



Millhouse, Manse Crescent, Brydekirk, DG12 5LU

Offers Over £425,000

C&D Rural

Millhouse, Manse Crescent, Brydekirk, DG12 5LU

- Five bedroom detached country house
- Generous kitchen/dining room with multi-fuel stove
- Two grazing paddocks including stables in one paddock
- Well maintained gardens including detached summerhouse
- Detached garage/workshop
- Outstanding views of the River Annan
- Air source heat pump and solar panels
- Excellent local primary school
- Peacefully located in Brydekirk village

Five bedroom detached country house with gardens and grazing paddocks extending to roughly 2 acres.

Council Tax band: E

Tenure: The Heritable (Scottish equivalent of Freehold) title

EPC Energy Efficiency Rating: C

C&D Rural



Millhouse is an excellent opportunity to acquire a traditional detached five bedroom family home with detached garage/workshop, expansive gardens and incredible views of the River Annan. With spacious accommodation throughout and two separate grazing paddocks, the property is well suited to a variety of buyers, including those with animal interests, or larger families.

The Accommodation

The front door welcomes a spacious entrance hallway with stairs leading to the first floor and large storage cupboard located underneath the stairs. To your left you'll find the living room which features dual aspect views of the River Annan and a multi-fuel stove set within a brick fireplace. The kitchen/dining room offers additional space for family entertainment, boasting a generous kitchen with a range of solid wood floor and wall cabinets, Stoves Cooking Range with four ovens, seven burner gas hob and second multi-fuel stove located in the dining area. There is a useful pantry cupboard and downstairs toilet which has been refurbished recently.

The hallway and utility room can be accessed from the kitchen. The utility room is complete with some additional cabinets fitted to the wall and underneath, a sink and worktop with space for white goods. Off the utility is a side porch where the hot water pressure tank is located, storage cupboard and door to the outside.



Upstairs there are five bedrooms. The principle bedroom is situated at the front of the property, complete with ensuite shower-room with mains fed shower and fitted wardrobes. There are three further double bedrooms with the second bedroom featuring patio doors which step onto raised decking and onto the garden. This room may serve for other purposes other than a bedroom. The third bedroom also features fitted wardrobes, with the fourth being a comfortable double and the fifth a generous single with built-in cupboard. The family bathroom, featuring a bath with tiled walls, WC, hand wash basin and towel rail completes the first floor.

Externally the property benefits from ample off-street parking including a detached garage for further parking or storage. There is a useful workshop/wood store located beside the garage. Opposite the house there is a small section of private lawn with hedging for outdoor eating but the majority of the gardens are located at the rear and side of the property where there are expansive areas of lawn, decking off one of the bedrooms, shed and at the top of the garden, a detached summerhouse with bar and hot tub room internally and patio with glass balustrade externally, perfect for relaxing or hosting. The hot tub is in working order and can be included in the sale. A variety of mature trees, hedging and stone walling nicely sections off areas of the garden with path access from either side of the house.

The largest paddock includes two stables and tack room with natural burn running through the land. The paddock would suit ponies or smaller livestock. The second paddock is smaller but also benefits from private gated access and has the potential for glamping pods or similar business ventures, subject to the necessary planning consents. The title extends to the river banking where fishing rights are included. Overall, Millhouse extends to roughly 2 acres, providing an excellent opportunity to acquire a wonderful family home situated on the banks of the River Annan.

