



WILLIAMSON
& HENRY
Solicitors & Estate Agents



MILLHOUSE

SEABANK ROAD, STRANRAER, DG9 0EF

Substantial period property providing bright spacious accommodation throughout with all main rooms enjoying superb uninterrupted views across Loch Ryan to the hills beyond.

Accommodation:

Ground Floor:

Garden Room

First Floor:

First Floor Landing
Family Room
Inner Hallway
Reception Hallway
Dining Kitchen
Sitting Room
Bedroom 1
Bedroom 4
Bedroom 5 / Office
Shower Room
Cupboard

Second Floor:

Bedroom 2
Bedroom 3
Bathroom
Sauna

Outside:

Garden
Garage / Workshop
Large patio
Spacious parking



Millhouse is a substantial period property which has recently been renovated and refurbished throughout by the current owners whilst retaining many of the property's charming original features. This well-proportioned property provides bright and airy rooms throughout with high ceilings, and original cornicing details. This immaculately presented home enjoys superb views from all front facing rooms across Loch Ryan with the rooms to the rear of the property overlooking the garden up to the hills beyond.

Millhouse is conveniently located and is within easy walking distance of the town centre. The area is largely known for its mild climate, with tourism, agriculture and forestry making up a large proportion of the local economy. The surrounding countryside is a patchwork of rolling farmland, woodlands and dramatic hills as well as some wonderful coves and beaches.

Stranraer is a renowned golfing area, with the championship course at Stranraer augmented by two other excellent 18 hole courses at Portpatrick and Glenluce. The town is a hotbed of Scottish Curling, with the renowned local rink at the North West Castle Hotel having fostered the careers of many world-class curlers over the years. There are two bowling clubs in Stranraer, with several of the local villages also having clubs. The local area has many fishing lochs and sea fishing is also popular. Marine activities on Loch Ryan include sailing and coastal rowing. The town hosted the World Skiffie Championships for coastal rowing in 2019.

The local amenities of Stranraer are a short distance away from Millhouse, including the Galloway Community Hospital, Ryan Centre Leisure Centre, as well as Primary and Secondary Schools. The town benefits from a number of supermarkets and a variety of small independent shops.

ACCOMMODATION

Entered via glazed door from garden into:

GARDEN ROOM 5.82m x 2.54m

Well positioned garden room with an abundance of natural light with outlook to garden. 2 large picture windows on either side with glazed panels beneath. Recessed LED ceiling spotlights. Oak effect laminate flooring.

Wooden painted staircase with wooden handrail leading to first floor landing.



First Floor Accommodation

FIRST FLOOR LANDING 2.38m x 1.79m

uPVC double glazed tilt and turn window to side. Cupboard housing electric meter and fusebox. Cupboard housing gas meter and water stopcock. Ceiling light. Painted floorboards. Wooden glazed door leading into:-

FAMILY ROOM 4.70m x 5.18m

Beautifully presented second living room / dining room with ample natural light from 2 uPVC double glazed tilt and turn windows; one overlooking the garden with curtain pole and curtains and a further uPVC double glazed window to side. 2 radiators. Gas fired cast iron stove set on stone hearth with tiled surround. Ceiling light. Red pine wooden floor. Leads into:-

INNER HALLWAY

Radiator. Ceiling light. Red pine wooden floor. Carpeted staircase leading up to:-

RECEPTION HALLWAY

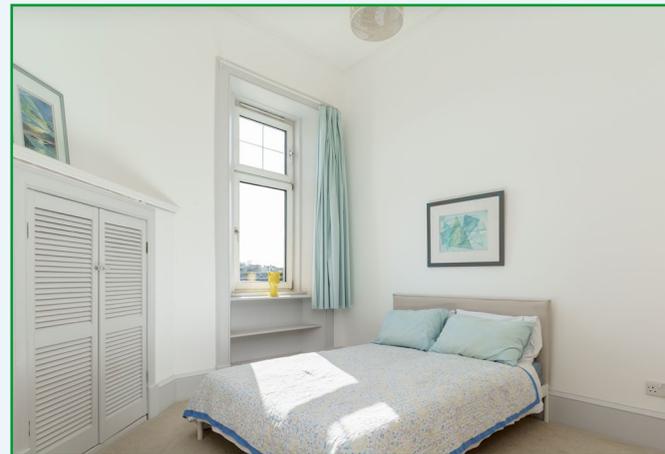
Wonderfully light 'L' shaped reception hallway with doorways to all first floor accommodation. Carpeted staircase with oak handrail and balustrade leading to second floor. Radiator. Ornate ceiling cornicing. Ceiling architraves. Ceiling light. Fitted carpet.

DINING KITCHEN 4.01m x 5.30m (into alcove) x 4.93m

Spacious contemporary dining kitchen with a good range of units and ample worktop space. Stainless steel sink with drainer and mixer tap above. Laminate work surfaces. Beko integrated electric oven and Beko hob with tiled splash back. Beko integrated washer dryer. Zanussi integrated dishwasher. Integrated recycling bins. Space for large freestanding fridge freezer. Radiator. uPVC double glazed tilt and turn window overlooking garden. Ceiling cornicing. 2 sets of ceiling spotlights. Original wooden varnished oak door. Luxury parquet effect vinyl flooring.

