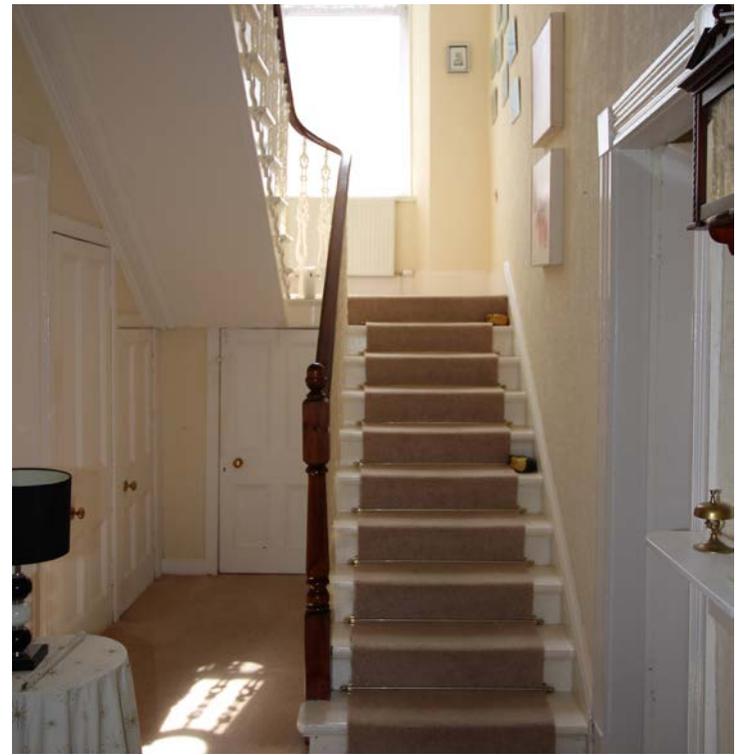




WILLIAMSON
& HENRY
Solicitors & Estate Agents



MANSEFIELD HOUSE

22 ST JOHN STREET, WHITHORN, DG8 8PE

Stone built detached former manse offers well-proportioned, light bright accommodation and retains many of the property's original features such as high ceilings, deep skirting boards, original cornicing and ornate ceiling roses.

The property has a private driveway and garden bordered by a stonedyke wall looking towards Cairnsmore of Fleet. The property has previously been used as a Bed & Breakfast.

Ground Floor:

Entrance Porch
Hallway
Living Room
Dining Room
Office/Snug
Kitchen
Rear Hall
Utility Area
Wet Room

First Floor:

Bedroom 1
En-suite
Bedroom 2
En-suite

Bedroom 3
Bedroom 4
Bedroom 5
En-suite

Attic Floor:

Bedroom 6
Bedroom 7

Outside:

Stone Outbuilding
Garden

Oil Fired Central Heating.
Double Glazing.

Mansefield is a detached, stone built former manse which is located up a quiet lane just off John Street in the village of Whithorn, with an open outlook to the front overlooking farmland to the Galloway hills beyond.

The property offers well-proportioned light, bright accommodation throughout and retains many of the properties original features such as high ceilings, deep skirting boards, original cornicing and ornate ceiling roses.

Whithorn is a Royal Burgh about 10 miles south of Wigtown, the county town of Wigtonshire. Whithorn was the location of the first recorded Christian church in Scotland, built by Saint Ninian around 397 ad.

The Isle of Whithorn (3 miles) is a popular coastal tourist destination. Every year sees a pilgrimage to nearby St Ninian's Cave and you can learn the story of the town at Whithorn Priory & Museum.

Whithorn's town centre retains its street plan from the Middle Ages with a wide market square and long garden plots. Many Kings and Queens journeyed to this small town over the centuries. A few miles away, the Isle of Whithorn enjoys a picturesque seaside setting and down by the harbour is St Ninian's Chapel.

The Machars area is a popular area for those who partake in outdoor pursuits such as cycling, walking, fishing and bird watching.

ACCOMMODATION

Entrance is via an original wooden painted doorway into entrance porch.

