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Solicitors & Estate Agents



KIRKVIEW, 1 PENKILN MEWS

CUMLODEN ROAD, MINNIGAFF, NEWTON STEWART, DG8 6AA

Unique and charming semi detached house with private riverside terraced garden.



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Accommodation:

Ground Floor:

Reception Hallway
Garage and Studio
Master Bedroom Suite with En-suite Shower room and garden room.

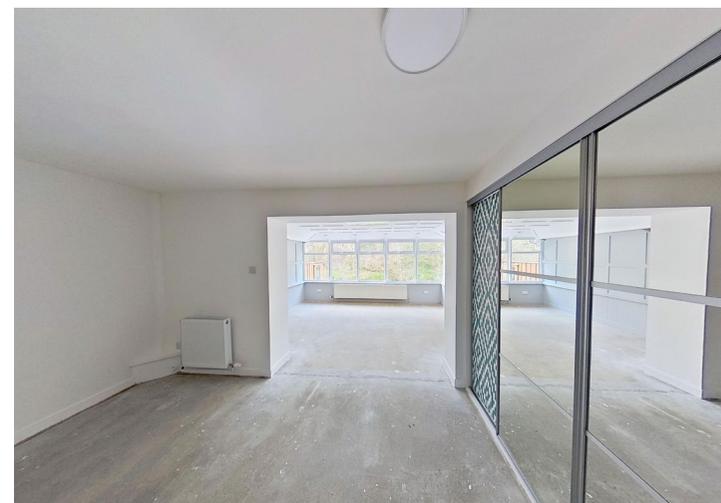
First Floor:

Landing
Double Bedroom
Shower Room
Open Plan Kitchen / Diner / Sitting Room

Outside:

Two delightful terraced garden areas overlooking Penkiln burn across to Monigaff church.

Sauna
Hot Tub



Kirkview, is a characterful semi detached home enjoying a private location a short distance away from the local amenities of Newton Stewart. This surprisingly spacious home, is packed full of bespoke features lovingly designed and created by the existing owners, making this delightful home a 'one of a kind' property providing bright and spacious accommodation throughout.

The property benefits from as single garage with large studio area to the rear which could be renovated to provides further living accommodation subject to appropriate planning consent if required.

To the rear of the property are two generous terraced garden areas, which can be accessed from the side of the property and from both the ground floor and first floor levels making an ideal area for entertaining or simply unwinding and enjoying the outlook across the Penkiln Burn.

Newton Stewart is a busy Galloway market town set on the banks of the River Cree in a genuinely rural area and regarded by many as the gateway to the Galloway hills. The area has a wide range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers, golf, and with an extensive range of walks and cycle paths.

ACCOMMODATION

Entered from front through uPVC obscure glazed door into:-

RECEPTION HALLWAY

'L' shaped reception hallway with doorways leading off at either end to ground floor master bedroom suite and doors opening off to garage/studio area. Radiator. Cupboard housing electric meter. Large under stair storage cupboard with coat hooks and ceiling light and housing RCD fusebox and secondary switchgear unit which allows the property to be connected to and powered by a generator in the event of a power cut. Ceiling cornicing. Ceiling light.

MASTER BEDROOM SUITE

Spacious and bright master bedroom suite which runs the full depth of the property, providing a wonderful 'grown up' space. The bedroom area has a good range of built in wardrobes with sliding doors and built in shelving. Radiator. 2 recessed large LED ceiling spotlights. Custom made wooden folding doors leading to en-suite shower room. This opens into:-

GARDEN ROOM / SNUG 4.39m x 3.20m

This generous private Garden Room / Snug area has an abundance of natural light from wrap round uPVC double glazed windows overlooking the garden across the Penkiln Burn towards Monigaff Church and benefits from direct access via uPVC double glazed French doors leading out to ground floor terrace and garden area where the hot tub and sauna are located. Wall lights. Wood paneled ceiling. Painted wood paneling on one wall. Radiator.

