



13 Main Street, Mochrum

Newton Stewart, DG8 9LY

Guide Price - **£170,000**

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Mochrum, Newton Stewart, DG8 9LY

Charming stone-built 2-bed cottage in Mochrum with character features, modern kitchen, landscaped gardens, summer house, greenhouse, and ample storage. Rural village location. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- Traditional category C listed stone-built cottage
- Two double bedrooms
- Well-presented accommodation over two floors
- Spacious lounge and separate dining area
- Feature stone fireplace with wood-burning stove
- Modern fitted kitchen with breakfast bar
- Ground floor bathroom and first floor WC
- Attractive, extensively landscaped rear garden
- Substantial timber summer house
- Village location approximately 2 miles from the coast & Port William



An attractive and well-presented traditional stone-built cottage (category C listed) situated on Main Street in the village of Mochrum, approximately two miles from the coastal village of Port William. The property retains considerable character whilst benefiting from a number of modern improvements, with well-proportioned accommodation arranged over two floors and particularly attractive, extensively landscaped garden grounds to the rear.

The ground floor accommodation comprises an entrance hallway, comfortable lounge, spacious dining area featuring an impressive exposed stone fireplace with wood-burning stove, and a modern fitted kitchen with a range of wall and floor-mounted units, integrated appliances and breakfast bar. There is also a useful pantry, rear entrance porch and modern bathroom with shower over bath.

The first floor provides two well-proportioned double bedrooms, both benefiting from built-in storage accommodation and roof windows providing natural light. The principal bedroom also benefits from a small adjoining WC with wash-hand basin.

Occupying an attractive position to the rear of the property are particularly well-maintained and established garden grounds, thoughtfully landscaped to incorporate various levels, natural stone retaining walls, planted rockeries and paved seating areas. The garden is stocked with an extensive variety of mature shrubs, ornamental trees and flowering plants, with stone steps connecting the different levels.

A notable feature is the substantial timber summer house, currently providing additional sitting and storage accommodation, with glazed double doors opening onto a paved terrace. Further garden features include a greenhouse, timber shed and additional seating areas, all enclosed by traditional stone boundary walls.

This is an appealing traditional cottage combining character features, modern accommodation and exceptionally attractive garden grounds within a small rural village.



Entrance Hall

Front entrance via a double glazed panel UPVC storm door leading into hallway providing access to the ground floor accommodation as well as stairs giving access to upper floor bedrooms.

Lounge

14' 8" x 11' 5" (4.47m x 3.49m)

A well-proportioned, front-facing lounge featuring wood-effect flooring, decorative feature walls and a window providing natural light. The room benefits from a radiator, ceiling light fitting and ample space for a range of lounge furniture.

Dining Area

13' 3" x 11' 7" (4.05m x 3.54m)

A spacious dining area featuring an impressive exposed stone fireplace housing a solid fuel stove, complemented by decorative feature walls and wood-effect flooring. A front-facing window provides natural light, while a large serving hatch opens through to the adjoining kitchen. The room also benefits from a radiator and ample space for a dining table and additional furniture.

Kitchen

14' 8" x 8' 6" (4.46m x 2.60m)

A well-appointed kitchen fitted with a range of sage-green shaker-style wall and floor units, complemented by wooden worktops and wood-effect flooring. Features include an integrated double oven, stainless steel extractor hood, sink, open shelving and a breakfast bar providing additional seating. A large open serving hatch connects to the adjoining dining area. Access is also provided to the rear porch and spacious built in pantry.





Bathroom

9' 5" x 5' 6" (2.86m x 1.68m)

A modern bathroom fitted with a white suite comprising a bath with overhead rainfall shower, additional handheld shower attachment and glazed screen, WC and wash hand basin set within a vanity storage unit. Finished with dark marble-effect wall panelling, light-coloured flooring and a chrome heated towel rail.

Bedroom (with En-Suite WC)

14' 7" x 12' 6" (4.44m x 3.80m)

A spacious double bedroom with coombed ceilings, a roof window providing natural light and fitted carpet. There are built-in storage cupboards, a radiator and ample space for freestanding bedroom furniture. Access to an en-suite WC.

