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Solicitors & Estate Agents



EAST GABLE

RUTHERFORD HALL, HIGH STREET, GATEHOUSE OF FLEET, DG7 2HS

Beautifully converted Grade B Listed Church overlooking the River Fleet with semi-rural setting and generous accommodation.



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Accommodation:

Ground Floor:

Entrance Porch
Open plan Family Room/
Kitchen
Utility Room/W.C.

First Floor:

Bathroom
2 Double Bedrooms
Dressing Room Area

Second Floor:

Double Bedroom
En-Suite Shower Room
Sitting Room

Private parking space.
Garden with riverbank
terrace. Gas CH.



Rutherford Hall is a beautifully converted stone built Grade B Listed Church, offering an individually designed townhouse overlooking the River Fleet. An ideal lifestyle opportunity for anyone wanting to live in this fabulous semi-rural setting with income generating potential.

The East Gable is beautifully presented 3-bed semi-detached home, which was converted in 2006, within the magnificent and unique Rutherford Hall.

Set in a quiet corner of the pretty village of Gatehouse of Fleet, Rutherford Hall is a magnificent church-conversion in the midst of the picturesque Dumfries and Galloway countryside. Retaining much of the original exterior character and charm with a contemporary interior, the East Gable boasts ornate cast-iron windows and oak floors as well as the remains of the Church pews in the welcoming entrance hall.

The house is laid-out over three floor levels, with gas central heating throughout. The ground floor comprises an entrance porch with direct access from the adjacent parking area, a large hallway, a spacious and contemporary kitchen/dining/family area, a utility room with WC, and stained timber staircase with storage cupboards beneath.

The rural country town of Gatehouse of Fleet is a tranquil place with an incredible local history dating back to the Iron-Age. There are a variety of shops, restaurants and pubs in the village and a thriving music, arts & crafts community. Set in the gorgeous Dumfries and Galloway countryside and within five minutes' drive of beautiful sandy beaches, golf courses, historic castles and the Galloway Forest Park.

ACCOMMODATION

Accessed via a wooden glazed door from the front into:-

ENTRANCE PORCH 2.13m x 1.36m

Ceramic Tiled floor. Built-in church pew style bench. Double glazed wooden window to side. Coat hooks. Internal wooden glazed door leading into hallway.

HALLWAY 4.66m x 1.82m (narrowing to 0.97m)

Built-in cupboard housing fusebox and electric meter. Radiator with thermostatic valve. Understair alcove and cupboard. Recessed LED ceiling spotlights. Architectural feature internal windows into the kitchen and doorways leading off to kitchen/family room/utility room and staircase leading up to first floor level. Fitted Carpet. Doorway leading off to:-



KITCHEN AND FAMILY AREA 6.63m x 3.75m

This bright and spacious contemporary room offers ample space for sofas or dining as well as a fully equipped kitchen area at one end. Modern Grey fitted Kitchen Units with laminate work surfaces and matching splash backs. 1 ½ bowl sink with drainer to side AEG electric induction hob. Integrated electric oven and integrated microwave. LED under counter lighting. Integrated fridge freezer and dishwasher.

Double glazed wooden window to side with deep window sill and roller blind above. Radiator with thermostatic valve. Original Church window to front with roller blind above. Hard wired smoke alarm. Wall lights. Recessed LED ceiling lights. Wood effect laminate flooring.

UTILITY ROOM/W.C. 1.83m x 1.82m

Ceramic tiled floor. Radiator with thermostatic valve. Plumbing for washing machine. Fitted kitchen unit with beech effect work surface. Round stainless steel sink with mixer tap above. Tiled splash back. Coat hooks. Extractor fan. Ceiling light. White W.C.

Carpeted staircase with wooden hand rail and bannister leading to first floor level. The first floor level provides a large double bedroom with walk-in wardrobe and French-doors overlooking the river, a large twin bedroom with glazed doors leading to a feature Church window, a family bathroom with shower over bath arrangement, and landing with staircase to the upper floor.

First Floor Accommodation

FIRST FLOOR LANDING 3.29m x 0.84m

Bright and airy first floor landing with doorways leading off to two double bedrooms and family bathroom. Ceiling light.

BATHROOM 1.84m x 1.80m

Oak flooring. Radiator. Towel Rail. White W.C. wash-hand basin and bath with mains hot water shower and bath mixer tap. Tiled splashbacks. Shower curtain pole. Ceiling light.

DOUBLE BEDROOM 1 3.81m x 3.24m

Radiator with thermostatic valve. Wall lights. Smoke alarm. Wooden glazed doors leading to feature Church window. Fitted Carpet

DOUBLE BEDROOM 2 3.79m x 3.43m

Radiator with thermostatic valve. Glazed doors leading to feature Church window. Wall lights. Wooden double glazed doors opening out to a Juliet balcony overlooking



the River Fleet and the garden to the side. Deep sill. Dressing room area with hanging rail and built-in cupboard. Fitted Carpet.

DRESSING ROOM AREA 1.35m x 1.26m

Both areas are fully carpeted. Ceiling light.

Carpeted Staircase leading to second floor level which offers a master bedroom suite, with glazed doors to the feature Church window and views over Gatehouse of Fleet, an en-suite with WC and shower, a large Sitting Room with two sets of windows viewing over the river, a landing with Velux roof light and access hatch to the roof space.

Second Floor Accommodation

SECOND FLOOR LANDING 2.00m x 0.93m

Bright landing with wooden handrail and balustrade. Large Velux window. Loft access hatch. Wall light. Doorways leading off to double bedroom 3 and sitting room. Fitted Carpet.

DOUBLE BEDROOM 3 3.17m x 3.80m (widening to 4.17m)

Engineered oak flooring. Wall lights. Radiator with thermostatic valve. Internal Juliet balcony overlooking architectural featured original Church window. Doorway leading to:

EN-SUITE SHOWER ROOM 1.52m x 1.79m (narrowing to 1.60m)

White W.C. and wash-hand basin with mixer tap and tiled Splash back. Mains Shower with tiled splash back from floor to ceiling. Shelving. Radiator with thermostatic valve. Velux window. Extractor fan. Ceiling light. Solid wood floor.

SITTING ROOM 5.80m x 3.40m

Engineered oak flooring. LED ceiling spotlights. Internal glazed window overlooking the original Church window. Large wooden double glazed feature window overlooking the River Fleet.

OUTSIDE

East Gable enjoys a beautiful riverside garden, with a lawns, a raised decking area overlooking the river, a courtyard garden with well-establish flower beds, and steps down to a private riverside terrace which can be used for fishing, swimming and launching small boats. There is a large block-paved driveway, with tandem parking for two cars. There is also a fenced bin store.



BURDENS

The council tax is a band

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is [C].

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and shared septic tank 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 our office.

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.

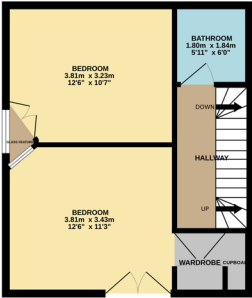
Fr the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/PL/REIDG09-10

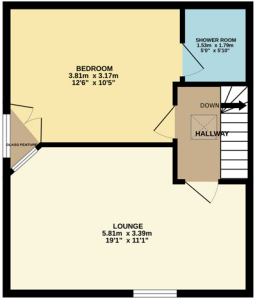
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



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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