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WILLIAMSON
& HENRY
Solicitors & Estate Agents



FERNBANK

LEWIS STREET, STRANRAER, DG9 7AA

Ground Floor:

Entrance Vestibule
Reception Hallway
Sitting Room
Dining Room
Kitchen
Utility Room
Snug
Rear Hall
Wet Room

First Floor:

Landing
Boiler Room
Double Bedroom 1
Drawing Room / Double Bedroom 2
Bedroom 3 with en-suite Shower Room
Family Bathroom

Second Floor:

Landing
4 Double Bedrooms
Shower Room

www.williamsonandhenry.co.uk

Extremely well presented detached Victorian Villa offering light spacious accommodation throughout. Viewing highly recommended.



Originally built around 1878 by a local mill owner, Fernbank House is an imposing detached Victorian Villa set back from Lewis Street within a private walled garden. The current owners have sympathetically refurbished and renovated the property to high standard throughout whilst retaining many original features, including ornate ceiling cornicing and ceiling roses. Deep skirting boards and ornate corbels.

The property has a newly installed boiler with smart heating thermostat controls on each level and is fully double glazed as well as benefiting from a fully linked fire alarm system throughout the property.

This elegant family home offers the ideal blend of modern contemporary living with traditional Victorian features. Fernbank House is sure to suit a number of different purchasers due its flexible layout and well-proportioned rooms.

Fernbank is located within a conservation area in the coastal town of Stranraer in the west of Dumfries and Galloway. The area is largely known for its mild climate, with tourism, agriculture and forestry making up a large proportion of the local economy. The surrounding countryside is a patchwork of rolling farmland, woodlands and dramatic hills, as well as some wonderful coves and beaches.

Stranraer is a renowned golfing area, with the championship course at Stranraer augmented by two other excellent 18 hole courses at Portpatrick and Glenluce. There are two bowling clubs in Stranraer, with several of the local villages also having clubs. The local area has many fishing lochs and sea fishing is also popular. Marine activities on Loch Ryan include sailing and coastal rowing. The town hosted the World Skiffie Championships for coastal rowing in 2019.

The local amenities of Stranraer are a short distance away from Fernbank including, the Galloway Community Hospital, Ryan Centre Leisure Centre, as well as Primary and Secondary Schools. The town benefits from a number of supermarkets nearby and a variety of small independent shops.

ACCOMMODATION

Accessed directly from the front garden and moblocked driveway through an original wooden door into:-

ENTRANCE VESTIBULE 2.53m x 1.73m

This spacious entrance vestibule has wood paneling to waist height. Ornate ceiling. Victorian Minton tiled vestibule. Ceiling light. Solid wooden frosted glazed door with glazed side panels opens into:-

ENTRANCE HALLWAY 2.55m x 7.72m

This spacious reception hallway provides access to all ground floor accommodation. This bright hallway has beautifully preserved ornate ceiling cornicing and

corbels. Stripped, stained walnut floor. Smoke alarm. Wooden staircase with carpet runner and ornate wrought iron balustrade with wooden hand rail. Cast iron radiator. Navien smart thermostat heating control.

SITTING ROOM 4.64m x 7.07m

This beautifully presented light and spacious reception room is located to the front of Fernbank with a large double glazed bay window providing an abundance of natural light. Karndean oak-effect flooring. Central feature fireplace with living flame gas-effect fire set on marble hearth and surround. Two contemporary radiators. Side lights. Recessed alcove with shelving and cupboard. TV aerial point. Beautiful ornate ceiling cornicing featuring a fern motif. Ornate Ceiling rose. Modern candelabra style feature ceiling light.

DINING ROOM 6.10m x 4.52m

Located across from the sitting room, this delightful formal dining room has ample natural light from the large front facing bay window and additional window to side. Limestone feature fireplace with insert flame-effect gas fire. Ornate ceiling cornicing. Smoke alarm. Ceiling light.

