



WILLIAMSON
& HENRY
Solicitors & Estate Agents



NORTH MILTON

KIRKCUDBRIGHT, DG6 4RB

Detached four bedroom, 3 bathroom farmhouse set in beautiful well stocked gardens. Extensive outbuildings including stables. Two fields.

Ground Floor:

Rear Hall
Kitchen & Sitting Area
Utility Room
Conservatory
Hall
Study / Office
W.C.
2 Sitting Rooms
Front Porch
Dining Room

First Floor:

4 Double Bedrooms
2 Ensuite Bathrooms
Family Bathroom

Outside:

2 Fields (5.5 Hectares). Garden and orchard (approx. 1 acre). Two Barns. Two Stables.



North Milton is a well-proportioned former farmhouse, mainly dating from the Victorian era, with the oldest part of the house thought to date from the 1700s. It benefits from many traditional features enhancing the character of the property, such as the panelled wooden doors, coving and picture rails to most rooms, and lovely pitch pine staircase. The property has been tastefully modernised and enjoys oil-fired central heating, double glazing to all windows except the front porch, and a spacious Mozolowski and Murray conservatory added by the present owners.

The extensive outbuildings provide ample space for a variety of uses and include two stables. There is a beautiful well stocked garden, many fruit trees, and the present owners also grow a variety of vegetables in the kitchen garden and greenhouse. The two fields included in the title are currently let annually to a local farmer.

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 golf course, marina, swimming pool and an active summer festivities programme, including its own Jazz Festival and Tattoo.

ACCOMMODATION

Entered through an exterior stable door to:-

REAR HALL 4.65m x 1.70m

A stable door allows the top to be opened separately from the bottom and this is effectively used as the main door to the house. There is natural light from a Velux window over and a further window to the end, as well as from the upper part of the door. Coombed ceiling. Radiator. Coat hooks. Quarry red floor tiles.



KITCHEN & SITTING AREA 4.57m x 3.76m (kitchen area) & 4.71m x 4.15m (sitting area)

Fitted with floor and wall units with green wooden doors and wooden work surfaces. Twin Belfast sinks with mixer tap over. Red AGA with Smeg cooker hood over. Space to side of AGA for electric cooker. Plumbing for dish-washer. Going towards the hall is a built-in shelved cupboard and opposite this a walk-in shelved pantry with electric light. To one end of the kitchen is a spacious seating area enjoying natural light from twin windows in two of the walls. This area has a shelved alcove and a Clearview multifuel stove. Quarry red floor tiles throughout the kitchen including the sitting area. From the kitchen double doors with glazed panels open to:-

CONSERVATORY 6.10m x 4.25m

Lovely Mozolowski & Murray hardwood conservatory. Original stone walls of the house to two sides and the remainder of the conservatory has a wall to waist height with double glazed windows above and a pitched double glazed roof over. Multifuel stove. Mandarin stone limestone tiles with underfloor heating. Door to the exterior to one side, and double doors in opposite side with patio adjacent. Door to study / office.

UTILITY ROOM 3.16m x 2.48m

A further door off the kitchen opens to the utility room. Plumbing for washing machine and space for tumble dryer. Central heating controls. Worcester oil fired central heating boiler. RCD boards. Built-in cupboards. Single drainer sink with mixer tap and storage beneath. Clothes pulley. Window with integral muntins. Roller blind. Quarry red floor tiles to match the kitchen.

HALL

9.15m x 1.58m

Part glazed door from kitchen opens to hall. Stairs leading to first floor with pitch pine banisters. Pitch pine door to understairs cupboard, with pitch pine lining to under side of stairs also. Understairs cupboard serves as a "wine cellar".



The following rooms off the hall are listed anti-clockwise starting from the kitchen.

STUDY / OFFICE

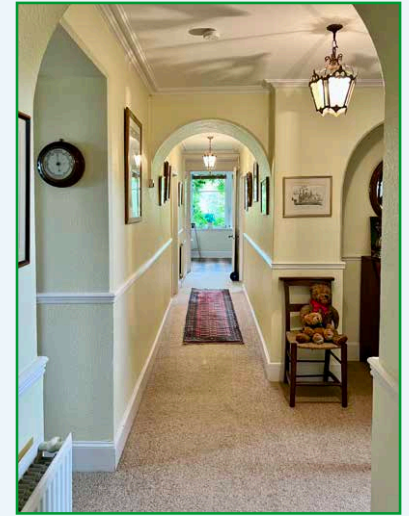
3.82m x 1.79m

Glazed door opening to conservatory providing borrowed light. Door off to downstairs W.C.

W.C.

