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THE LODGE, MOCHRUM PARK

KIRKOWAN, NEWTON STEWART, DG8 0BY

Victorian 'C' listed detached lodge dating back to the late 19th century which formed part of the former Mochrum Park Estate.



Accommodation:

Reception Hallway
Sitting Room
Kitchen
Rear Porch
Bathroom
Bedroom 1
Bedroom 2

Outside:

Garden

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Mochrum Park Lodge is located just off the B733 between Kirkcowan and Wigtown and is also within easy access of Newton Stewart. This charming property was the gate house to Mochrum Park House which formed part of the estate of Sir Adrian and Lady Dunbar.

The cottage garden enjoys frequent visits from a variety of birdlife whilst deer, hares and a variety of wildlife can be spotted in the neighbouring fields and woodland.

The village of Kirkcowan is located approximately 7 miles to the west of Newton Stewart. With the A75 Euro route being only a few minutes' drive to the north, there are easy links to the local towns of Stranraer and Newton Stewart and thereafter the major towns of Kircudbright, Castle Douglas and Dumfries.

Kirkcowan is a vibrant Galloway village which also has a Doctors' Surgery, Post Office and shop, Garage, Hotel and good public transport links. Buses regularly pass through the village heading both West to Stranraer and East to Dumfries, the bus stop and Nursery and Primary School are both a few minutes' walk from Old Church Hall. Newton Stewart, offers a wider range of shops and services, including a leisure centre, cinema, secondary school and four supermarkets.

ACCOMMODATION

Entered through original solid wooden storm doors into:-

RECEPTION HALLWAY **1.74m x 1.48m (narrowing to 0.94m)**

Wide welcoming reception hallway with doors leading off to all main accommodation. Fitted carpet. Ceiling light. Ceiling cornicing. Smoke alarm. Night storage heater. Loft access hatch.



SITTING ROOM **4.07m x 5.40m**

Original stripped pine door. Three sash & case windows to front with view over garden and across neighbouring farmland with deep sills and built-in bookcase. Two further sash & case windows to side with view over garden provide ample natural light. Fyfestone open fireplace. Smoke alarm. Carbon Monoxide detector. Night storage heater. Wooden door leading to kitchen. Curtain track and curtains. Ceiling light. Curved feature walls. Ceiling cornicing. Fitted carpet.

KITCHEN **3.04m x 1.85m**

Ceramic tiled floor. Magnet fitted kitchen units with laminate work surfaces. Beko free-standing electric cooker. Beko free-standing washing machine. Free-standing fridge freezer. Stainless steel one and a half bowl sink with mixer tap and drainer. Stainless steel electric heated towel rail. Tiled splash backs. Fluorescent strip light. Wooden double glazed window to rear overlooking garden. Wooden glazed door into rear porch.

REAR PORCH **2.05m x 3.04m**

Good size rear porch in need of some updating. Wood-effect vinyl flooring. Ceiling light. Built-in cupboard with shelving. Exposed stone wall. Three wooden glazed windows overlooking garden. Wooden glazed door leading out to garden.

BEDROOM 1 **2.58m x 4.61m**

Front facing double bedroom with an abundance of natural light from two sash & case windows to front and two further sash & case windows to side. Curtain track and curtains. Night storage heater with shelving above. Fitted carpet. Ceiling light. Ceiling cornicing.

BATHROOM **1.67m x 2.15m**

Suite of traditional Victorian style white wash hand basin and WC. Bath with mains shower above and glass shower screen to side. Ceramic tiles from floor to ceiling. Ceiling light. Extractor fan. Tile-effect vinyl flooring.

BEDROOM 2 **2.13m x 3.46m**

Rear facing bedroom. Ceiling cornicing. Wooden double glazed window to rear overlooking woodland garden with curtain pole and curtains above. Night storage heater. Cupboard housing electric meter and RCD consumer unit. Fitted carpet.

BURDENS

The Council Tax Band relating to this property is a Band C.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a band F.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, and private drainage but no guarantee can be given at this stage. The hot water can be heated by an immersion heater or by a Baxi boiler connected to the open fire.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting our office.

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kircudbright DG6 4DJ (Tel: 01557 331 049), (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, Kircudbright and the Fax Number is 01557 332 057.

Ref: SAK/LM/HALEJ01-08





PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
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GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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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.

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