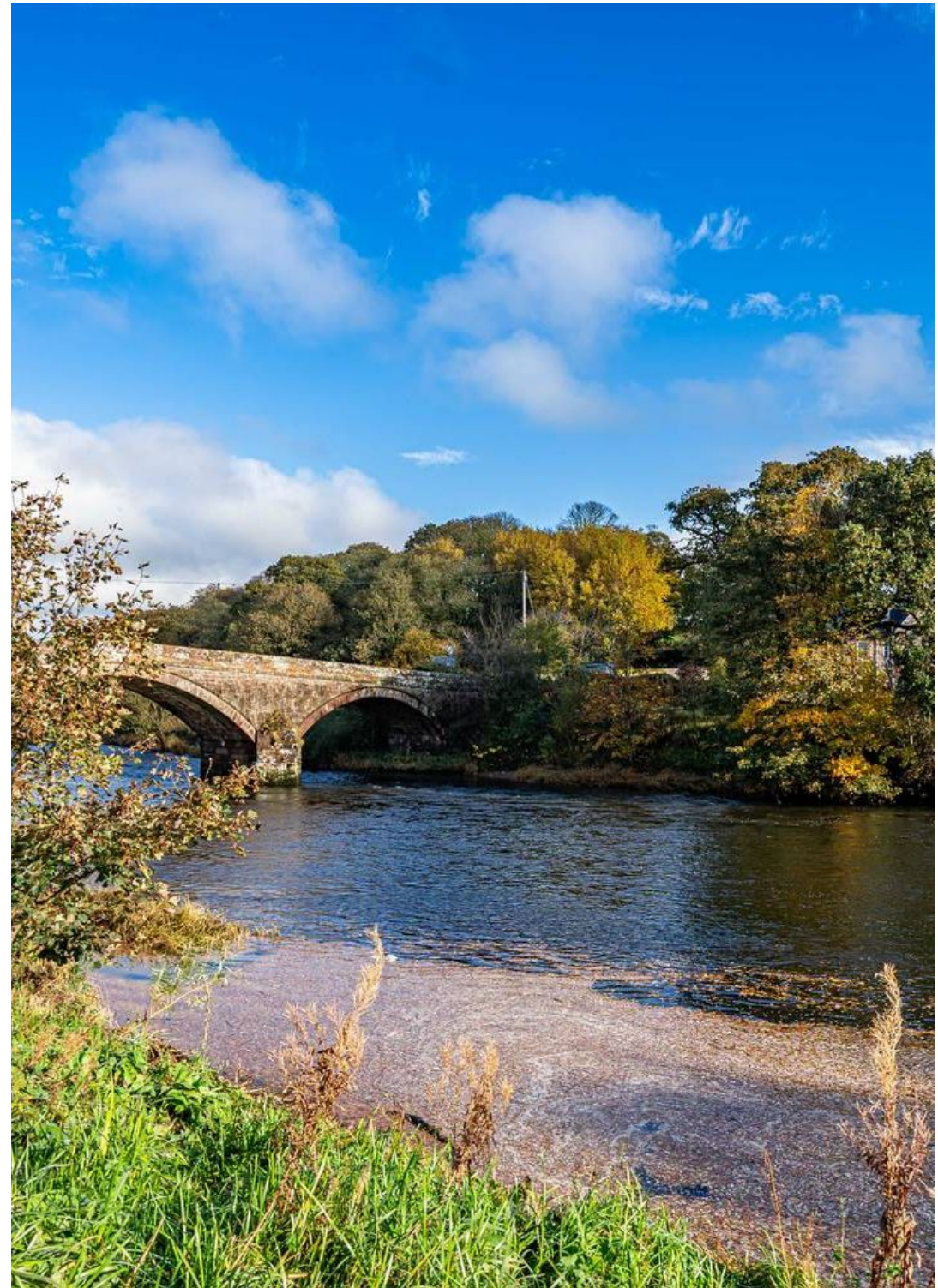


Location Summary

Nestled on the tranquil banks of the River Annan, the village of Brydekirk offers a peaceful setting with true community spirit. The village itself benefits from a well-regarded primary school, charming church and community hall which is well known for hosting a variety of events/activities, while the nearby town of Annan, just a few minutes' drive away, provides a wide choice of shops, supermarkets, schools, bars, and restaurants. Excellent transport links make Brydekirk an attractive choice for residents and commuters, with a regular bus service providing transport to nearby towns and the A74(M) accessible in under ten minutes at Eaglesfield (J20) or Ecclefechan (J19). Annan (4 miles), Lockerbie (9 miles) or Gretna (11 miles) railway station is just a short drive away, providing regular services to both Carlisle, Edinburgh and Glasgow, making it ideal for those who travel for work or leisure.

