



GAP

galloway & ayrshire properties

Merton Hall House, Newton Stewart

Newton Stewart, DG8 6QL

Offers Over **£499,995**

Merton Hall House

Newton Stewart, Newton Stewart

The earliest mention of Merton Hall is a charter granted by James III in 1477, granting the lands to John Kennedy of Blairquahan. The building is Category B Listed and has been considerably extended and altered over the years, previously being occupied as a school. The present owner has completely restored the annex which offers comprehensive living accommodation. The main house offers extensive accommodation over 4 floors and has been partially and sympathetically restored including traditional fireplaces, some original plaster cornices, skirtings and door surrounds (wood panelling to be fitted).

Just 2 miles from the town centre yet situated in a completely rural location the Manor House is approached by a tree lined driveway. The house sits amidst acres of formal gardens, grazing land and mature deciduous woodland. There is a former walled garden within which there has previously been planning consent for a dwellinghouse (Lot 2).

Merton Hall rests in an idyllic location with panoramic views across beautiful open countryside and the Galloway Hills. It sits in parkland to the south of the main A75 Carlisle to Stranraer road, just 1½ miles west of the town of Newton Stewart.



Newton Stewart is an attractive market town and tourist base on the banks of the river Cree, a well known game fishing river. The area is popular for walking, cycling, bird watching, fishing and shooting. Recreational facilities in the town include an 18 hole golf course, swimming pool, cinema, library, bowling green and tennis courts. Being just inland of the peninsula, the coast is easily accessed to the west, east and south.

Land extends to 9.71 hectares (23.99 Acres) this includes the access road, Merton Hall and the immediate surrounding garden ground, the area to the South East of Merton Hall, the area to the South West of Merton Hall and the area within lot 2.

- Detached 17th Century Manor House
- General plot
- Traditional features
- Spacious accommodation
- Close to all major amenities
- Large garden grounds
- Tranquil location
- Off road parking
- Stunning outlook

GARDEN AND GROUNDS The grounds comprise formal gardens and lawns with paddock and mature woodland extending to approximately 23.99 acres. A small stream edges the southeastern pine wood. **WALLED GARDEN** The pasture to the south of Merton Hall leads to a large octagonal former walled garden, which previously benefited from planning approval for a single dwellinghouse.



