most desirable, two bedroom detached bungalow. Ford Villa is located in the heart of the friendly village of Crocketford. Set on generous grounds, this well presented and maintained property offers flexible and spacious accommodation throughout.

This energy efficient home benefits from the installation of an Air Source Heat Pump central heating system.

A wonderful, modern, kitchen/diner offers a great space for family living and entertaining. The lounge, with multifuel stove, has a warm and relaxing atmosphere. There are two double bedrooms and bathroom. The addition of French doors to the principal bedroom allows access to the rear garden and beautiful open countryside views beyond. A tarmac driveway to the front provides ample parking for three cars. The porch has an attractive wrought iron fence and gate. To the rear garden, which is designed for ease of maintenance, you find a paved pathway providing access around the garden. A raised decking area is the perfect place to relax and enjoy the peaceful setting.

Crocketford itself is a friendly village with an active community hall offering a warm welcome to visitors and new residents alike. There is a heritage listed hotel and the local shop/post office is walking distance. The village, which is set amongst glorious countryside, offers beautiful and interesting countryside walks. The nearby park has an impressive adventure play area and is an ideal place for families wishing to enjoy outdoor living.

Ford Villa

Tucked back off the road, you find this impressive and attractive villa. Built to a high specification by the owners of a local plumbers business, this is indeed a rare find. Suitable for couples wishing to retire to a semi-rural setting yet within easy access to the nearby historical market towns of Castle Douglas, with its array of unique independent shops and 'the Artists' town of Kirkcudbright. Dumfries town centre lies approx. 10 miles to the East.

Entrance

An attractive wrought iron gated entrance leads into the tarmac driveway which has a perimeter of raised flower beds and plants providing a profusion of colour. A further wrought iron gate leads to an attractive porch

which gives access to the single leaf PVC insulated front door.

Hallway

Spacious and bright hallway consists of a coats cupboard which houses the hot water cylinder and pressure vessels for the Air Source Heating System; a walk-in cupboard with light and shelving; coving; laminate flooring; two ceiling pendant lights; radiator and attractive, painted, grooved wooden doors.

Lounge

5.7m x 3.68m

18'9" x 12'1"

Dual aspect windows to front and side. Spacious, comfortable living area which has a warm and inviting atmosphere; with feature brick fireplace and multi-fuel stove; coving; ceiling pendant light; carpet; radiators.

Kitchen/Diner

6.38m x 3.097m

20'11" x 10'2"

Beautiful, modern kitchen/diner offering a substantial space for family living and entertaining.

Windows to front and side; PVC insulated door giving outside side access; generous range of wall and base units complimented by attractive worktops, floor to ceiling cabinetry units provide further cupboard space.

Bedroom One

4.318m x 3.68m

14'2" x 12'1"

Double glazed French windows to rear. Spacious double bedroom with beautiful open countryside views; two built in single wardrobes, laminate flooring; ceiling pendant light.

Bedroom Two

4.476m x 2.743m

14'8" x 9'

Large window to rear with views to rear garden onto open countryside

beyond; two built-in, single wardrobes; laminate flooring; pendant ceiling light.

Bathroom

2.24m x 2.10m

7'4" x 6'11"

Frosted glass panelled window to side. With circular shower unit and electric shower; vinyl flooring; modern attractive sink and tap with underneath wooden unit; W.C., wall mirror with shelf.

Front

Low painted wall to front with wrought iron gate. Tarmac driveway with ample parking for three cars. Porch with wrought iron fence and gate. Raised flower and plant beds surround the driveway. A wooden door leads to the side of the property.

Rear

Spacious rear garden designed for ease of maintenance sits adjacent wonderful open countryside with unspoilt, scenic views. There is a raised decking area with balcony; the garden is divided into sections and there is a brick edged, paved, pathway. A variety of perennial plants including a 'Tree Peony', 'Bay Tree', 'The Bride' plant and conifer surround the garden and there is also laurel hedging. With south westerly open countryside views the garden benefits from sunshine for most of the day. This is a perfect space to enjoy outdoor living and summer barbeques.

EPC Band 'C'

Council Tax Band 'D'

Mains water, mains drainage, electricity

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but

any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.