



Mill Grange
Kirkmahoe | Duncow | Dumfries | Dumfriesshire | DG1 1TB

MILL GRANGE



KEY FEATURES

Mill Grange started life as a two roomed cottage in the grounds of Duncow Mill, on Duncow Estate. Over time, the property was extended and more land was acquired, extending the total area of the estate to 9.32 acres now. The current owner has carried out extensive developments and improvements, not only on the house but also on the grounds. Many trees have been planted, a tennis court was installed, a two bedroom Scandinavian timber chalet was erected and a large agricultural shed was built. In 2018 planning approval was granted to further extend the front of Mill Grange, using Portuguese Granite Stone; unique and individual to the area.

Mill Grange has been thoughtfully designed, offering generous accommodation over two floors. High quality fixtures and fittings have been installed throughout.

The front door opens into an entrance vestibule, with cloaks area and WC off. An internal glazed door leads into the large reception hall, which boasts Karndeian flooring and a feature contemporary staircase rising to the first floor. Double doors from the hall lead through to the superb open plan kitchen/dining room. The kitchen area is fitted with an excellent range of contemporary fitted units, with range cooker, integrated dishwasher and island with breakfast bar. The room enjoys a dual aspect, Karndeian flooring and has ample room for a large dining table and chairs. Adjacent to the kitchen is the generous sitting room, which features a wood burning stove set within a stone surround. French doors lead out to the patio and barbecue area, which is a lovely spot to enjoy al fresco entertaining.

There are three ground floor double bedrooms, one of which has a dressing area and modern en-suite shower room. The family bathroom is fully tiled and comprises a double ended bath, WC, wash hand basin and large shower cubicle with jets. The bright games/sunroom offers direct access to the garden and could be subdivided to create an additional ground floor bedroom. A useful L-shaped utility room and adjacent storeroom complete the ground floor accommodation. The bespoke staircase rises to a bright and spacious first floor landing, with sliding doors to a balcony. The first floor makes for a fantastic master suite if so desired, with useful home office (or perhaps a nursery/child's bedroom) and a large principal bedroom with dressing room and views to the front over the loch, along with a contemporary bathroom, comprising a raised area with feature free standing bath, twin sinks and a roomy walk-in shower.

In all, the accommodation in Mill Grange extends to just over 4,000 square feet.



















Detached chalet:

This charming detached two storey chalet is constructed of Scandinavian timber and was specially imported for the owner. It is presently rented out providing additional income but could equally offer ideal accommodation for dependent relatives. It is quietly situated in a corner of the grounds and has a wraparound balcony offering superb views across the Nith Valley. There is a spacious open plan kitchen/sitting/dining room with galleried landing above, and there are two double bedrooms and a modern family bathroom, as well as a utility room and plenty of storage in the eaves space.







Outside

Mill Grange is set within just over 9 acres of glorious grounds, to include lawned areas, tennis court, a small loch and woodland. Duncow burn also runs through the grounds. Several ruins of the old mill are evident, that (subject to planning) could be restored.

The property is approached via a short section of shared drive (the driveway is owned by Mill Grange) giving access to the neighbour, and then via electronic gated access, culminating in a large, paved turning circle with ample parking. Here, the driveway forks off and leads towards the agricultural shed (12m x 8m) and chalet, where even more parking can be found.

There is a hen house with enclosed field, a polytunnel, several storage sheds and a double brick-built garage. In addition, there is a wind turbine and a water turbine.

Local Area

Mill Grange enjoys a private and rural position in the heart of the Dumfriesshire countryside yet is only six miles from Dumfries town centre. Dumfries offers a full range of facilities and amenities including a university campus and an excellent hospital.

The area is well known for its fishing and also for its hill walking opportunities. There is also fantastic horse riding and mountain biking available on the doorstep.

There are other close transport links with Junction 15 of the M74 a short drive away and Edinburgh and Glasgow are easily reached. The M6 and M74 networks are also accessible at Moffat, Gretna and Lockerbie.

What3words: ///statement.debating.germinate





INFORMATION

Services:

House: Mains electricity, mains water supply, private drainage to septic tank (registered with SEPA). Heating and hot water is through geothermal heat pumps with a backup oil boiler. Heating is partly through under floor or radiators. Broadband – currently supplied by BT. We advise anyone wishing to check the broadband speed to use the following website: <https://checker.ofcom.org.uk/>

Cottage: Mains electricity, mains water supply, private drainage to its own septic tank (registered with SEPA). The septic tanks drain into a soak away and gets emptied every couple of years by a private contractor.

Geothermal heating and hot water, with backup oil boiler. Broadband – currently supplied by BT. We advise anyone wishing to check the broadband speed to use the following website: <https://checker.ofcom.org.uk/>

Fixtures and fittings: Certain items may be available by separate negotiation.