ENTRANCE PORCH **1.86m x 1.86m (6'1" x 6'1")**

Original solid wooden door with original ironmongery lock with ornate stain glass window above Deep skirting boards. High ceiling and original cornicing. Coat hooks. Ceiling light. Fully carpeted. Opening into entrance hallway.

ENTRANCE HALLWAY **5.98m x 1.86m (19'7" x 6'1")**

Wonderful light wide hallway. Fully carpeted. Radiator with thermostatic valve. Deep skirting boards. Original cornicing and ceiling rose and architraves. Doorways

leading off to all ground floor public rooms and kitchen. Two pantry shelf cupboards. Doorway leading to basement/cellar. Carpeted staircase leading to first floor level.

LIVING ROOM **5.03m x 4.49m (16'6" x 14'9")**

Off the entrance hallway is a large, spacious, bright living room with large uPVC double glazed window to the front overlooking the front garden and neighbouring farmland to the Galloway Hills beyond. Deep skirting boards. Picture rail. Original cornicing. Ornate ceiling rose. Ceiling light. Radiator with thermostatic valve. Original marble open fireplace. Wooden mantel above the surround.

DINING ROOM **4.37m x 4.45m (14'4" x 14'7")**

Large, bright dining room with dual aspect uPVC double glazed sash and case windows, to side and front. Deep skirting boards. Radiator with thermostatic valve. Picture rail. Original cornicing and ornate ceiling rose. Ceiling light. Curtain poles above windows and curtains. TV aerial point. Open fireplace with concrete hearth and tiled surround with wooden fire surround and mantle.

OFFICE/SNUG **2.74m x 3.78m (9'0" x 12'5")**

Light, bright office/snug which overlooks a rear yard. Fully carpeted. Radiator with thermostatic valve. Original door. Large uPVC double glazed window to rear with curtain pole above. Original ceiling cornicing. Original ornate ceiling rose. Telephone point.

KITCHEN **4.27m x 3.40m (14'0" x 11'2")**

Cream fitted kitchen "shaker style" units. Formica work surface. Large LPG gas range with stainless steel extractor fan above. Tiled splash-backs. Large uPVC double glazed window overlooking rear garden. Roller blind. Ceramic sink with drainer and mixer tap. Integrated Lamona dishwasher. Tile-effect floor. Radiator with thermostatic valve. Ceiling light. Wooden doorway leading to rear hall.

REAR HALL **1.33m x 1.92m (4'4" x 6'4")**

Tiled concrete floor. Cupboard housing fuse box and electric meter. Wooden glazed door to rear. Further doorway to utility area and W.C. Ceiling access hatch. LED spotlights.

UTILITY AREA **2.51m x 2.26m (widest) 1.52m (narrowest) (8'3" x 7'5" widest 5'0" narrowest)**

Wooden painted door. Vinyl flooring. Two uPVC obscure glazed double glazed windows onto rear courtyard with deep sill. Plumbing for washing machine and space for a tumble dryer.

WET ROOM **1.17m x 2.52m (3'11" x 8'3")**

White W.C. and Sink. Mains shower. LED ceiling lights. Waterproof shower panels on two walls with further tiled wall. Vinyl flooring. UPVC double glazed obscure window to side with deep sill.

Carpeted staircase to first floor level with beautiful original wooden banister and ornate wrought iron spindles. Deep skirting board.

Half landing. Radiator with thermostatic valve. Large uPVC double glazed window to the rear overlooking yard and outbuildings.

First Floor

BEDROOM 1 **3.48m x 2.83m (narrowest) x 4.10m (11'5" x 9'3" 9 (narrowest) x 13'5")**

Another wonderfully light room which is front facing enjoying open views to the Galloway Hills. Fully carpeted. Radiator with thermostatic valve. Large uPVC double glazed window overlooking the front. High ceiling. Deep skirting boards.