2.17m x 1.16m

White wash-hand basin and W.C. Stained glass window giving borrowed light from conservatory. Radiator. RCD board concealed behind high level cupboard. Vinyl beneath toilet, carpet beneath wash-hand basin.



SITTING ROOM (north west) 5.10m x 3.39m

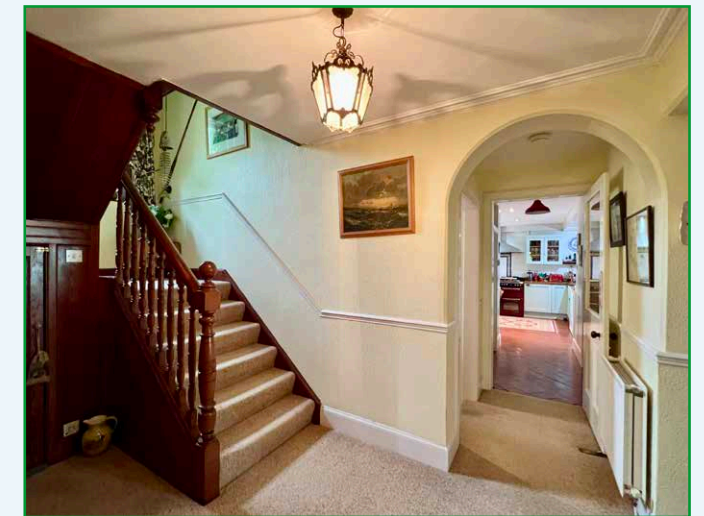
With 3 uPVC double glazed windows to one wall and 1 on the adjacent wall. Clearview multifuel stove. Radiator. Coving. Carpet.

FRONT PORCH 2.46m x 2.39m

This original main entrance to the house is rarely used by the present owners as access is usually taken from the parking area to the rear porch adjacent to the kitchen. 3 windows. Roller rattan blinds to windows. Electric heater. Victorian patterned floor tiles. Inner door with glazed panel opening to hallway.

SITTING ROOM (south east) 5.39m x 3.88m

4 uPVC double glazed windows, 3 on one wall, 1 on the adjacent wall. Coving. Clearview multifuel stove. Radiator. Shelved display alcove. Carpet.



DINING ROOM 5.37m x 4.17m

A generous room with twin windows facing east. Rayburn open fire. Radiator. Carpet.

First floor accommodation

A carpeted stair with pitched pine banister leads to the first floor and there is a uPVC double glazed window with integral muntins half way up providing natural light, with pitched pine surround and large window ledge beneath.

LANDING 7.51m x 2.46m

The first floor landing enjoys borrowed light from two stained glass panels overhead. Radiator. Long shelved walk-in cupboard to one end housing the hot water cylinder and with electric light.

Taking the rooms anti-clockwise:-

Into anti room which takes you to suite of bathroom, bedroom and dressing room:-

ENSUITE 4.45m x 3.81m

A spacious room containing freestanding roll top bath with mixer tap and shower attachment, wash-hand basin, bidet, and W.C. Corner shower cabinet with curved doors and wall panelling, monsoon shower above and separate shower head. Integrated light with extractor fan over shower. UPVC double glazed window with integral muntins. Radiator. Heated chrome towel rail. Black and white tiled floor.

DOUBLE BEDROOM 4.28m x 4.11m

South facing uPVC window with integral muntins. Radiator. Carpet. Hatch to attic space.

DOUBLE BEDROOM 4.77m x 4.52m

Twin uPVC double glazed windows. Partially coombed ceiling. 2 radiators. Wash hand basin and mirror over. Built-in wardrobe to one corner with hanging rail and shelf over. Carpet.

DOUBLE BEDROOM 4.36m x 4.36m

Twin uPVC double glazed windows. Built-in wash hand basin with mirror over. Wrought iron fireplace with tiled surround and hearth. Partially coombed ceiling. Radiator. Carpet.

BEDROOM 3.76m x 3.34m

Window with integral muntins. Radiator. Partially coombed ceiling. Carpet.

ENSUITE 2.96m x 2.60m

White bath, wash hand basin and W.C. Radiator. Window. Shelved alcove. Vinyl floor.

BATHROOM 2.57m x 2.14m

White wash hand basin, W.C and bath. Corner shower cabinet with Mira Advance electric shower. Tiling to walls. White wooden wall panelling to lower part of walls. Partially coombed ceiling. 2 windows each with wide window ledge and shelving beneath. Ceramic tiled floor. Hatch to attic space.

OUTSIDE

From the extensive gravelled parking area is a concreted path leading to a door to the rear hall. Continuing round the outbuildings, there is a sheltered seating area with a peach tree growing under Perspex panels.

