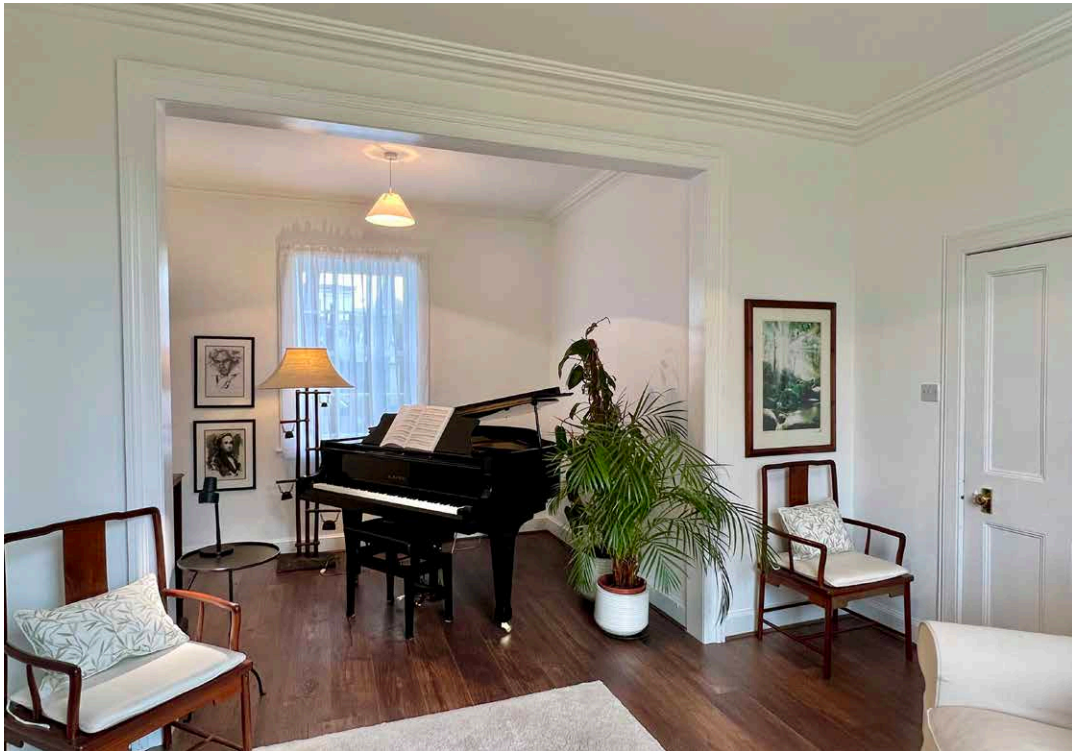




WILLIAMSON
& HENRY
Solicitors & Estate Agents



PORTVILLE

32 FLEET STREET, GATEHOUSE OF FLEET, CASTLE DOUGLAS, DG7 2JT

Portville is an elegant and well-presented Georgian style detached home enjoying a wonderful position within easy access of all amenities of Gatehouse of Fleet and enjoys fine views across a delightful garden and neighbouring farmland and river beyond.

Accommodation:

Ground Floor:

Entrance Vestibule
Hallway
Sitting Room / Music Room
Cloakroom
Kitchen / Diner
Rear Hallway
Utility Room
Integral Garage

First Floor:

Lounge
Master Bedroom with Dressing Room
Family Bathroom

Second Floor:

Double Bedroom 2
Double Bedroom 3
Bathroom

Outside:

Integrated Garage. Log Store. Potting Shed /
Greenhouse. Summerhouse.

www.williamsonandhenry.co.uk



Portville is Category B listed and was built in around the mid-1800s and is believed to have been built at that time for the Port Master at Port McAdam on the River Fleet which was located to the west of the town.

This delightful and charming home retains many of its original architectural features and is laid out over three levels with well positioned rooms enjoying an abundance of natural light and fine westerly views from the first and second floors.

Portville is a fine example of a Georgian designed home well positioned in well-established garden grounds and set back from Fleet Street. This delightful home includes many period features which have been carefully preserved by the owners including intricate cornicing, paneled doors and floored tiles. The windows are a particular feature and are Astragal sash and case throughout with the second floor having particularly striking arched windows.

Gatehouse of Fleet is an active community and benefits from many local amenities, such as a primary school, shops, library and Health Centre. Within the wider area, there are many beautiful sandy beaches and rocky coves within easy reach, and equally dramatic inland scenery, with magnificent hills, glens, and lochs.

Within Gatehouse there are active sports clubs (for example bowling, tennis, golf or snooker) and a wide variety of outdoor pursuits can be enjoyed in the area, including sailing, fishing, golf, cycling and hill walking.