EN-SUITE **1.14m x 2.23m (3'9" x 7'4")**

White sink with mixer tap. W.C set within integrated vanity unit. Shower panel walls on all 4 walls. Large corner shower with Insignia Jacuzzi shower. Heated towel rail. Vinyl flooring.

BEDROOM 2 **2.82m (narrowest) x 4.31m x 3.88m (9'3" (narrowest) x 14'2" x 12'9")**

Light, bright room has dual aspect double glazed windows to front and side. Fully carpeted. Deep skirting boards. High ceiling. Radiator with thermostatic valve. Picture rail. Ceiling light. Original cornicing. Curtains and curtains poles.



EN-SUITE

1.14m x 2.32m (3'9" x 7'7")

White sink with mixer tap. W.C set within integrated vanity unit. Shower panel walls on all 4 walls. Large corner shower Insignia Jacuzzi shower. Shaver point. Heated towel rail. Vinyl flooring.

Cupboard housing hot water cylinder and hot water controls.

BEDROOM 3

2.58m x 2.84m (8'6" x 9'4")

Currently being used as store room. UPVC double glazed window. Curtain pole and curtains. Original cornicing. Ceiling light. Floorboards. Shelving. Fuse box. Radiator with thermostatic valve.

BEDROOM 4

4.3m x 4.17m (14'1" x 13'8")

Fully carpeted. Large uPVC double glazed window. Deep skirting boards. Original cornicing. Ornate ceiling rose. Radiator with thermostatic valve. Original cast iron inglenook fireplace with wooden painted surround. Doorway leading onto adjoining bedroom 5.

BEDROOM 5

1.61m x 1.11m (inner hallway)(5'3" x 3'8")
3.47m x 2.71m (11'5" x 8'11")

Accessed via bedroom 4 with adjoining doorway or directly from hallway. Fully carpeted. Radiator. Large uPVC double glazed window overlooking rear garden. Curtain pole and curtains above. Original cornicing. Deep skirting boards. Small inner hallway leading to:-

EN-SUITE

2.17m x 1.6m (7'1" x 5'3")

Vinyl flooring. Shower panel walls on all 4 walls. Extractor fan. White sink and W.C. UPVC obscure glazed sash and case window. Deep sill. Double shower with Insignia Jacuzzi shower.

Carpeted staircase leads to large half landing before continuing on to the attic floor. Wrought iron balustrade and handrail. 2 Further large double bedrooms.

Attic Floor

BEDROOM 6

4.11m x 4.53m (13'6" x 14'10")

Velux window. Radiator with thermostatic valve. Fully carpeted. Built in storage cupboard.

BEDROOM 7

4.47m x 4.52m (14'8" x 14'10")

Velux window. Radiator with thermostatic valve. Fully Carpeted.

Outside

GARDEN

Large walled garden leading off St John Street in Whithorn and accessed by way of a gravel driveway lined by mature trees and shrubs leading up to the front entrance of the house. Garden is mainly laid to lawn. Vegetable plot and flower beds to the side with a gravel path continuing to the rear of the property to a private sun terrace which can be accessed directly from the property with a further gate leading to a tarmac rear yard with 2 stone outbuildings and wooden garage.

Path through the lawn leads around to walled sun terrace. Access via rear porch. Fully fenced. Further gate leading to a tarmac rear yard and 2 stone outbuildings.

STONE OUTBUILDINGS

Former Stable

3.67m x 3.93m (12'0" x 12'11")

Old stone former stable with cobble floor. Stone walls and ceiling. Original stable partitions currently used a coal and log store. Entrance by wooden stable door.

Store / Garage

3.78m x 3.66m (12'5" x 12'0")

Further section of the original stone building has double wooden garage doors. Brick floor. Stone walls. Original fireplace and window.

Wooden Garage

BURDENS

The Council Tax Band relating to this property is E.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is E.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332057.

Ref: SAK/LNM/RAVEE01-01





PROPERTY OFFICE:

3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

GENERAL OFFICE:

13 St. Mary Street, Kirkcudbright, DG6 4AA Tel: (01557) 330692

NEW GALLOWAY OFFICE:

(Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