Garden

The well stocked garden has an area of raised beds and a poly tunnel in which the present owners grow a variety of fruit and vegetables. Adjacent to the area with raised beds and polytunnel is an orchard containing a variety of fruit trees and further fruit trees are scattered through the grounds including apple, pear, cherry, plum and peach. Two outside taps. The rear garden is mainly laid to lawn and to the top corner is a greenhouse with an area of hard standing for seating on calmer days, and more sheltered patio areas to either side of the conservatory. There is Wisteria over the front entrance porch.

Main Barn 25.43m x 4.71m

The long main barn runs along the whole of the north-west side of the courtyard, providing very generous space for a variety of uses. It has a pitched corrugated roof and solid walls. Large double doors allow vehicular access if desired. Electric light and power. Area set out as workshop. Concrete and brick floor.

Stables 8.40m x 2.94m and 4.10m x 2.90m

There are two stables built "lean to" against the main barn on the courtyard side. One is now used as a wood store and service area for chainsaws. Corrugated roof, brick walls, concrete floor.

Lean to Shed 9.81m x 3.85m

On the opposite side of the main barn is a further lean to shed (re-roofed within the last ten years) with concrete floor and brick walls.

Most of the building running along the north-eastern edge of the courtyard is owned by the adjacent farm but the right hand end of the building, consisting of an area open at the front together with the attic space above it, is included in the title and thus provides an additional sheltered storage area. This covered store area measures 5.80m x 5.26m.

Fields

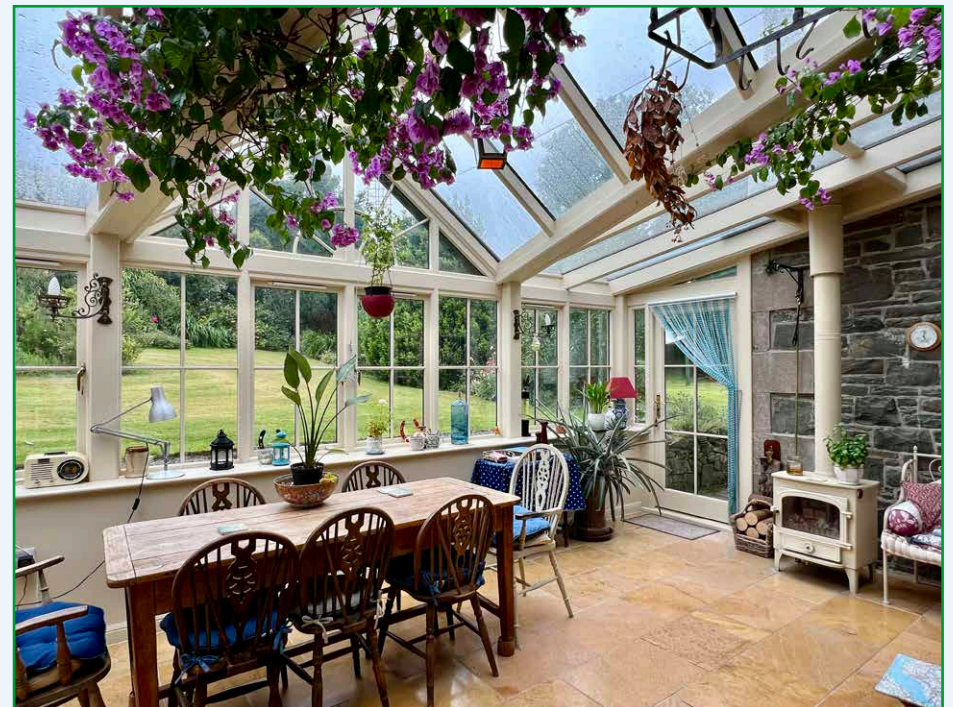
The fields on either side of the drive are included in the sale. They are currently let to the neighbouring farmer on an annual grazing let. The title extends to 5.5 hectares in total, including the buildings and garden.

BURDENS

The Council Tax Band relating to this property is G.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is E.





SERVICES

The agents assume that the subjects are served by mains water and mains electricity but no guarantee can be given at this stage. Heating is oil-fired and drainage is to a septic tank for the exclusive use of North Milton situated within the grounds.

ENTRY

Subject to negotiation.

SMALLHOLDING

North Milton is a registered smallholding reference number 82/514/0064

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."