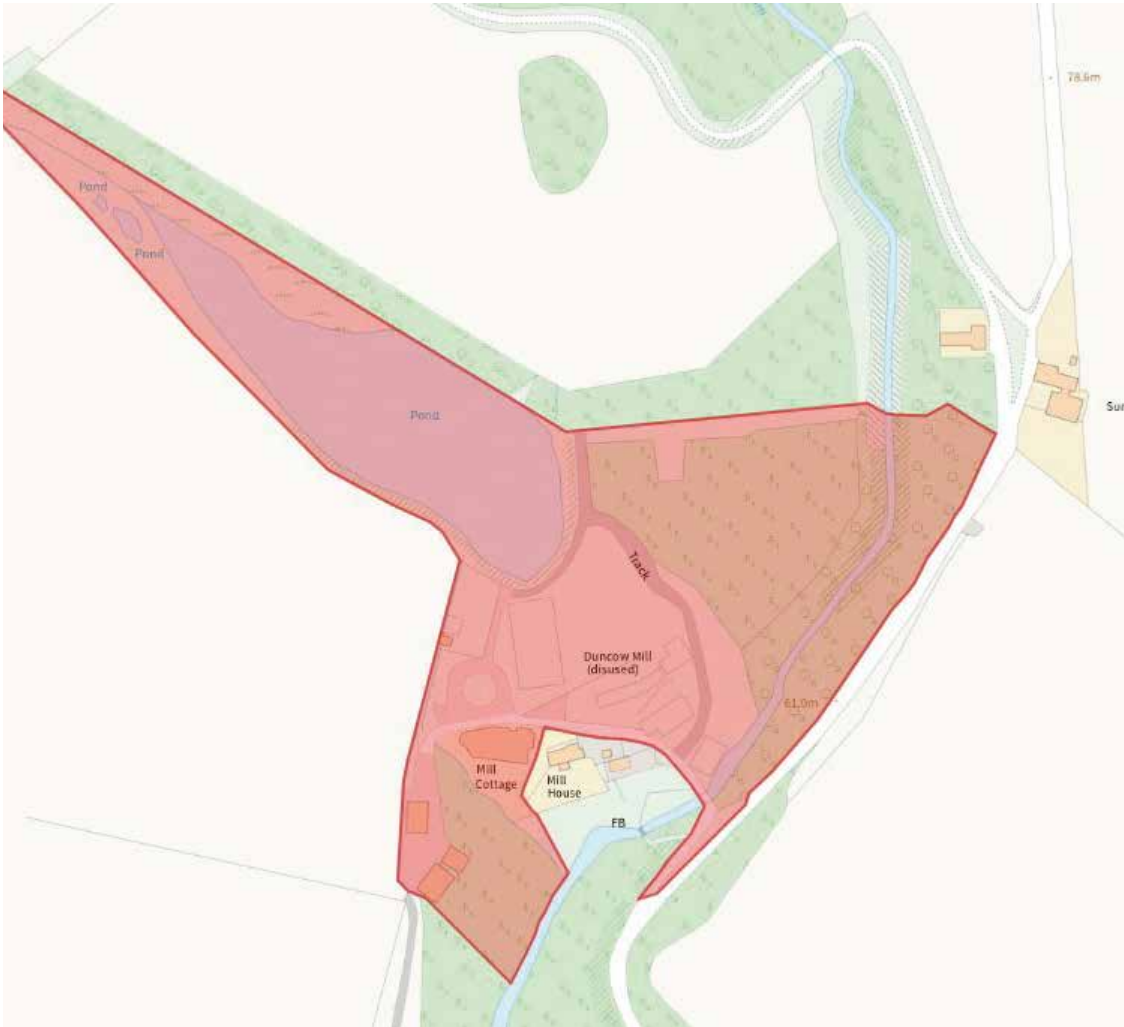
Local Authority: Dumfries & Galloway Council – Council Tax Band G

EPC: C

Home Report: A copy of the Home Report is available on request from Fine & Country South Scotland.

