

Georgian Farmhouse

Region: Scotland Sleeps: 8

Overview

This Georgian farmhouse offers a perfect retreat for a family looking to escape to the country. Furnished in a traditional farmhouse style, the property offers comfortable and cosy accommodation for a group of up to 8 guests. With a large drawing room, elegant dining room and a country-style kitchen with breakfasting area, there is plenty of room for everyone. Whilst there is one shower room at ground level, all the other bathrooms and bedrooms are to be found on the first floor.

Entering via the courtyard through the back door, brings you into the L-shaped hallway, with stairs to the floor above. The drawing room has windows on three sides including doors to the terrace, an open fireplace with a basket of logs supplied to make this a relaxing family room to read or browse the selection of books and DVDs or play the grand piano. The entrance hall has some seating to take advantage of the warm sun coming through the windows. There is also a utility/shower room and outer hallway for coats.

The covered parking leads to three outbuildings. A boot room, store room and large games room. This contains a three quarter sized billiard table, stereo and seating area around an open fireplace. Accessible by a ladder on the floor above is a table tennis table and darts, as well as a second television and DVD player.

The kitchen is the hub of this house and one where everyone will gather. There is a traditional Rayburn cooker as well as an integrated electric hob and oven, so you can choose one or both ways to cater to your group. The kitchen area is in a classic U-shape making it ideal for preparing meals, with plenty of worktop space and storage.

In true classic country kitchen style, there is a table and chairs where up to 8 people can be seated, where breakfasts, tea or informal suppers can be served. Access from the kitchen to a sheltered terrace allows for meals to be served al fresco in the summer months. The dining room is an elegant room and can easily accommodate the group in comfort.



Outside there is a tennis court and a rustic external games room complete with snooker table. With wonderful views across the sloping fields, this charming large holiday home enjoys good light, which is enhanced by large windows in the sitting room. It is well presented and is an ideal holiday venue for all the family.

Facilities

Manor • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets on Request • BBQ • Tennis Court • Satellite TV • Games Room • Outdoor Games • Table Tennis • DVD • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Rural Location • Walking/Hiking Paths • Golf Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Historical Sites



Interior & Grounds

A typical beach holiday may be your thing but this hidden part of Scotland offers so much. The area has some of the prettiest Lochs tucked away amidst the hills. Furnished in a traditional farmhouse style, the property offers comfortable and cosy accommodation for a group of up to 8 guests.

Ground Floor

- L-shaped hallway with stairs to the first floor
- Drawing room with open fire, comfortable sofas, grand piano and access to the terrace
- Separated formal dining room for 8 people
- Fully equipped kitchen with traditional Rayburn cooker and electric hob
- Utility room with washing machine and tumble dryer
- Shower room, with shower cabinet, w.c and wash hand basin

First Floor

- Master bedroom with two single beds, with wash hand basin in room
- Bedroom with two single beds, with wash hand basin in room; bathroom, with bath with shower attachment, w.c and wash hand basin
- Bedroom with two single beds, with private access door and steps to; bathroom, with bath with shower attachment, w.c and wash hand basin, with door with access to the landing
- Bedroom with two single beds

Exterior Grounds

- Large lawn area
- Covered games room with table tennis and darts, TV and DVD player
- Outdoor boot room for storage
- Enclosed garden
- Garden furniture
- Terraced area
- Outdoor dining
- Tennis court
- Barbecue

Additional Facilities

- Wi-Fi connection
- Central heating
- Cot and high chair available on request
- DVD player
- CD player
- Parking

**** Access to the tennis court involves crossing a burn, which is unfenced and children should be supervised.*

Location & Local Information

The covered parking leads to three outbuildings. A boot room, storeroom and large games room. This contains a three quarter sized billiard table, stereo and seating area around an open fireplace. Accessible by a ladder on the floor above is a table tennis table and darts, as well as a second television and DVD player.

There's plenty of space in the grounds for children and dogs to romp, with some of the garden enclosed which is always an added bonus for pet owners and families with very young children. There's mostly lawn to the front and side of the house and built into the L shape of the building is a sheltered terrace (which can be accessed from the kitchen) which is a great spot for al fresco entertainment.

A pretty burn (or stream) meanders its way through the garden (it's not enclosed) across which is the tennis court, accessed via a simple bridge. Lots of outdoor activity to keep groups occupied weather permitting.

There's plenty of parking in the courtyard area. Being located on a farm, guests will need to be aware of farm traffic passing the property when they are coming and going as well as keeping children away from playing in that area.

Galloway Forest Park is nearby there is plenty to entertain in the way of activities, including walking, biking and horse riding. Loch Ken offers a range of water sport activities. For those looking for some sites of interest, there are Threave Castle and Cardoness Castle. Bladnoch Distillery is the nearest distillery.

Located 56 miles from Carlisle and 4.5 miles from Castle Douglas, this beautiful country farmhouse is perfect for exploring the southern regions of Scotland. Castle Douglas has a major supermarket, with a further selection in Dumfries, 21 miles beyond.

Local Amenities

Nearest Airport	Carlisle Lake District Airport (94 km)
Nearest Airport 2	Glasgow Airport (166 km)
Nearest Village	Rhonhouse (1 km)



Nearest Town/City	Castle Douglas (6 km)
Nearest Restaurant	Carlo's Restaurant (5 km)
Nearest Bar/Pub	Montys Bar (5 km)
Nearest Supermarket	Tesco Superstore (6 km)
Nearest Beach	Sandyhills Beach (30 km)
Nearest Golf	Castle Douglas Golf Club (6 km)

What we love

- Located close to some of the prettiest Lochs tucked away amidst the hills
- The traditional farmhouse style offers a comfortable and cosy stay
- Enjoy the onsite activities including the tennis court and rustic external games room with snooker table

What you should know...

- There is an unfenced stream/burn running through the garden and children should be supervised
- Cars leaving and children playing should be careful of the farm traffic passing the property
- Access to the tennis court involves crossing a burn, which is unfenced and children should be supervised

Terms & Conditions

- Security deposit: £1000 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection
- Arrival time: 4pm
- Departure time: 9 am
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Linen & towels included?: Yes, Bed linen, and towels are included in the rental price.
- Energy costs included?: Yes, included in rental price.
- Heating costs included?: Yes, included in rental price.
- Internet access?: Yes, Wi-Fi internet access included in rental price (please remember that it is a rural connection and so it may not be as strong as it is at home!)
- Minimum stay: 7 nights
- Changeover day: Saturday
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement of £20 per pet per week will apply (paid locally, max of 2 pets welcome).
- Smoking Allowed?: Not permitted.
- Tax: Included in the rental price.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public liability and any accidental damage caused during their stay.
- Other Ts and Cs: Stag parties and Hen groups accepted.