






Offers Around £575,000





- Detached Villa
- Great Location
- 4 Public Rooms
- Kitchen & Utility Room
- 7 Bedrooms
- Gas CH, Dbl Glaz
- Gardens
- Outbuilding

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This is an impressive and substantial detached family home of great character. The property (Circa 1880) is beautifully sited within Moulin affording wonderful southerly views to the front extending across the surrounding countryside. The subjects sit in approximately half an acre of garden ground and the accommodation is well appointed and adaptable.

The accommodation comprises on the ground floor, entrance vestibule, reception hallway, sitting room, dining room, library/office, double bedroom with wc, kitchen, utility room, bathroom and ample stores. A wonderful period stair with timber handrail and ornate balustrade leads to upper-level affording drawing room, office and

four further double bedrooms (Master En-Suite). In addition, and there is a wonderful mezzanine level with access via moulded timber panelled hallway leading to further double bedroom and bathroom. Ancillary space includes a sizable cellar area and a large floored attic area both accessible by permanent staircases.

The property retains many fine period original features including the original natural timber work, stairwell, mouldings, and open marble fireplaces. Craig Dubh has been sympathetically upgraded and has belonged to the same family from inception, extending over 5 generations.

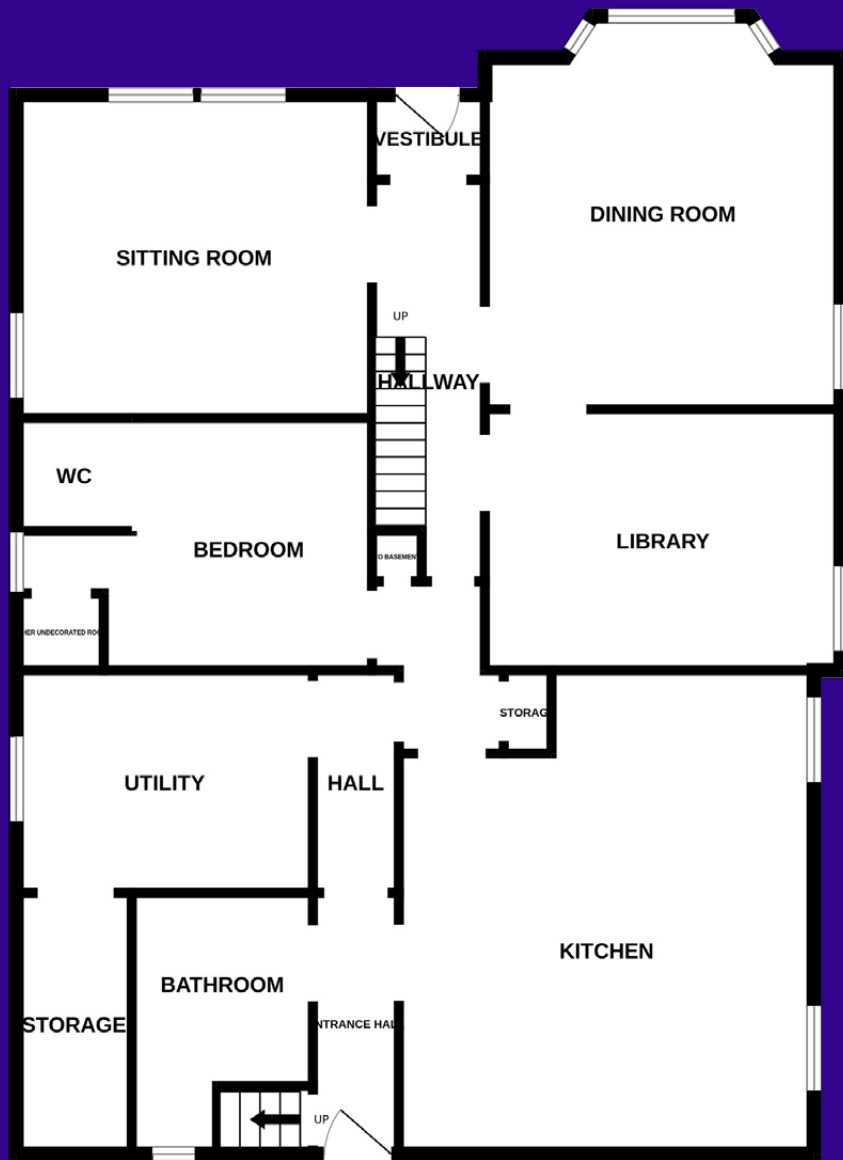


Externally, the garden grounds lie mainly to the front with an upper patio and terrace, east summerhouse and southmost orchard and lawn area bounded by mature trees and shrubbery. To the rear of the subjects there is a large in and out tarmacadam drive with further hardstanding. There are ample ancillary stone-built outbuildings including a potting shed, wood store, garden store and there is a garage with further workshop area.

