



WILLIAMSON
& HENRY
Solicitors & Estate Agents





THE GRANARY

GRANGE FARM STEADING, MUTEHILL, KIRKCUDBRIGHT, DG6 4XG

An imaginative and unique architect designed conversion of former steading buildings, finished to a high standard, located on the outskirts of the "Artists' Town" of Kirkcudbright with magnificent sea views across Kirkcudbright Bay, providing high quality family accommodation which simply must be viewed to be fully appreciated.

Ground Floor:

Hallway
Utility Room
Office/Study
Games Room
Wet Room
Open Plan Kitchen Dining Room leading through to Living Room

First Floor:

Gallery Landing & Hall
4 Bedrooms, one with Ensuite Shower Room & one with Wet Room
Family Bathroom
Airing cupboard

Outside:

Gardens
Garden Store/Boiler Room
Garden Shed



The Granary is a beautifully designed conversion of steading buildings in a small private and exclusive hamlet of housing located on the Solway Coast near the popular "Artists' Town" of Kirkcudbright. Beautifully designed so that the main open plan living accommodation and two of the bedrooms take full advantage of the magnificent sea views whilst providing spacious contemporary accommodation finished with quality fixtures, fittings and appliances throughout.

ACCOMMODATION

Double glazed entrance door with double height windows and side screens to allow light to flood into the hallway.

HALLWAY

Spacious tiled entrance hall with gallery landing above and corridors on either side. Carpeted staircase to first floor level with oak balustrade and handrail. Natural stone feature wall with feature lighting to stair stringer. LED downlighters. Underfloor heating with digital Nu-Heat wall mounted thermostat.

UTILITY ROOM

12'2" x 9'8" (3.73m x 2.97m)

Fitted wall and floor units in high gloss with Quartz work surfaces. Stainless steel sink. Double glazed window to front with deep slate ingo. Monsoon extractor fan. TV point. Door leading to front courtyard. Tiled floor. Built-in cupboard housing Megaflo eco vented indirect cylinder storage tank. Plumbing for automatic washing machine. Space for tumble dryer. LED downlighters.

From hallway to corridor leading to the left:

OFFICE/STUDY

9'8" x 7'2" (2.96m x 2.19m)

Engineered wood flooring. Double glazed window to front with deep slate tiled ingo. Built in cupboard housing electric switchgear and water point. Nu-Heat wall mounted digital controller for underfloor heating. LED downlighters. Telephone and data point and multiple plug sockets for office setup.

GAMES ROOM

13'4" x 12'4" in the main (4.08m x 3.76m in the main)

Engineered oak flooring. Double glazed window to front courtyard with slabbed ingo. TV and data point. LED downlighters. Door leading through to:

WET ROOM

9'3" x 5'9" widening to 8'5" (2.84m x 1.77m widening to 2.59m)

Contemporary vanity unit with high gloss drawer beneath. WC. Glazed partition. Mains shower unit. LED downlighters. Towel radiator. Fully tiled. Velux skylight. Extractor fan. tiled-in mirror.

OPEN PLAN KITCHEN DINING ROOM leading through to LIVING ROOM

Kitchen Area

15'6" x 12'5" (4.75m x 3.82m)

Built-in wall and floor units with white gloss and contrasting dark mottled brown effect door fronts. Space for American style fridge freezer. Two integrated Neff multi-function ovens. Integrated Neff microwave with integrated warming drawer beneath. Quartz work surfaces. Franke one and a half bowl sink. Neff ceramic 5 point induction hob. Built-in extractor fan. LED down lighters. Breakfast bar. Tiled floor. Window with wide slabbed ingo overlooking garden and fields to Kirkcudbright Bay and hills beyond. Built-in Bosch dishwasher. Nu-Heat wall mounted underfloor heating digital controller.

Dining Area

14'4" x 13'11" in the main (4.37m x 4.25m)

Tiled floor. Natural stone feature walls on two sides with a stripped oak beam above the opening leading to the living room. Two sets of bi-folding double glazed patio doors to take full advantage of the sea views. LED down lighters.