What 3 words

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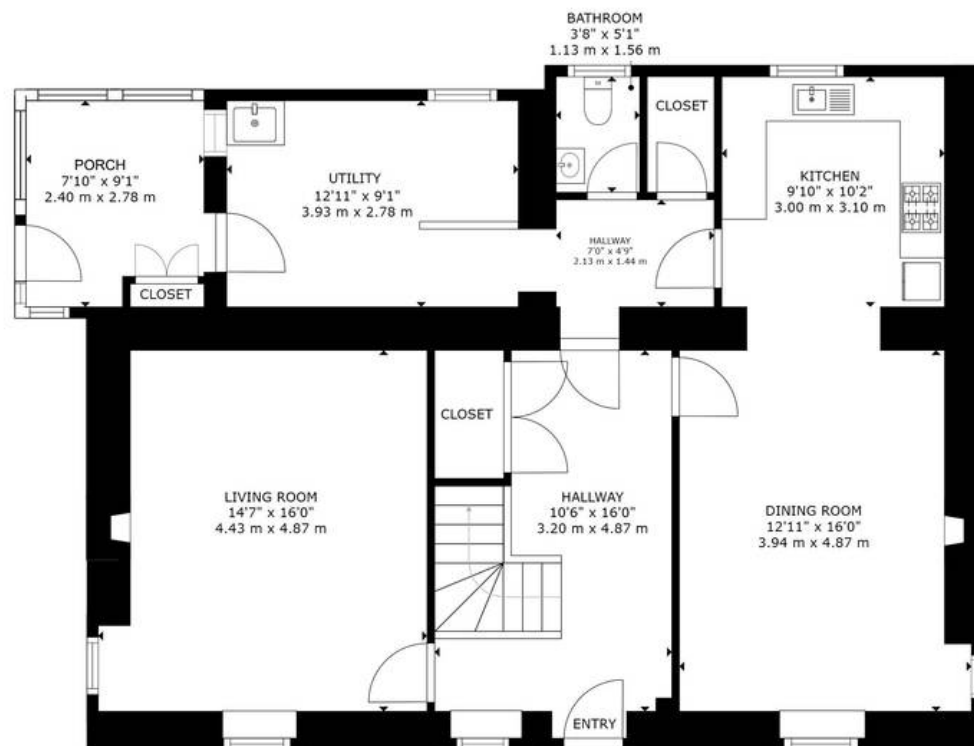