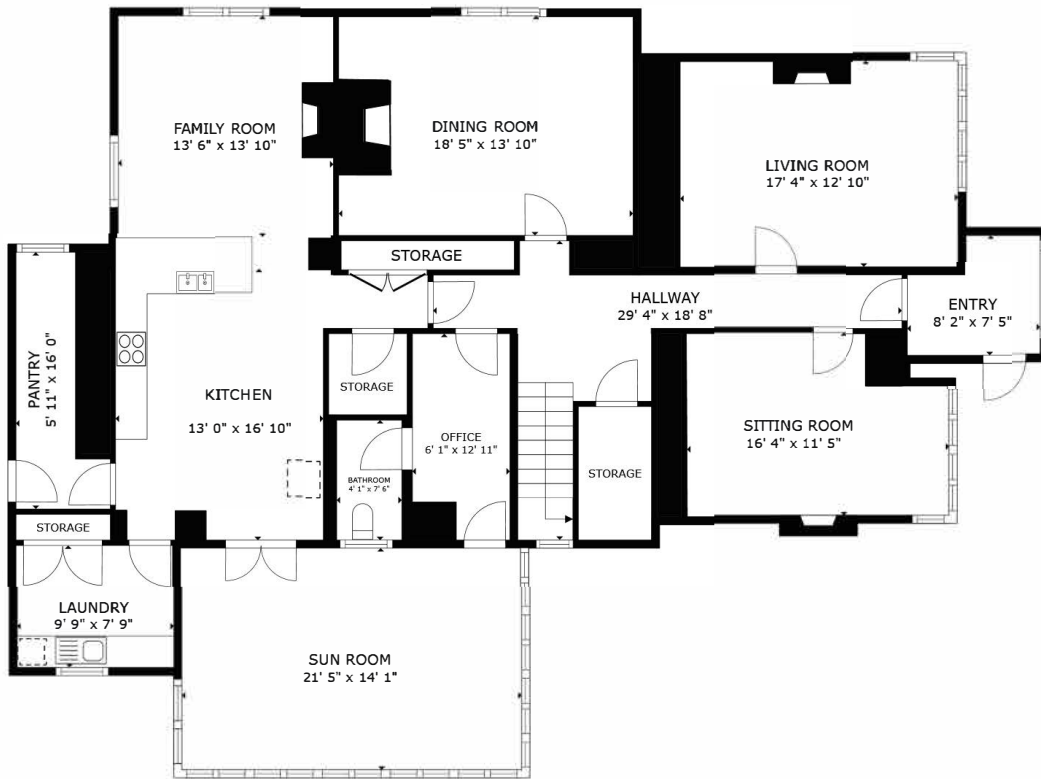
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

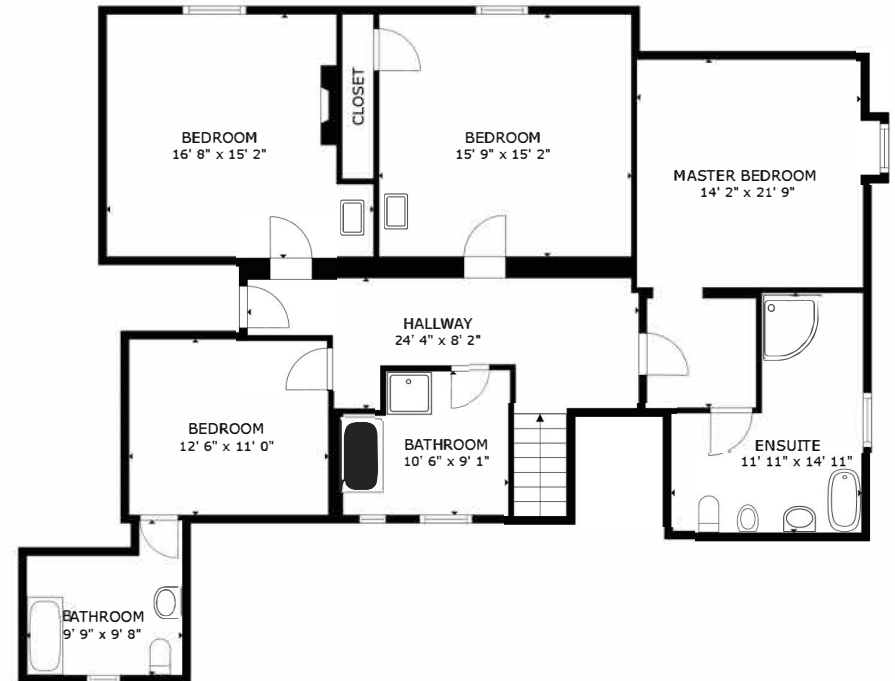
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/SM/PRICP01-01





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 1,861 sq.ft. FLOOR 2 1,428 sq.ft.
 EXCLUDED AREAS : SUN ROOM 296 sq.ft.
 TOTAL : 3,290 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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