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Solutions & Estate Agents



NUN MILL HOUSE

KIRKCUDBRIGHT, DG6 4TL

An immaculately presented light and spacious country cottage tastefully decorated enjoying an incredible coastal position with expansive south facing views over the Dee Estuary to Ross Island and beyond.

Accommodation:

Ground Floor:

Hall
Dining Room
Kitchen
Sitting Room
Sun Room

First Floor:

2 Double Bedrooms
Bathroom

Outside:

Utility Room, Potting Shed, Established garden & Parking Area.



Nun Mill House is a delightful traditional Galloway coastal cottage offering well-proportioned flexible accommodation throughout. The cottage has truly superb views across the Dee Estuary from all front facing rooms which enjoy an ever changing vista throughout the year.

Nun Mill House benefits from Double glazing, oil fired central heating, a lovely and easily maintained garden, and an extensive parking area, the ownership of which goes with the house.

Kirkcudbright is approximately three miles away, and 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” who lived in nearby Broughton House, now in the care of the National Trust for Scotland. Artistic tradition is maintained today by a flourishing colony of painters and craft workers which has led to Kirkcudbright being named the “Artists’ Town”.

The south-west of Scotland is a genuinely rural area with its gentle rolling landscape, mild climate and dramatic coastline. The area has a good range of sporting and outdoor activities, with opportunities to take shooting in the area, fishing on the nearby rivers, and, of course, golf. The Solway is also a popular yachting destination.

ACCOMMODATION

Nun Mill House is accessed via a wooden gate at the bottom of the front garden, through exterior wooden storm doors opening into the entrance porch with inner wooden glazed door opening to:-

HALL 4.55m x 2.00m

Oak engineered laminate flooring. Under stairs’ cupboard with shelving and coat hooks. Radiator with thermostatic valve. Coat Hooks. Carpeted Staircase leading to first floor level. Doorways opening to Dining Room and Sitting Room.

DINING ROOM 4.63m x 3.60m

Front facing double glazed sash and case window with incredible views across the Dee Estuary. Deep Window Sill. Feature cast iron open fireplace with lined



flue and decorative tiled surround, with wooden mantel over the tiled hearth. Exposed beams to ceiling. Oak engineered real wood laminate flooring. Curtain. Radiator with thermostatic control. Ceiling Light. Archway from the rear of the dining room opening to:

KITCHEN 4.23m x 1.85m

This bright airy Kitchen is well lit through two Velux windows. Pine fitted kitchen with Formica work surfaces and tiled splash backs behind. Stainless Steele Franke single drainer sink with mixer tap. Built in Zanussi electric oven. Electric hob with extractor above. Under counter fridge. Dishwasher. Ceiling spotlights. Wooden door leading to garden. Ceramic tiled Floor. Radiator with thermostatic control. Cupboard housing electric meter and fuse box.

SITTING ROOM 4.64m x 4.39m

This spacious room has an excellent view through a double glazed sash and case window. Fireplace fitted with a multi fuel burner, fitted 2024, with flue, slate surround, slate hearth and wooden mantel over. Two radiators with thermostats. Sisal carpet. Archway opening to:-

SUN ROOM 4.02m x 3.72m

The sun room has three south facing windows on one wall to make the most of the excellent outlook over Dhoon Bay and the Dee Estuary across to Ross Island. There are also two further windows to the side and architectural window in the apex of the roof, and provide an abundance of natural light. Pine paneled ceiling, with exposed beams. Sisal carpet, wooden venetian blinds to the south facing windows. Inset tiled area with wooden glazed door leading to separate inner porch which, allows direct access between the sun room and garden through a wooden exterior doorway. Radiator with thermostatic control.

First floor accommodation

A wool carpeted staircase with wooden handrail leading to the first floor. The rear facing sash and case window located midway up the staircase provides additional natural light along with the Velux window located above. Loft access hatch.



MASTER BEDROOM 4.72m x 3.81m

This wonderfully light and airy double bedroom has a partially combed ceiling, double glazed sash and case window and like all front facing rooms is South facing and benefits from an additional double glazed window to the East. Built-in storage cupboards incorporating hanging space and shelving. Cast iron open fire with wooden mantel around and tiled hearth. Radiator with thermostat control. Wide window ledges to both windows. Stripped wooden floor.

BATHROOM 2.38m x 1.98m

This contemporary family bathroom conveniently situated between both bedrooms. Modern glass counter top with wash hand basin with mixer tap with cupboards beneath. White W.C. and bath with mains shower above with Monsoon Rainfall showerhead and separate shower attachment. Tiled Splash back surrounding bath. Glass shower screen. Double glazed sash and case window, roller blind. Modern cork laminate flooring. Radiator with thermostatic valve. Dimplex wall mounted fan heater.

SECOND DOUBLE BEDROOM 4.62m x 3.51m

Double glazed sash and case window with wide window ledge. Built-in storage cupboards with hanging rails and shelving. Metal fireplace over tiled hearth with wooden mantel over. Radiator with thermostatic control. Wool carpeted floor.

OUTSIDE

UTLITY ROOM 2.30m x 1.64m

Adjacent to the back door and therefore easily accessed from the kitchen, the utility room houses a newly installed Green Box boiler located to front of utility room (outside), with Heatrae Sadia Megaflo hot water tank to one side. Shelving providing additional storage. Single glazed window, electric power and light.

POTTING SHED 3.46m x 1.87m

The wooden potting shed has a pitched roof with Perspex panels to one side, allowing in natural light, and these can be opened for ventilation, with cords to operate each one individually. Extensive shelving for storage, electric power and light, wooden floor.



GARDEN

The pretty front garden of Nun Mill has well established cottage garden and stone walls. Large patio areas adjacent to the Sunroom ideal for "al fresco" dining. Generous lawn. The path continues to wind round the side of the cottage towards the rear door. There are further terraced areas to the side of the house. Oil Storage Tank.

Nun Mill House also includes ownership of, and the exclusive right to park on, the extensive gravelled area on the opposite side of the minor road adjacent to Nun Mill House, providing very generous off street parking space together with some additional land to the side of the parking area.

The Title also includes ownership of a terraced area of ground between Nun Mill House and the adjacent property, Nun Mill, lying beyond the garden wall.

BURDENS

The Council Tax Band relating to this property is E.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is E

SERVICES

The agents assume that the subjects are served by mains water, mains electricity and mains drainage but no guarantee can be given at this stage. Drainage is to a septic tank.

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).

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/MCCAC02-01





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