Living Room Area

23'1" x 13'9" (7.04m x 4.20m)

Engineered Oak flooring. Two sets of bi-folding double glazed patio doors to take full advantage of the sea views. Shelved alcoves with double door shelved cupboards to either side of the fireplace. Inglenook style stone fronted fireplace with oak beam mantle, slate tiled hearth and Parkray 8 cast iron log burner. LED down lighters. TV and Data point.

FIRST FLOOR

Stairs leading to gallery landing overlooking courtyard to front.

HALL

37'7" x 3'9" (11.47m x 1.15m)

Hall leading to all bedrooms with two double glazed Fakro roof lights to rear. LED down lighters. Low voltage PIR operated low level inset wall lights. Nu-Heat digital underfloor heating controller. Two smoke alarms. Radiator. Laundry cupboard with slatted shelving and double opening oak doors.

BEDROOM 1 with Ensuite

14'7" x 13'6" (4.45m x 4.14m)

Part coombed ceiling. Double glazed windows to side with sea views. Deep slabbed window ingo. Extensive built-in wardrobes with shelving, hanging rails and drawer storage units. Radiator with thermostatic valve. TV and data point.



ENSUITE SHOWER ROOM

8'7" x 5'0" (2.62m x 1.54m)

Sliding pocket door from bedroom. Tiled floor. Part tiled walls. Double shower tray with glazed sliding double door, fully tiled around shower cubicle. Mains shower. LED down lighters. Contemporary vanity unit with storage unit beneath and PIR operated under unit lighting. Towel radiator. Extractor fan. WC. Warmup digital controller for underfloor heating.

BEDROOM 2

13'8" x 9'6" (4.19m x 2.90m)

Double glazed double windows to side with sea views and deep slabbed ingo. Radiator with thermostatic valve. Part coombed ceiling with double glazed Fakro roof light to front. Access hatch to loft. TV and data point.

FAMILY BATHROOM

6'8" x 6'4" (2.04m x 1.95m)

Part coombed ceiling. Double glazed Fakro roof light window to front. Contemporary vanity unit with high gloss drawer unit beneath. WC. Bath. Glazed shower screen. Fully tiled around bath. Mixer shower over bath. LED down lighters. Extractor fan. Warmup digital underfloor heating controller. Towel radiator.

BEDROOM 3

11'4" x 9'8" (3.46m x 2.97m)

Access hatch to loft. Part coombed. Two double glazed windows to front with window seat. Radiator with thermostatic valve. Fakro double glazed roof light. TV and data point.

BEDROOM 4 with Ensuite

14'9" at longest x 9'8" widening to 11'9" to face of wardrobe (4.51m at longest x 2.96m widening to 3.61m to face of wardrobe)

Part coombed ceiling. Built-in wardrobes with shelving, hanging rails and integrated drawer unit. Radiator with thermostatic valve. Large double glazed window to front overlooking courtyard with deep slabbed window ingo. Wall-mounted Warmup digital underfloor heating controller for ensuite. TV and data point.

ENSUITE WET ROOM

9'0" x 3'7" (2.75m x 1.11m)

Fully tiled. Glazed partition. Contemporary vanity unit with high gloss cupboard beneath. WC. Towel radiator. Extractor fan. LED down lighter. Tiled-in mirror. Mains shower.

OUTSIDE:

GARDEN STORE/BOILER ROOM

7'2" x 5'11" (2.20m x 1.80m)

Grant floor mounted oil fired boiler with double opening wooden doors. External tap. Lighting.

GARDENS

Extensive level pebbled parking area at the courtyard entrance and to the side of the property. On the far side of the property there is an extensive slabbed patio which can be accessed from the sets of bi-fold patio doors in the kitchen and living room to bring the garden into the house in the summer and also to enjoy the sea views all year round. Extensive level garden laid to grass.