SITTING ROOM 6.55m (longest) x 4.93m

This spacious and bright reception room is beautifully appointed with a bay window providing uninterrupted panoramic views across Loch Ryan, and then across to the hills beyond. uPVC double glazed window to side. Feature fireplace with tiled hearth and surround and living flame effect gas fire. 2 Radiators. Picture rail. Ceiling cornicing. Deep skirting. Original wooden varnished oak door. Wooden ash floorboards.



BEDROOM 5 / OFFICE 2.39m x 3.02m

uPVC double glazed window to front enjoying the same fine view across Loch Ryan. Ceiling cornicing. Ceiling light. Original wooden varnished oak door. Fitted carpet.

BEDROOM 1 4.93m x 5.00m

Beautifully proportioned front facing double bedroom also benefits from a large bay window enjoying fine views across Loch Ryan. 2 radiators. Deep skirting boards. Ornate ceiling cornicing. Recessed alcove. Ceiling light. Original wooden varnished oak door. Fitted carpet.

BEDROOM 4 3.07m x 3.45m

uPVC tilt and turn window to side with curtain pole and curtains above, built-in shelving below window. Cupboard housing Alpha gas boiler with shelf above. Ceiling cornicing. Ceiling light. Radiator. Original wooden varnished oak door. Fitted carpet.

SHOWER ROOM 2.30m x 3.00m

Modern bathroom with wood panelling on 4 walls. Large walk in shower. Tiled splash backs. Mains shower with rainfall shower head and additional slide rail shower head. Chrome heated towel rail. Obscure glazed uPVC window to side. Suite of white WC and wash hand basin. Recessed LED ceiling spotlights. Original wooden varnished oak door. Decorative tile effect vinyl flooring.

CUPBOARD

Large walk in cupboard accessed from the reception hallway. Built in shelving. Coat hooks. Window to rear. Original wooden varnished oak door with glazed panels. Fitted carpet.

Carpeted staircase with wooden oak handrail and banister leading to second floor.

Second Floor Accommodation

Architectural curved window providing additional natural light to the half landing with large Velux window above.

The layout of the second floor level easily lends itself to becoming a master bedroom suite configuration with master bedroom, dressing room and bathroom.



BEDROOM 2**6.15m x 6.02m**

Dual aspect Velux windows to front and rear giving ample natural light with the window to the front providing a magnificent view across Loch Ryan and the Velux window to the rear providing a fine view over the garden up to the hills beyond. Partially coombed ceiling. Ceiling spot lights. Fitted carpet.

BEDROOM 3**4.75m x 2.87m**

Velux window to front provides another magnificent view across Loch Ryan. Partially coombed ceiling. 2 built in cupboards providing ample additional storage. Ceiling spotlight. Maple effect laminate flooring.

BATHROOM**3.47m x 2.96m**

Velux window to rear looking across garden up to the hills beyond. Contemporary suite of white WC and wash hand basin. Freestanding bath with central mixer tap. Ceiling light. White heated towel rail. Maple effect laminate flooring. Doorway leading into sauna.

SAUNA**1.29m x 2.34m**

Sauna benches, and space for sauna coals heater. Wall light. Could also possibly be converted into large walk-in shower. There is pipework nearby from a former shower.

Outside

Large sunny south-facing garden, including large patio and lawned area. Large area of hard standing providing parking for a number of vehicles.

Garage / Workshop.**7.49m x 4.78m****BURDENS**

The Council Tax Band relating to this property is F.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

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 One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

We are also 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.

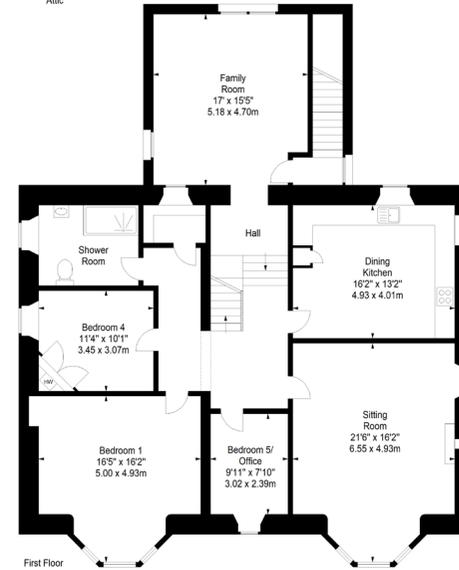
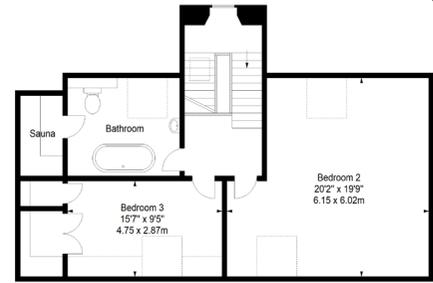
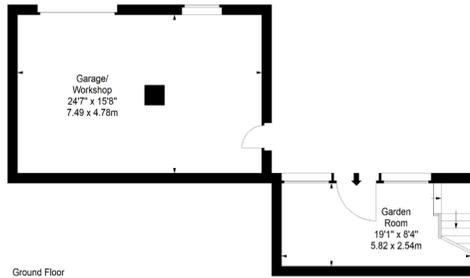
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Millhouse,
Seabank Road,
Stranraer,
Dumfries and Galloway, DG9 0EF



Approx. Gross Internal Area
2736 Sq Ft - 254.36 Sq M
Garage/ Workshop
Approx. Gross Internal Area
388 Sq Ft - 35.86 Sq M
For identification only. Not to scale.
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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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