



Cavers & Co.
Solicitors & Estate Agents

**THE BYRE, GRANGE FARM STEADING, MUTEHILL,
KIRKCUDBRIGHT, DG6 4XG**
Offers Over £325,000



A unique opportunity to purchase The Byre which forms part of the Grange Farm Steading development at Mutehill, on the outskirts of Kirkcudbright. A beautifully presented three bedroom detached bungalow, with private garden and ample off road parking. Grange Farm Steading consists of four individually designed detached properties converted to a high standard and enjoys a tranquil countryside setting with beautiful views over the estuary. The Byre is a spacious stone built property providing contemporary flexible accommodation which would suit a number of buyers, from a full-time family home to a quiet and relaxing holiday escape.

Set amidst beautiful coastal countryside, Kirkcudbright enjoys a sheltered position in the estuary of the River Dee on the north Solway shore. Established as a Royal Burgh in 1455, Kirkcudbright has always been supported by a busy fishing trade. The marina is popular and offers one of the safest anchorages on the north Solway coast. The area in general offers a quiet and relaxing atmosphere, safe country roads and stunning coastal landscapes. The town also has a good variety of shops, schooling and local amenities.

- Lounge
- Dining Kitchen
- Utility Room
- Three double bedrooms (one en-suite)
- Bathroom
- Garden
- Ample parking for several vehicles
- EPC rating - C

Entrance Vestibule

Glazed outer door; hardwood floor; radiator; ceiling light. Internal hardwood door to Dining Kitchen.

Dining Kitchen

9.20m x 4.35m (30'2 x 14'3)

Fully fitted modern kitchen with black and grey high gloss units with complementing worksurface; large kitchen island with seating; integrated electric oven; integrated electric hob with overhead extractor; integrated dishwasher; integrated fridge/freezer; stainless steel sink and drainer with mixer tap. Space for large dining table and separate seating; window out to front; French doors out to garden; double doors through to Lounge; hardwood flooring; radiators; ceiling lights.

Utility Room

2.96m x 2.51m (9'9 x 8'3)

High gloss units to match the kitchen; integrated washing machine; oil-fired boiler; stainless steel sink and drainer with mixer tap; door out to garden; window out to rear; hardwood flooring; ceiling light.

Lounge

5.65m x 4.70m (18'7 x 15'5)

Bright, spacious room with vaulted beamed ceiling; exposed stone wall; large stone built fireplace with flagged hearth; 2 sets of French doors opening to the garden; radiator; ceiling light.

Bedroom 1

4.15m x 3.50m (14'9 x 11'6)

French doors out to garden; hardwood flooring; ceiling light, door to en-suite.

En-suite

2.95m x 0.87m (9'5 x 2'10)

Suite comprising shower cubicle with integral shower, WC and wash hand basin; heated towel rail; hardwood flooring; ceiling light.

Bedroom 2

3.12m x 3.40m (10'3 x 11'2)

Window to front, hardwood flooring; radiator; ceiling light.

Bedroom 3

4.15m x 3.90m (13'7 x 12'10)

Window to front; hardwood flooring; radiator; ceiling light.

Bathroom

3.12m x 2.36m (10'3 x 7'9)

Accessed off the Hallway; suite comprising bath with overhead integral shower, WC and wash hand basin set in vanity unit; heated towel rail; window to front; hardwood flooring; ceiling light.

Outside

Large, gravelled area to the front allowing parking space for several vehicles; securely fenced with vehicular gate access. The garden area to the rear looks out to the estuary

and is laid to gravel for ease of maintenance with paved patio areas at the French doors from the kitchen and the lounge; pedestrian gate access.

Services: Mains electricity and water. Oil fired central heating and septic tank drainage.

Postcode: DG6 4XG

Council Tax Band: G

Entry: By negotiation

Viewing: Strictly by appointment through Cavers & Co – Tel: 01557 331217

Home Report: Available from One Survey

OFFERS:-

Offers in the Scottish legal form should be lodged with the selling agents' Kirkcudbright office. Interested parties are strongly recommended to register their interest with the selling agents as a closing date for offers may be fixed.

NOTE:-

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of the contract.