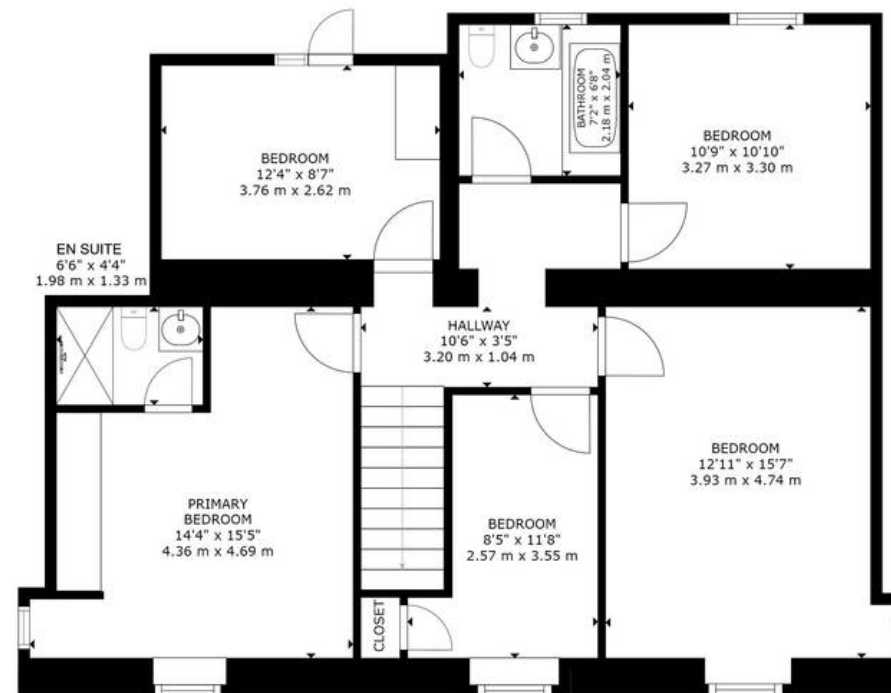
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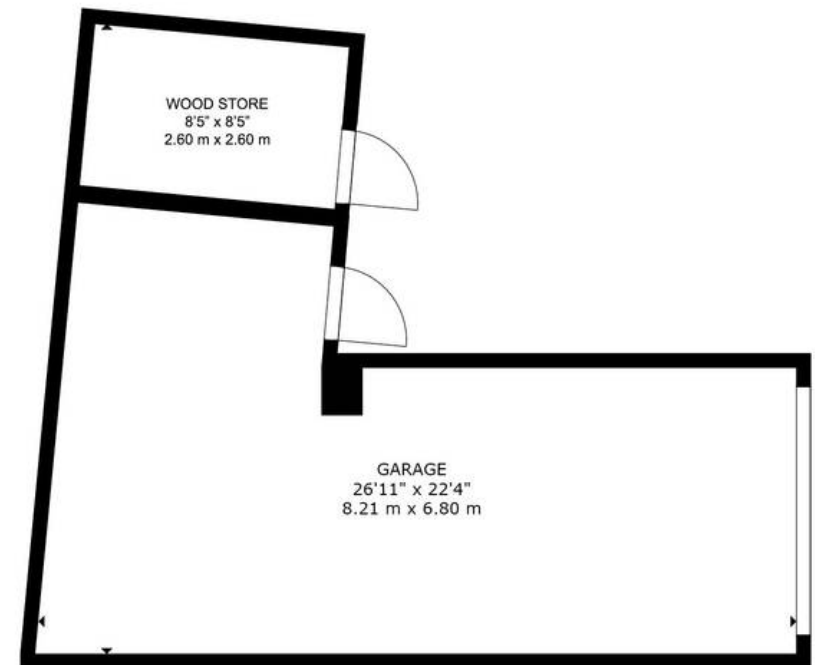
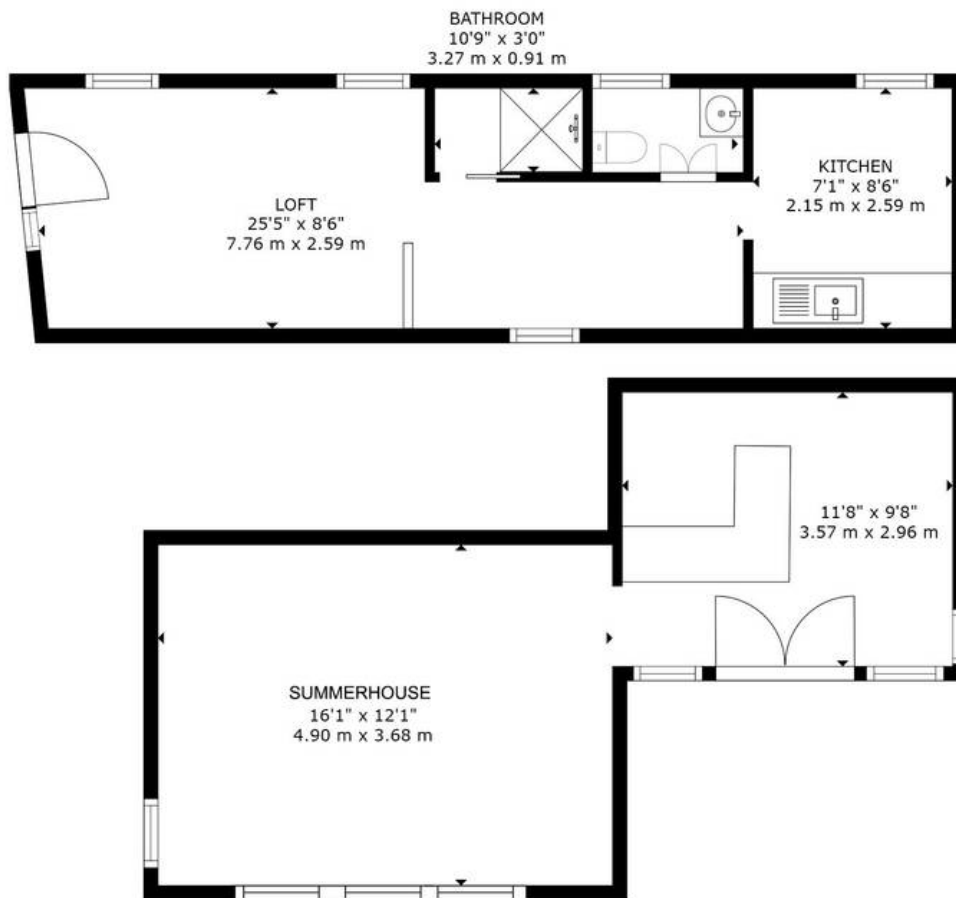
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1022 sq. ft, 95 m² , FLOOR 2: 946 sq. ft, 87 m²
 TOTAL: 1959 sq.ft., 182m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



OUTBUILDINGS

GROSS INTERNAL AREA
TOTAL: 1280 sq.ft. , 119m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

General Remarks & Stipulations

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: C

Broadband: Fibre broadband is connected to premises and good mobile coverage available.

Services: Millhouse is serviced by mains water supply, mains electricity, mains sewerage and air source heat pump, with multi-fuel stoves in living room and dining room. Solar panels are fitted to the roof with an inverter.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band E.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.