En-Suite

5' 8" x 2' 10" (1.73m x 0.87m)

Fitted with a WC and wall-mounted wash hand basin with tiled splashback. Sloping ceiling with timber-effect panelling.

Bedroom

12' 6" x 11' 11" (3.82m x 3.63m)

A well-proportioned double bedroom with coombed ceilings, a roof window providing natural light and fitted carpet. Benefits from fitted wardrobes offering ample storage as well as giving access to built in eaves storage also, a radiator and a ceiling hatch providing access to the loft space.

Summer House

17' 4" x 9' 4" (5.28m x 2.85m)

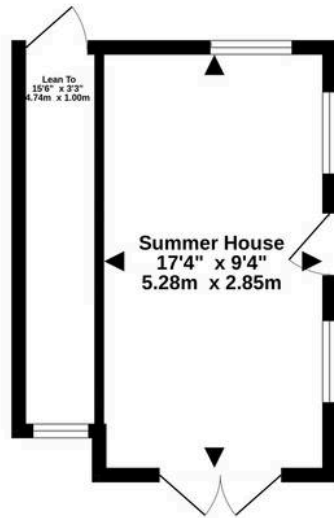
A substantial timber-built summer house with a pitched roof, glazed double entrance doors and additional windows providing natural light. Internally finished with timber-lined walls, ceiling and flooring, featuring a raised storage platform. Currently utilised as a sitting area with additional storage space. A paved patio is positioned to the front, with an adjoining lean-to storage area to the side.



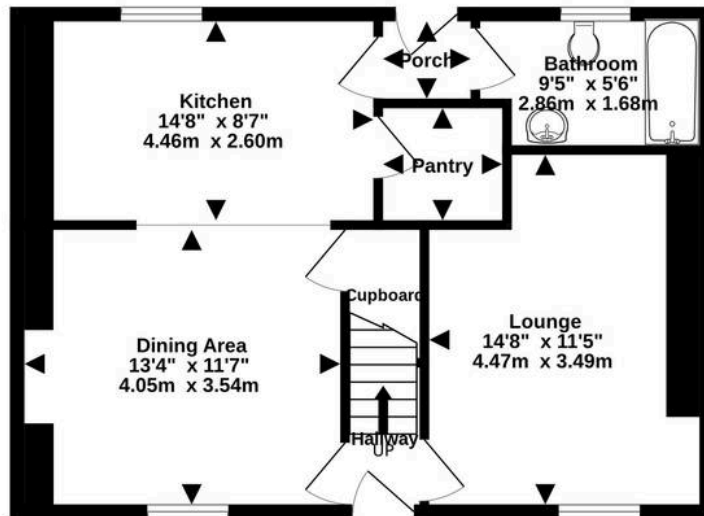
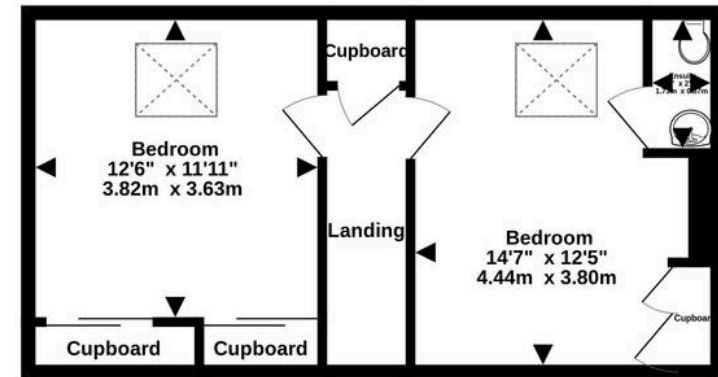




Ground Floor
743 sq.ft. (69.0 sq.m.) approx.



1st Floor
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings throughout.

COUNCIL TAX Band C **EPC RATING:** E(39)

SERVICES

Mains water, drainage and electricity. Wood Burner. LPG central heating.

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered

Conditions of sale

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Presale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.