EN-SUITE SHOWER ROOM 1.93m x 1.52m widening to 2.51m

A number of custom designed elements can be found in this good sized en-suite shower room. Chrome heated towel rail. Suite of white W.C. and counter top bespoke granite wash hand basin with waterfall mixer tap. Custom made built in cupboard beneath. Bespoke wooden edge shelving. Slate wall paneling. uPVC obscure glazed window to front. Large walk in shower with monsoon rainfall shower head and LED mood lighting. Rustic wood paneled ceiling with recessed LED ceiling spotlights. Tile effect laminate flooring.

Wooden staircase with bespoke wooden handrail and wood paneling on walls leading to first floor level. uPVC double glazed window to front with bespoke custom made rustic wooden window sill and window frame. Radiator with painted wooden radiator cover.

First Floor Accommodation

LANDING

Wrought iron banister with wooden handrail. Gas central heating thermostat. Large built in airing cupboard with shelving. Recessed LED ceiling spotlights. Loft access hatch. Doors leading off to open plan kitchen / dining / sitting room, further double bedroom and shower room.

DOUBLE BEDROOM 2.64m x 3.91m

Good sized rear facing double bedroom overlooking terrace and across the Penkiln Burn. Built in wardrobe with hanging rail and shelving and mirrored sliding doors. Ceiling spotlights. uPVC double glazed window providing ample natural light with bespoke custom made rustic window sill beneath. Dado rail. Wall lights.

OPEN PLAN KITCHEN / DINER / SITTING ROOM 6.50m x 7.16m

Spacious and light open plan kitchen / dining / sitting room is the real heart of this home providing a wonderful area for entertaining and ideal for modern living. Two sets of French doors open out directly onto generous first floor covered terraced decking area ideal for alfresco dining. Large 'Sumo' dowling stove wood burner set on stone hearth with stainless steel flu and custom corrugated backplate. Large loft access hatch with ramsay ladder. Recessed alcove with drawers beneath. Recessed LED ceiling spotlights. 2 Velux windows. Ceiling lights.

Kitchen Area

Contemporary shaker style fitted kitchen units with stone counter tops. 2 bowl Belfast sink with mixer tap above. uPVC double glazed window to front with roller blind above. Stone countertops with integrated drainer to side. Klarstein UV extractor fan. Radiator.

Outside

GARAGE / WORKSHOP 4.55m x 3.23m garage 6.55m x 2.62m workshop

Large 'L' shaped garage/workshop space which could be easily integrated into the main house subject to appropriate planning consent.



Garage Area

Up and over door. Built in workbench area with laminate work surfaces. Splash back. Stainless steel sink with mixer tap and drainer. Radiator. Concrete floor. Opens into:-

Studio Area

This space would be ideal as a workshop or studio or even home gym. Wood burning stove. Concrete floor. uPVC double glazed French doors opening out to rear terrace and garden area where the sauna and hot tub are located. uPVC double glazed window to rear. 3 LED strip lights. Ceiling light.

GARDEN

The current owners have made good use of the outside space, cleverly increasing the garden area by creating a terrace at first floor level and making both outside spaces directly accessible from the house giving a real sense of indoor / outdoor living and a high degree of privacy.

Ground Floor Garden Level

Terraced undercover patio, with path leading along the rear of the property and providing direct access from both the Garage and Master Bedroom suite. Further gravel area to side bordered by stone dyke wall and fencing. A large decking area with wrought iron balustrade and wooden handrail with, hot tub and wood burning sauna overlooking the Penkiln Burn.

First Floor Level Terrace

This generous covered terraced decking area is accessed directly from the first floor open plan Kitchen / Dining / Sitting room and provides an ideal spot for relaxing which can be used whatever the weather. Wrought iron balustrade. Wood burning stove.

BURDENS

The Council Tax Band relating to this property is D.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band D

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage (A pumping station pumps sewerage to the main drain for nearby properties). 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/HURLC02-01



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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
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