GARDEN SHED

9'9" x 7'8" (2.99m x 2.36m)

Larch lap with pitched felted roof. Double doors. Four single glazed windows.

BURDENS

The Council Tax Band relating to this property is G.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is C.

SERVICES

The property is served by a shared private water supply, mains electricity and septic tank drainage with soakaway filtration system. The heating is oil fired. The oil storage tank is located in the front courtyard.

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

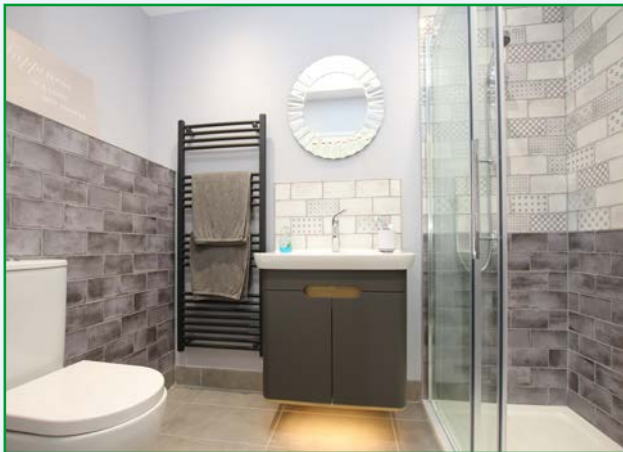
GENERAL ENQUIRIES, VIEWING & OFFERS

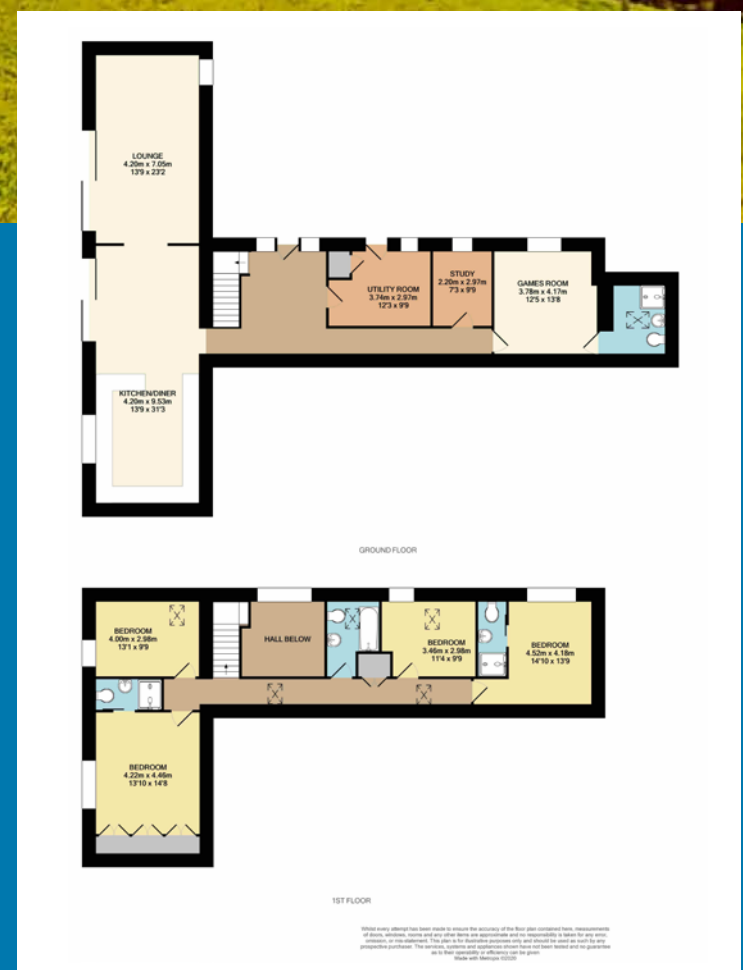
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail property@williamsonandhenry.co.uk).

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 332057.

Ref: RDI/RH/WILLI02-17-D





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