ACCOMMODATION

Entered from front garden through double wooden storm doors with glazed panel above into:-

ENTRANCE VESTIBULE

Light and airy entrance vestibule with original tiled floor. Ornate ceiling cornicing. Wall-mounted RCD consumer unit and electric meter. Wooden glazed door with glazed side panels leading into:-

RECEPTION HALLWAY

Wide, welcoming reception hallway with doors leading off to kitchen/diner and music room. Radiator. Ornate ceiling cornicing. Ceiling light. Original Victorian floor tiles. Carpeted staircase with wooden handrail leading to first floor level.



SITTING ROOM / MUSIC ROOM

5.64m x 3.96m

Hard wood flooring. Wooden sash and case window to front. Radiator. Feature open fireplace with tiled hearth. Wooden mantle above. Ceiling cornicing. Ceiling light. Archway. Recessed alcoves with built-in shelving. Window to rear. Currently used as a music room with seating area to front and space for piano to rear.

CLOAKROOM

2.10m x 1.10m

Tiled floor. Suite of white wash hand basin and WC. Partially coombed ceiling. Ceiling light. Window to rear.

KITCHEN / DINER

5.64m x 4.11m

Farmhouse-style kitchen with a good range of shaker-style fitted units. Solid wooden work surfaces. Rustic oak-effect flooring. Belfast sink. Electric range cooker with lighting above. Bosch fridge-freezer. Tiled splash backs. Sash and case window with roller blind. Opens into dining area/snug with sash and case window to front with roller blind. Ceiling light. Wall lights. Recessed alcove with shelving and cupboard. Wooden glazed door leading through to:-

REAR HALLWAY

Ceramic tiled floor. Wooden storm doors leading out to front garden. Ceiling light. Velux window providing ample natural light. Two built-in cupboards. Coat hooks. Wooden door with catflap leading out to rear. Door leading through to:-

UTILITY ROOM

3.00m x 2.97m

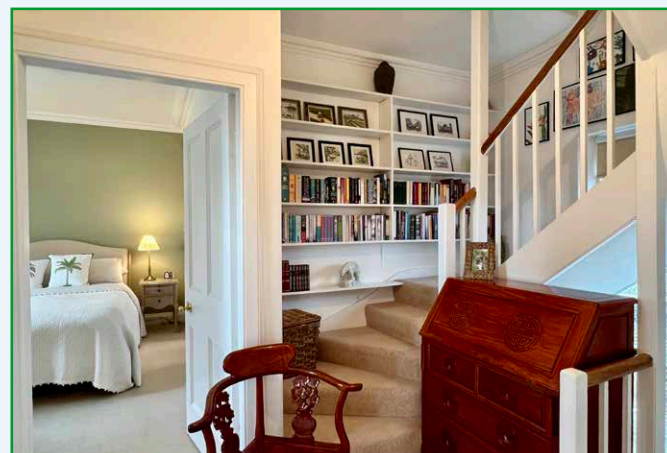
Ceramic tiled floor. Fitted kitchen units. Granite effect work surfaces. Tiled splash backs. Stainless steel sink with mixer tap and drainer. Two built-in double cupboards and a single cupboard providing useful storage. Velux window. Two ceiling lights. Radiator. LG automatic washing machine and Beko tumble dryer. Wooden door leading into garage.

Carpeted staircase leading to first floor landing with ample natural light from large Georgian sash and case window to rear.

First Floor Accommodation

FIRST FLOOR LANDING

Bright and airy first floor landing with doorways leading off to family bathroom, bedroom and dressing room and lounge.



LOUNGE

5.64m x 3.73m

Stunning bright and airy first floor lounge with sash and case windows on three walls overlooking surrounding garden across the River Fleet to neighbouring farmland beyond. Roller blinds. Ornate ceiling cornicing. Ornate ceiling rose. Ceiling candelabra. Feature marble fireplace with stone hearth and cast iron surround. Fitted carpet. Two radiators. Dado rail.

MASTER BEDROOM WITH DRESSING ROOM

4.04m x 3.23m

Master bedroom. Fitted carpet. Sash and case window to front with roller blind, curtain track and curtains. Radiator. Ceiling cornicing. Ceiling light. Recessed alcove with built-in shelving and cupboard. Opens to:-

Dressing Room

3.05m x 2.29m

Good sized walk-in dressing area with ample space for free standing furniture but would be equally well-suited if someone wished to create a built-in walk-in wardrobe area or use as a home office or nursery. Recessed alcove with built in shelving and cupboard. Sash and case window to side with roller blind. Ceiling cornicing. Ceiling light. Built-in double cupboard providing useful additional storage. Radiator. Fitted Carpet.

