



WILLIAMSON
& HENRY
Solicitors & Estate Agents



MILL HOUSE OF GIRTHON

GATEHOUSE OF FLEET, CASTLE DOUGLAS, DG7 2DW

Surprisingly spacious former mill house set within quiet steading enjoying an idyllic rural location in the rolling Galloway countryside.



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Accommodation:

Ground Floor:

Reception Hallway
Sitting Room
Bedroom 1/Snug
Kitchen/Diner
Conservatory
Utility Room/Cloakroom

First Floor:

4 Bedrooms one with en suite
Bathroom

Outside:

Front and Rear Garden
Tree House
Garden Store
Large Wooden Shed / Workshop
2 garden sheds



Mill House is a well-proportioned linked cottage which is located within a quiet converted steading within the hamlet of Girthon. The property is a short distance away from both Sandgreen and Carrick beaches with easy access onto the A75 and the local amenities of both Gatehouse of Fleet and Kirkcudbright.

Gatehouse of Fleet is an active community and benefits from many local amenities, such as a primary school, shops, library and health centre. Within the wider area, there are many beautiful sandy beaches and rocky coves within easy reach, and equally dramatic inland scenery, with magnificent hills, glens, and lochs.

Within Gatehouse there are active sports clubs (for example bowling, snooker, golf and cricket) and a wide variety of outdoor pursuits can be enjoyed in the area, including sailing, fishing, golf, cycling and hill walking.

Nearby Kirkcudbright is an attractive harbour town situated on the banks of the River Dee. The town itself is of historic and architectural interest with its ancient High Street, Tolbooth Arts Centre, Stewartry Museum and numerous galleries. Long frequented by artists, Kirkcudbright was home to the renowned artist, EA Hornel, one of the "Glasgow Boys". This tradition is maintained today by a flourishing colony of painters and craft workers which has led to Kirkcudbright being named the "Artists' Town".

Kirkcudbright enjoys a wide variety of mainly family owned shops, pubs, hotels and restaurants, whilst offering a wide range of facilities, including its own swimming pool, 18-hole golf course, marina, bowling green, squash & tennis courts and an active summer festivities programme, including its own Jazz Festival, Scottish Nights and Tattoo. There is also a modern primary school, Kirkcudbright Academy secondary school, health centre, veterinary practice and library.

ACCOMMODATION

Steps from graveled parking area lead down to the front garden and through wooden glazed door into:-

RECEPTION HALLWAY 3.92m x 2.0m (at widest)

Fitted carpet. Radiator. Ceiling cornicing. Ceiling light. Central heating controller. Exposed stone wall to one side with doorway leading into sitting room. Further doors leading to kitchen and utility room.

SITTING ROOM 4.91m (at widest under staircase) x 3.48m

Well-proportioned reception room with exposed stone feature wall. uPVC double glazed Georgian style windows to front with deep sill beneath, curtain track and curtains above. BT telephone point. Recessed staircase with wood handrail and balustrade leading to first floor level. uPVC double glazed windows overlooking rear garden with deep tiled sill beneath. Curtain track and curtains. Feature fireplace with cast iron multi-fuel stove set on tiled hearth with central flue. Wooden door leading to bedroom/office.

BEDROOM 1/OFFICE 3.36m x 3.73m

Well positioned room which could be used as a home office or ground floor double bedroom or snug. Fitted carpet. Fixed shelving on one wall. Radiator. Ceiling cornicing. Ceiling light. uPVC double glazed window to front with curtain pole and curtains.

KITCHEN/DINER

Kitchen 3.63 x 2.46m / Diner 3.29m x 3.23

Bright and spacious farmhouse-feel kitchen/diner with wood-effect laminate flooring. 15-pane glazed door into reception hallway. This bright and airy room is ideal for modern family living and entertaining. Dining area has exposed stone

feature wall. Ceiling light. Radiator. Wooden glazed doors leading to conservatory. Kitchen area has good range of shaker-style fitted units. Solid wooden work surfaces. Tiled splash backs. Electric cooker. Exposed beam ceiling detail. Recessed ceiling spotlights. uPVC double glazed window to side with deep sill and roman blind. White one and a half bowl sink with mixer tap and drainer. Freestanding Bosch fridge freezer. Freestanding Bosch dishwasher. uPVC double glazed window to rear with deep sill. Worcester oil fired boiler.

CONSERVATORY 4.32m x 4.21m

Bright and spacious reception room with wrap round uPVC double glazed windows on three walls providing a pleasant outlook across the garden. uPVC double glazed door leading out to paved patio. Painted stone wall. Fitted carpet

UTILITY ROOM/CLOAKROOM 1.10m x 2.07m

Tile-effect vinyl flooring. uPVC double glazed window to side with deep sill. Ceiling light. WC and wash hand basin. Bosch washing machine with built-in shelving to one side. Wall-mounted cupboard. Extractor fan. Tiled splash backs.