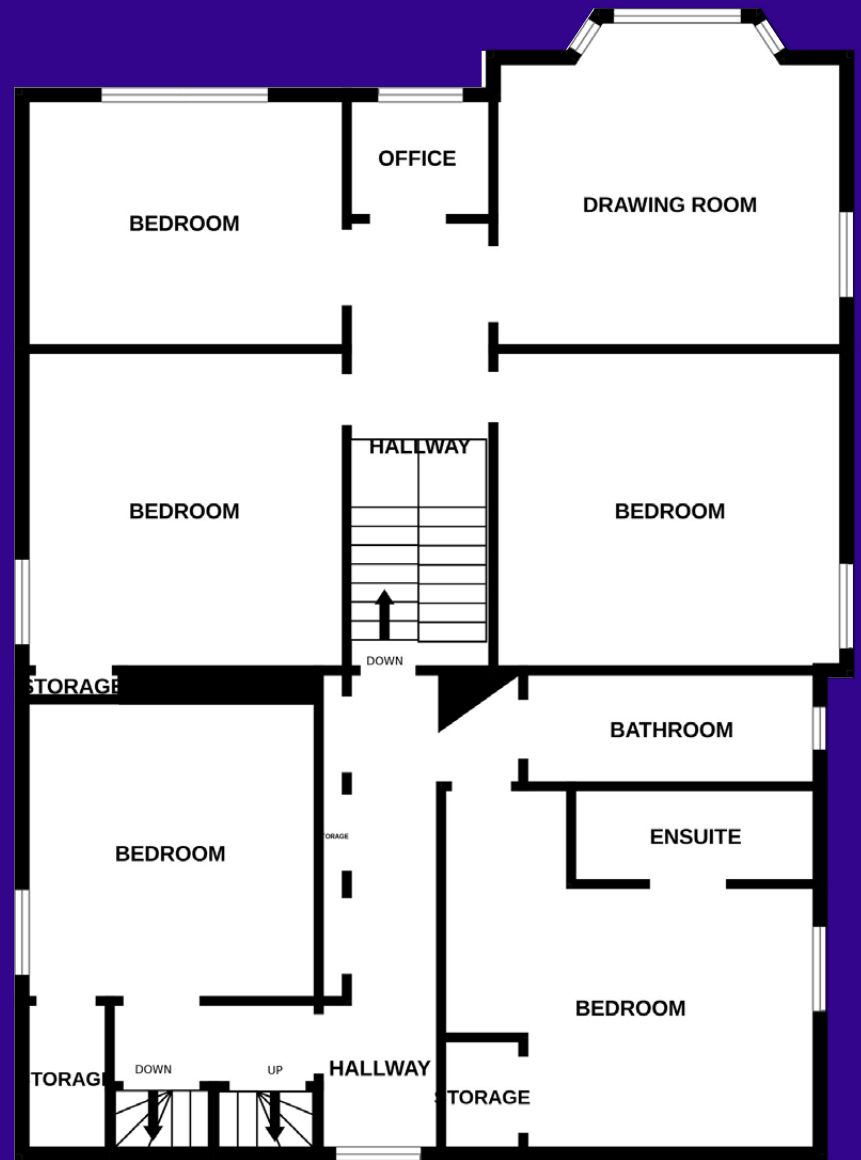
Gas fired central heating is installed backed up by double glazing.

The is a sizable home extending to around 267 sq. m or thereby and is one of the finest homes to be found within Moulin.





Ground Floor



First Floor



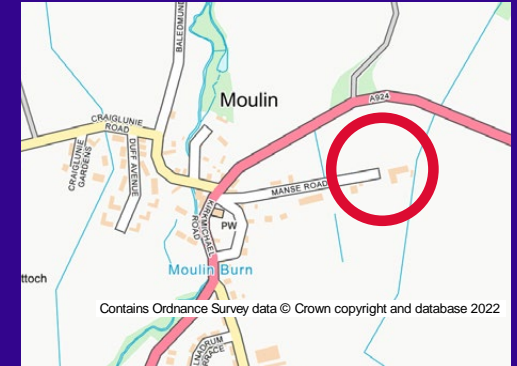
Accommodation (measurements are approx)

Sitting Room	4.23m x 4.34m	(13'11" x 14'3")
Dining Room	4.35m x 5.35m	(14'3" x 17'7")
Library/Study	3.14m x 4.33m	(10'4" x 14'2")
Bedroom 1	3.22m x 5.02m	(10'7" x 16'6")
Utility Room	2.60m x 3.31m	(8'6" x 10'10")
Kitchen	3.64m x 4.66m	(11'11" x 15'3")
Bathroom	1.80m x 2.10m	(5'11" x 6'11")
Bedroom 2	3.40m x 4.22m	(11'2" x 13'10")
Bedroom 3	3.42m x 4.25m	(11'3" x 13'11")
Bedroom 4	2.17m x 2.25m	(7'1" x 7'5")
Drawing Room	4.15m x 5.50m	(13'7" x 18'1")
Bedroom 5	3.24m x 4.21m	(10'8" x 13'10")
Shower Room	1.85m x 3.17m	(6'1" x 10'5")
Bedroom 6	3.61m x 4.00m	(11'10" x 13'1")
Ensuite Shower Room	1.90m x 2.20m	(6'3" x 7'3")
Bedroom 7	3.63m x 3.64m	(11'11" x 11'11")









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