FAMILY BATHROOM

1.95m x 1.95m

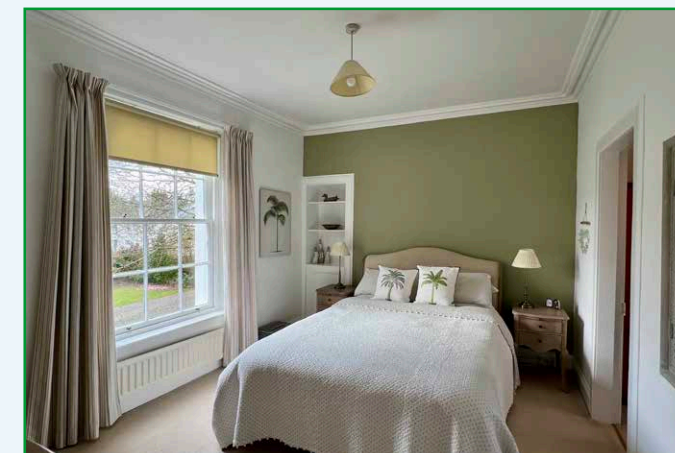
Generous family bathroom with suite of white WC and wash hand basin. White clawfoot roll top freestanding bath with mixer tap and separate shower attachment. Corner shower cubicle with Mira electric shower. Respatex style wall paneling. Two white heated towel rails. Extractor fan. Picture rail. Ceiling cornicing. Fixed bathroom cabinet. Sash and case window with roller blind looking across garden to front. Ceiling light. Vinyl floor tiles.

Carpeted staircase with painted handrail leading to second floor level which also benefits from additional natural light from the large Georgian window to rear. Built in bookshelves to one side. Partially coombed ceiling.

Second Floor Accommodation

Second Floor Landing

Fitted carpet. Radiator. Doors leading off to two further bedrooms and bathroom.



DOUBLE BEDROOM 2 (left) 3.78m x 3.73m

Generous double bedroom with partially coombed ceiling. Velux window to rear. Architectural arched sash and case window to front with curtain track and curtains above. Built-in cupboards providing useful storage. Radiator. Fitted carpet.

DOUBLE BEDROOM 3 (right) 3.99m x 3.76m

Further good sized double bedroom. Partially coombed ceiling. Recessed LED ceiling spotlight. Velux window to rear. Architectural arched sash and case window to front with curtain track and curtains. Radiator. Fitted carpet.

BATHROOM

Suite of white wash hand basin, WC and bath. Skylight to front. Partially coombed ceiling. Tiled splash backs. Fitted carpet.

OUTSIDE

Set back from Fleet Street, Portville is accessed by a sweeping graveled driveway which leads down to the garage and generous parking and turning area.

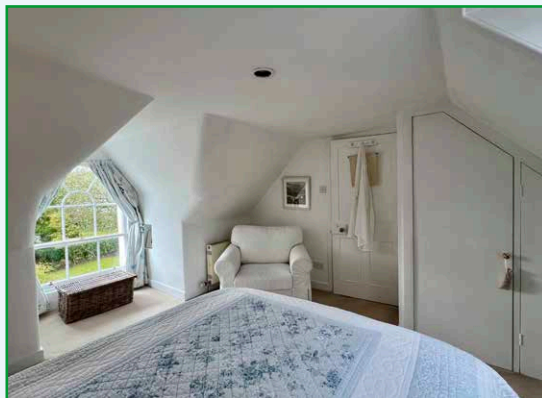
This charming home benefits from a delightful, well thought out mature garden which is mainly laid to lawn interspersed with a number of mature shrubs and trees with well stocked flower beds enjoying an array of spring bulbs and perennials.

A slate paved patio provides an ideal spot for unwinding and enjoying this delightful space and is ideal for alfresco dining and entertaining. At the far end of the garden, enjoying a south westerly outlook across neighbouring farmland to the River Fleet beyond is a lovely wooden garden room and decking.

To the side of the property are a number of well-tended raised vegetable beds fruit canes and wooden potting shed/green house. A path to the rear leads round to an integral log store and former boiler cupboard with covered storage area.

INTEGRAL GARAGE 5.56m x 3.25m

Concrete floor. Electric up and over door. Power. Lighting. Water taps inside and outside.



BURDENS

The Council Tax Band relating to this property is a band G. The property is a grade B listed building.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is F.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains 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

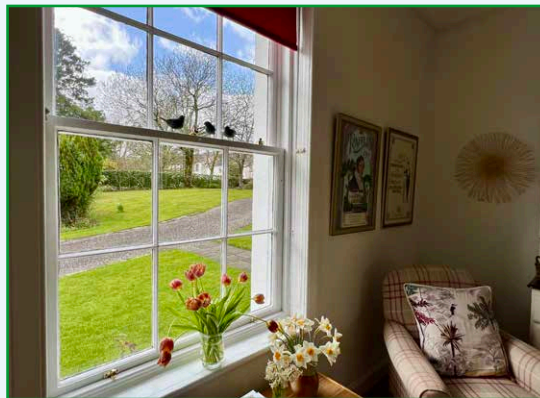
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO 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).

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/THOMW05-03





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
 Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

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.

www.williamsonandhenry.co.uk

Produced and Printed by Digital Typeline tel: 0131 657 1001

