



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents





# MAVIS GROVE

BALMACLELLAN, CASTLE DOUGLAS, DG7 3PS

Delightful detached 3 bedroom cottage enjoying an elevate rural position with fine views and garden grounds extending to approximately 2 acres



[www.williamsonandhenry.co.uk](http://www.williamsonandhenry.co.uk)

## Accommodation:

### Ground Floor:

Front Entrance Porch  
Reception Hallway  
Sitting Room  
Single Bedroom / Study  
Dining Room  
Rear Inner Hallway  
Conservatory  
W.C.

### First Floor:

Landing  
Bedroom 1  
Bedroom 2  
Family Bathroom

### Outside:

Garden. Garage.  
Polytunnel.



Mavis Grove is a traditional one and a half story Galloway Cottage located on the edge of Balmaclellan and within easy access of both New Galloway and Castle Douglas. This delightful Galloway cottage provides bright and flexible accommodation throughout and is well position within 2.5 acres of well-established garden grounds.

Balmaclellan is an interesting village, quietly placed off the Kenbridge – Corsock Road so is convenient for the main A713 running between Ayr and Castle Douglas. The main local centre of Castle Douglas is little more than 20 minutes by car. Dumfries and Ayr are similarly easily accessible. New Galloway is less than 2 miles from Balmaclellan and Dalry is less than four miles from Torwickie. Between them they have a reasonable range of local services including general grocery shops, hotels and restaurants. Dalry has a senior and primary school and New Galloway a primary school. New Galloway has a nine-hole golf course, a modern medical practice and the purpose built “CatStrand” of the Glenkens Community Arts Trust initiative offers an excellent range of community activity and artistic and musical performances.

Balmaclellan itself has an excellent shop and is visited by a mobile Bank and Post Office. There is a Post Office in nearby New Galloway. The Village Hall in Balmaclellan enjoys a number of community activities. The surrounding area offers excellent walking and other rural pursuits.

**ACCOMMODATION**

Although there is a front entrance to the property the current owners use the rear entrance as their main entrance point to the property.

**FRONT ENTRANCE PORCH 1.97m x 1.85m**

Single glazed front porch with wooden glazed front door. Ceiling light. Ceramic tiled floor. Partly obscure glazed wooden inner door leading to:-

**RECEPTION HALLWAY 2.74m x 1.10m**

Light reception hallway with doors leading off to sitting room, dining room and single bedroom/study. Central heating thermostat. Radiator. Ceiling light. Smoke alarm. Cupboard housing electric meters and fuse box. Original ceramic tiled floor. Carpeted staircase leading to first floor landing.



**SITTING ROOM 4.77m x 3.27m**

Bright and airy front facing reception room. Double glazed window overlooking garden. Tiled fireplace and surround with cast iron wood burning stove set on slate hearth. TV aerial point. Ceiling light. Wood effect laminate flooring.

**SINGLE BEDROOM / STUDY 3.60m x 2.45m**

Enter through a wooden obscure glazed door from reception hallway. uPVC double glazed window with deep sill to rear. Partially coombed ceiling. Ceiling light. Recessed alcove. Understair storage cupboard. Fitted carpet.

**DINING ROOM 4.65m x 3.22m**

Bright and spacious room which can be accessed from both kitchen and main reception hallway. This attractive room benefits from natural light from a large uPVC double glazed window to front enjoying a pleasant outlook across the garden. Central feature fireplace with slate hearth, cast iron surround with wooden mantle over. Radiator. Telephone point. Ceiling light. Fitted carpet. 15 pane wooden glazed door leading to:-

**KITCHEN 3.32m x 2.44m**

Located to the rear of Mavis Grove this bright kitchen benefits from a good range of Beech effect fitted kitchen units with laminate work surfaces. Stainless steel sink and drainer to side. Tiled splash backs. Oil fired Rayburn range cooker. Space and plumbing for dishwasher. Small uPVC double glazed window to side with deep sill beneath and uPVC double glazed window to rear. Hatch to roof space. Ceiling spotlights. Ceramic tiled floor. Wooden glazed door leading to:-

**REAR INNER HALLWAY 5.97m (in full length) x 1.48m  
opens to Utility Area 2.22m x 1.64m)**

uPVC double glazed door leading to rear garden with two further uPVC double glazed windows to side providing additional natural light. Loft access hatch. Coat hooks. Ceiling light. Ceramic tiled floor. Door leading off to W.C. and conservatory. At the far end of the hallway is a useful utility are with consists of space for tumble dryer, additional fridge, oil fired boiler, wooden clothes pulley and ceramic tiled floor.

**W.C. 1.18m x 0.99m**

Suite of white wash hand basin and W.C. Tiled splash backs. Wall-mounted bathroom cabinet. Radiator. Ceiling light. Extractor fan. Ceramic tiled floor.



**CONSERVATORY 4.65m x 3.77m**

Step up from rear inner hallway. Large conservatory enjoying a wraparound view of this delightful country cottage garden. uPVC double glazed windows on 3 sides. Ceiling lights. Ceramic tiled floor.

Carpeted staircase leading to first floor level with wooden handrail.

**First Floor Accommodation**

**LANDING 2.73m x 1.40m**

Light, bright, spacious first floor landing. Double glazed Velux roof window to rear providing additional natural light over stairwell. Partially coombed ceiling. Ceiling light. Radiator. Fitted carpet. Doors leading off to two further bedrooms and family bathroom.

**BEDROOM 1 (right hand side) 6.20m x 4.89m**

Bright, attractive room with double glazed Velux window to front. uPVC double glazed window with deep sill to side. Built in shelved storage cupboard. Radiator. Partially coombed ceiling. Ceiling light. Fitted carpet.

**BEDROOM 2 4.90m x 3.34m**

Light, spacious room with double glazed Velux window to front. uPVC double glazed window to side. Radiator. Partially coombed ceiling. Ceiling light. Fitted carpet.

**FAMILY BATHROOM 3.39m x 1.83m**

Double glazed Velux window to front providing ample natural light. Suite of white wash hand basin and W.C. Tiled splash backs. Fixed wall mirror. Radiator. White wooden paneled ceiling. Ceiling light. Loft access hatch. Tile effect vinyl floor.

**Outside**

Mavis Grove enjoys a private elevated position enjoying fine views across a delightful garden to the Galloway Hills beyond. This charming cottage is set within a well-established wrap round garden extending to approximately 2.5 acres which has been lovingly curated and maintained by the existing owner.

The front garden gently slopes and is mainly laid to lawn interspersed with a variety of mature shrubs including Hydranga, Viburnum and well stocked flower borders.





Shaded grass pathways wind along through the garden past a number of mature trees including Willow, Japonica, and Cherry Blossom and across a small stream providing access to elevated vantage points taking in fine views.

To the rear of the garden area a number of raised vegetable beds to one side and productive soft fruit bushes including Raspberries, Tayberries, Goosberry and Blackcurrants.

**GARAGE**

**POLYTUNNEL**

With Grape Vines.

**BURDENS**

The Council Tax Band relating to this property is D.

**ENERGY PERFORMANCE RATING**

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

**SERVICES**

The agents assume that the subjects are served by mains water, mains electricity, oil fired central heating and 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. 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](mailto: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/HAINT01-05



**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 to 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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