KITCHEN 3.40m x 4.44m

Accessed directly off the reception hallway, this well positioned kitchen has a variety of modern shaker style fitted kitchen units in cream with Central Island providing useful additional work surface and storage. Ceramic tiled floor. Solid wooden butcher's block work surface. Inset ceramic Belfast sink. Rangemaster gas range cooker with tiled splash-back. UPVC double glazed window to rear. Radiator. Built-in cupboard with coat hooks. Wood panelling to waist height. LED recessed ceiling lights. Ceiling cornicing. Wooden glazed door opening into:-

SNUG 4.29m x 3.27

This cosy space provides a quiet haven away from the hustle and bustle of the main house although used as the current owners as a snug, this room would also make a wonderful light home office, studio or music room which can be accessed directly from the kitchen and also from the rear garden. Wood-effect laminate flooring. The electric fireplace is not included in the sale. UPVC double glazed window to front. Radiator. Recessed ceiling lights. Sliding doors leading out to the rear garden.

UTILITY ROOM 4.61m x 2.56m

Accessed directly from the reception hallway this useful utility room can also double up as a secondary kitchen for entertaining or for visitors. Beech-effect fitted kitchen units with laminate work surface. Stainless steel 1 ½ bowl sink with drainer. Plumbing for dishwasher and washing machine. UPVC double glazed window to rear. . Integrated gas hob with electric Hotpoint oven beneath. Tiled splash back. Radiator. Recessed LED ceiling spotlights.





REAR HALLWAY **0.92m x 1.41m**
 Doorway leading off from the reception hallway into rear hall area. Ceramic tiled floor. Wooden glazed door leading to rear garden. Doorway into:-

WET ROOM **3.65m x 2.14m**
 Contemporary wet room with ceramic tiled slate-effect flooring and mosaic tiled splash backs. Suite of white wash-hand basin and W.C. Chrome-effect heated towel rail. LED ceiling spotlights. Walk in wet room shower cubicle with monsoon rainfall shower head. Handily located recessed alcove with shelving providing useful storage space adjacent to the shower. Extractor fan.

Wooden staircase with central carpet runner leading to the first floor level with original ornate wrought iron balustrade and wooden handrail. A large obscure glazed window provides additional natural light onto the staircase and first floor landing.

First Floor

LANDING **2.48m x 3.38m**
 This spacious and light first floor landing gives access to all first floor level rooms. Fully carpeted. Cast iron original radiator. Ceiling corning. Navien smart thermostat heating control. Doorway leading to boiler room. Doorways off to 3 double bedrooms and bathroom.

BOILER ROOM **1.59m x 2.18m**
 Providing additional storage. Linoleum flooring. Recently installed Navien gas fired boiler. Loft access hatch. UPVC double glazed window to rear. Electric fuse box. Ceiling light.

BEDROOM 1 **3.83m x 4.65m**
 Spacious rear facing double bedroom. Fitted carpet. UPVC double glazed window. Venetian blind. Curtain pole and curtains. Ceiling corning.

DRAWING ROOM / DOUBLE BEDROOM 2 **7.09m x 4.15m**
 Currently used as a sumptuous double bedroom with seating area, this room would have originally been used as drawing room for entertaining visitors. This charming room is flooded with natural light due to the bank of windows overlooking the front of the property and further window to side. The beautifully preserved intricate ceiling corning, plaster mouldings and central ceiling rose add to the grandeur of the room. Original feature fireplace with tiled hearth and surround with wooden mantel above. Contemporary radiator.

MASTER BEDROOM with EN-SUITE **5.64m x 4.57m**
 Spacious front facing double bedroom. Fitted carpet. Dual aspect windows to the front and side providing additional natural light. Radiator. Door opening into-

EN-SUITE **1.52m x 2.36m**
 Suite of white wash-hand basin and W.C. Tiled ceramic flooring. Tiled splash back. Corner shower cubicle with Gainsborough electric shower. LED ceiling spotlights. Extractor fan.

BATHROOM **4.52m x 2.42m**
 Spacious traditional family bathroom accessed from the first floor landing, this good sized room has a suite of white wash-hand basin and W.C. Ceramic tiled floor with steps leading up to a white traditional roll top bath with mixer tap and shower attachment. Wood panelling to waist height. Obscure glazed window to rear. Boxed window seat. Period style heated towel rail.

Wooden staircase with carpet runner to attic level.

ATTIC LEVEL **2.50m x 3.69m**
 Fitted carpet. Radiator. Loft access hatch. Central heating controls.

DOUBLE BEDROOM 4 **4.63m x 3.38m**
 Dormer window to rear. Partially coombed ceiling. Ceiling corning. Radiator. Fitted Carpet.