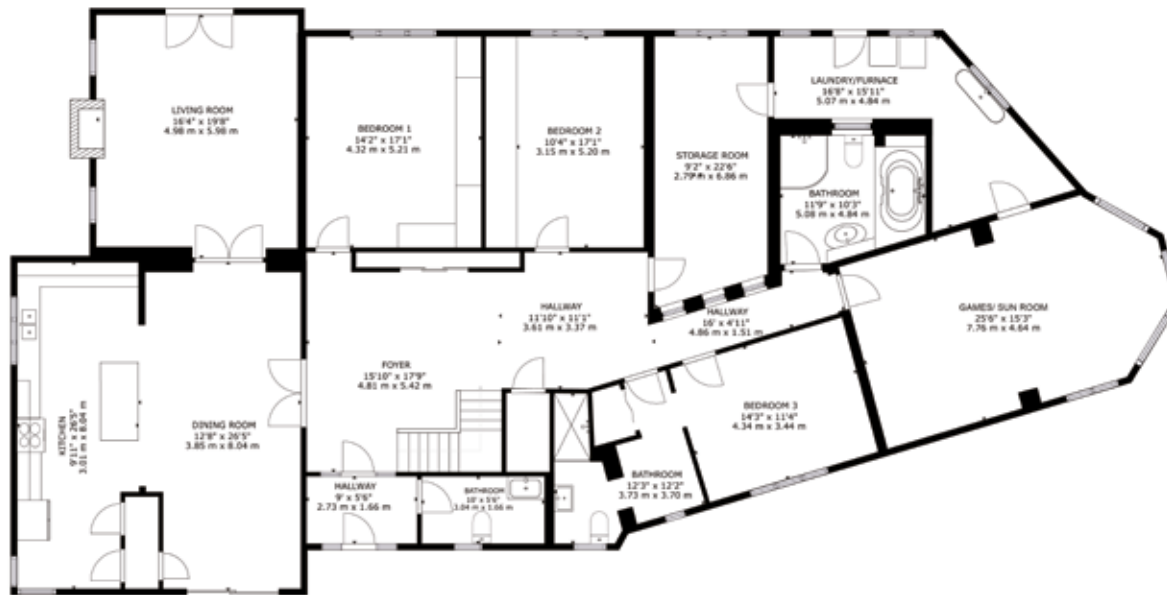
Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country South Scotland by email to southscotland@fineandcountry.com

Viewings: Strictly by appointment with the sole selling agents, Fine & Country South Scotland.





MAIN HOUSE



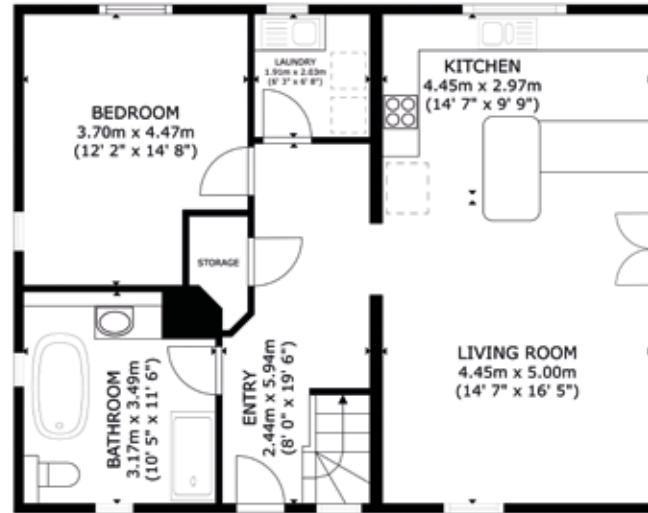
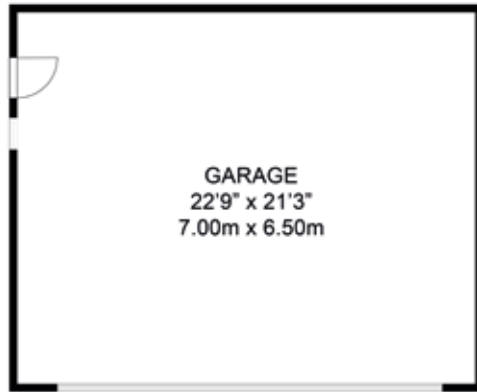
FLOOR 1



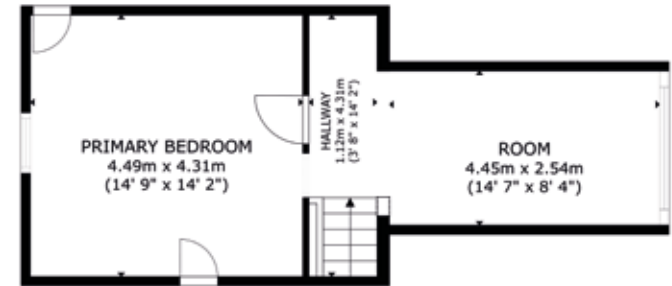
FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 3273 sq ft, 30.09 m², FLOOR 2: 1217 sq ft, 113.05 m²
TOTAL: 4490 sq ft, 143.14 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

CHALET

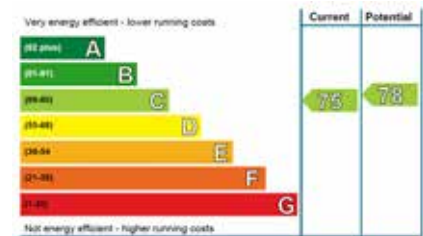


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 83.6 sq.m. (900 sq.ft.) FLOOR 2 36.4 sq.m. (392 sq.ft.)
TOTAL : 120.1 sq.m. (1,292 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





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