Carpeted staircase with wooden handrail and balustrade leading to first floor level.

FIRST FLOOR LANDING 5.05m x 0.77m (at narrowest widening to 1.78m under eaves)

Bright and airy landing with exposed beam detail and partially coombed ceiling. uPVC double glazed window with deep sill and curtain track and curtains. Double glazed Velux window to front. Doors leading off to four bedrooms and bathroom. Built-in airing cupboard.

BEDROOM 2 (LEFT) 3.85m x 2.65m (at widest narrowing to 2.32m)

Rear facing double bedroom. Partially coombed ceiling with exposed beam detail. Double glazed Velux window with curtain pole and curtains. uPVC double glazed window with deep sill with curtains above. Further uPVC double glazed window to side with curtain pole and curtains providing additional natural light. Ceiling light. Built-in cupboard with hanging rail providing useful storage. Loft access hatch. Radiator. Fitted carpet

BEDROOM 3 (LEFT) 2.97m x 2.10m

Front facing single bedroom. Fitted carpet. Radiator. Partially coombed ceiling with exposed beam detail. Velux window with curtain track and curtains. Ceiling light.



BATHROOM 2.70m x 2.10m (at widest)

Suite of white wash hand basin, WC and bath. Tiled splash backs. Fixed bathroom mirror. Wall-mounted wooden bathroom cabinet. Recessed LED ceiling spotlights. Exposed beam detail. Double glazed Velux window. Chrome heated towel rail. Wood-effect laminate flooring.

BEDROOM 4/STUDY 1.99m x 3.44m

Partially coombed ceiling. Ceiling light. Built-in cupboard providing useful storage. uPVC double glazed window to rear with deep sill curtains. Double glazed Velux window with curtain pole and curtains. Recesses alcove with built-in shelving. Fitted carpet. Radiator

BEDROOM 5 4.09m x 4.54m (at longest and widest)

Good sized master bedroom with pleasant outlook from uPVC double glazed windows to side and rear with curtain pole and curtains above. Exposed beam ceiling. Fitted carpet. Radiator. Trouser press. Door leading into:-

EN SUITE SHOWER ROOM 1.48m x 1.80m (at longest and widest)

Generous en-suite with fully tiled curved corner shower enclosure with mains shower above. White wash hand basin. White WC. Tiled splash backs. Double glazed Velux window. Wall-mounted bathroom cabinet. Radiator. Ceiling light. Wood-effect laminate flooring.

OUTSIDE

To the front of the property is a shared courtyard area providing off street parking with steps leading down to the front entrance and garden area bordered by a stone dyke wall and well established flower beds stocked with a variety of wild flowers. Adjacent to the front entrance is an area screened by a stone dyke wall which houses the oil tank for the property which is also bordered by well stocked flower beds. An archway to the right hand side of Mill House provides easy access to the rear garden. Outside Tap.

Mill House enjoys a delightful rear garden which is mainly laid to lawn and interspersed with a variety of mature trees, shrubs and young fruit trees, and enjoys a pleasant outlook across neighbouring farmland which is certified organic.

There is a generous patio area which can be accessed from the kitchen and conservatory dining area providing easy access for alfresco dining – or simply enjoying the beautiful garden.



GARDEN STORE

3.51m x 1.54m

Attached to the house is a useful garden store which is accessed from the garden. UPVC double glazed window. Concrete floor. Power and lighting. Fitted kitchen unit providing useful storage. Attic space.

WOODEN SHED / WORKSHOP

5.82m x 2.91m

Generous wooden workshop with fluorescent striplight. Perspex window to side. Power. Built in shelving.

2 SMALL WOODEN SHEDS

TREE HOUSE

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 gas and 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 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."

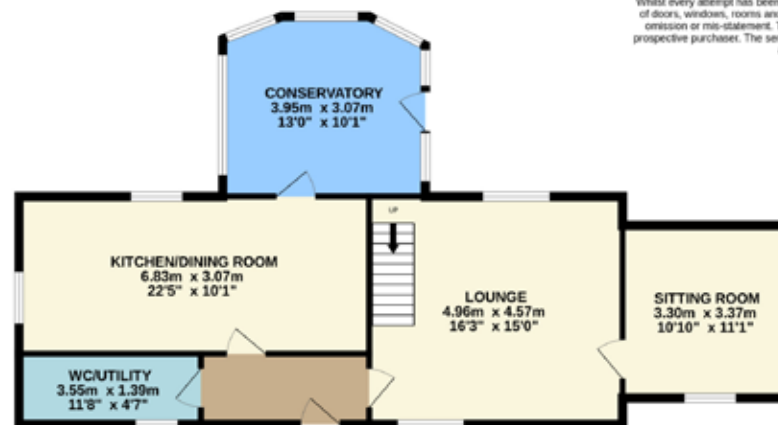
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LM/BINGD01-01

GROUND FLOOR



1ST FLOOR



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

NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

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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