DOUBLE BEDROOM 5 **4.63m x 3.85m**
 Fitted carpet. Front facing with uPVC double glazed dormer window to front. Curtain track and curtains. Radiator.

SHOWER ROOM **3.96m x 2.20m**
 Ceramic slate-effect tiles. Suite of white wash-hand basin and W.C. Tiled splash-back. Obscure glazed Velux window to front. Radiator. Under eave access. Shower cubicle with Mira electric shower. Extractor fan. Partially coombed ceiling.

DOUBLE BEDROOM 6 **4.03m x 3.85m**
 Fitted carpet. Radiator. Window to front. Partially coombed ceiling. Built-in wardrobes with built in desk to side.

DOUBLE BEDROOM 7 / SNUG **4.56m x 3.97m**
 Rear facing. UPVC double glazed window to rear. Fitted carpet. Ceiling light. Radiator.

OUTSIDE

GARDEN
 Fernbank House is well positioned within an elevated garden. The front of the property is mainly mono-blocked providing ample off street parking for a number of cars with a wrought iron sliding gate across the driveway and wrought iron railings bordering the front of the garden at pavement level.

To the side of the property is a wooden gate leading round to the walled rear garden which has been cleverly landscaped to make the most of the plot size. Immediately adjacent to the house is a large gravel area which can also be accessed from both the snug and rear hall providing an ideal patio area for "alfresco" dining. Steps lead up from the gravelled area to a terraced area which is mainly laid to lawn and bordered by raised flower beds that are well stocked with a variety of mature shrubs.

GARAGE/WORKSHOP

LOG STORE

SOLAR PANELS

As well as the newly fitted boiler and 'smart thermostats', Fernbank also has 12 solar panels which are erected at the back of the rear garden. The electricity generated by the solar panels is used by the current owners and any additional electricity which isn't used is then exported back to the grid and receive "FIT" payments for doing so. The current contract is with Scottish Power and is due to end in 2033.

It is thought that a new owner may decide to add on battery storage too which would allow them to use 100% of the electric generated.

BURDENS

The Council Tax Band relating to this property is F.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band D.

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 One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

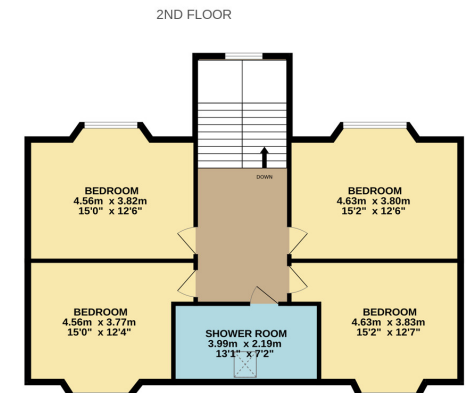
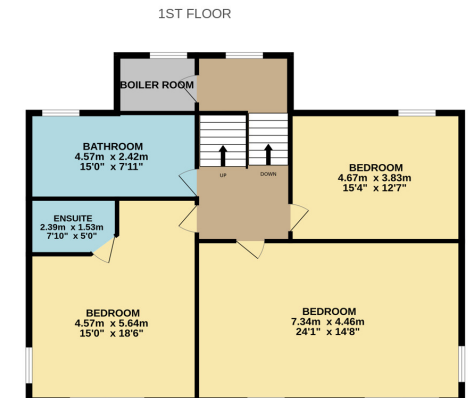
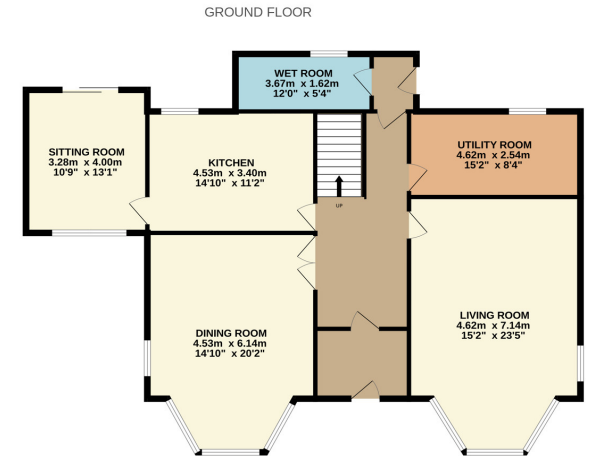
We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

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/LNM/STEVCO3-01



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

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

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