Reception Hall

Library/Study

Picture Gallery

Dining Room

Hallway

With proposed Cloakroom

Kitchen

Drawing Room

Master Bedroom

Proposed en-suite spa bathroom and dressing room

Hallway

Landing

Bedroom

Large bay fronted double room with Dressing Room

Bedroom

Large bay fronted double room

Bedroom

Rear double bedroom/bathroom

Bedroom

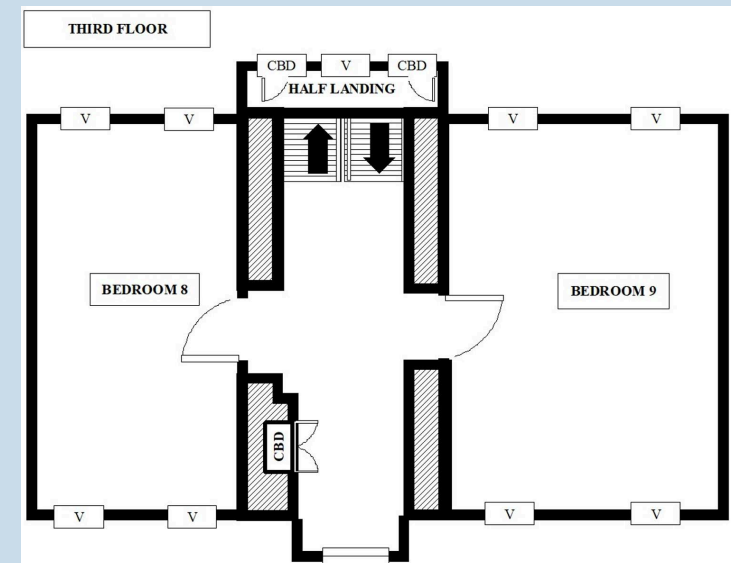
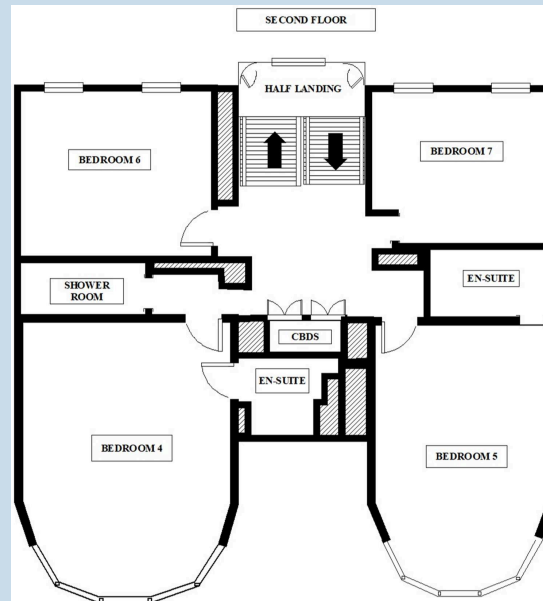
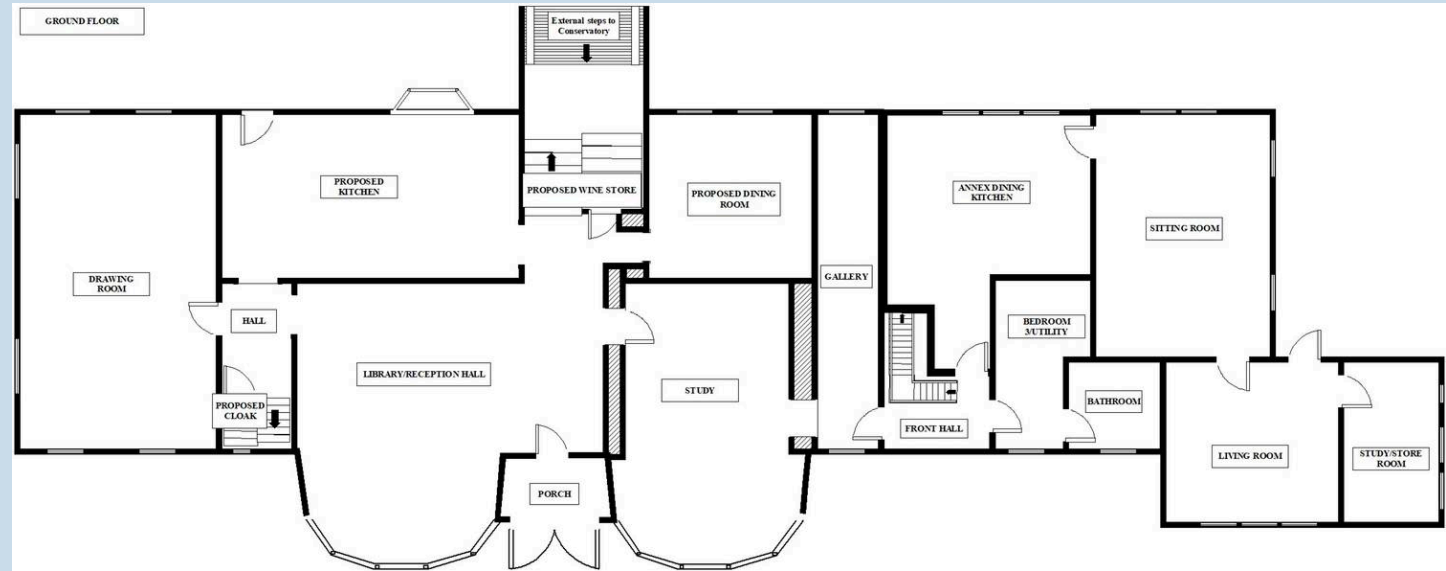
Rear double bedroom/bathroom

Landing

Main landing with view to Gallery

Bedroom

Located on the second floor. Large bay fronted double bedroom with en-suite shower room.





Bedroom

Located on the second floor. Large bay fronted double bedroom with proposed en-suite shower room/dressing room

Bedroom

Double bedroom located on the second floor.

Bedroom

Double bedroom located on the second floor.

Bedroom

Located on the third floor. Large double room with high vaulted/beamed ceiling.

Bedroom

Located on the third floor. Large double room with high vaulted/beamed ceiling.

Shower Room

Family Shower Room

Annex Hallway

Annex Dining Kitchen

Large fully fitted kitchen

Annex Sitting Room

Annex Living Room

Annex Study/Store

Annex Bedroom

Annex Bathroom

Annex Bedroom

Double bedroom

Annex Bedroom

Double bedroom

Annex Bathroom

Family Bathroom





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