



22 Barcloy Mill Road, Rockcliffe, DG5 4PR

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“Beautifully presented, detached, bungalow with integral double garage, enjoying stunning views towards the Solway Firth and Rockcliffe bay”

Ground Floor

- + Lounge
- + Dining Kitchen
- + Pantry
- + Utility Room
- + Scullery
- + W.C.
- + Bathroom
- + Bedroom
- + En-suite WC
- + Dressing Room

OUTSIDE

- + Garden
- + Integral Double Garage

EPC Rating C
Council Tax E

First Floor

- + Dayroom over garage
- + Large boarded loft with potential to extend



LOCATION

22 Barclay Mill Road is situated within an attractive residential area in the sought after, picturesque village of Rockcliffe on the Solway Firth. This peaceful coastal village gives access to many scenic walks through wild flower meadows and woodland managed by the National Trust. Nearby Colvend has a general store and village primary school, whilst more facilities including secondary schooling and the health centre, can be found in "The Granite Town" of Dalbeattie, approximately 7 miles distant.

The Solway Coast offers spectacular scenery and wildlife with a bird sanctuary on Rough Island, accessible at low tide, and an RSPB Centre at Mersehead, a short drive away. Local leisure facilities include sailing in the neighbouring village of Kippford and golf courses at Colvend, Southernness, Kippford and Dalbeattie. "World-class" mountain-biking opportunities (7 Stanes) and walks are popular in the nearby Dalbeattie forest.

DESCRIPTION

Beautifully presented, detached bungalow with integral double garage set in landscaped gardens and enjoying stunning views towards the Solway Firth and Rockcliffe bay. The property is in immaculate condition, having hardly been occupied, and has the potential to extend into the fully boarded loft area.

The accommodation is light filled and in excellent decorative order with modern fitted kitchen and bathrooms. It has been finished to an extremely high standard. The property benefits from UPVC double glazing throughout, oil fired underfloor central heating with Uptonor heating controls in most of the rooms.

Outside, a gravelled drive provides parking and access to the double garage at the rear. The gardens are attractively landscaped at the front of the property.

ACCOMMODATION

Ground Floor

Entrance Porch

Part glazed UPVC external door at the rear of the property opens to porch; part glazed doors opens to main hall and scullery; tiled flooring.

Scullery

Tiled flooring; door to garage; window to rear; range of modern wooden fitted floor units; white composite sink with mixer tap; plumbed for washing machine; part tiled walls; composite worktop.

Hall

Doors to bathroom, large airing cupboard with shelving, utility room, WC, large cloakroom with hooks, hanging rail and storage area..



Bathroom

Large luxurious bathroom with suite of white WC; oval bath with mixer tap; wash hand basin in vanity unit with cupboard and marble top; large walk in shower with respatex walls; part tiled walls; tiled flooring; extractor fan.

Utility Room

A good sized room with rear facing window; white wooden fitted floor units; white ceramic double sink unit with mixer tap and drainer in marble worktop; tiled splashback; plumbed for washing machine; space for tumble dryer; tiled flooring; door to storage cupboard; extractor fan.

WC

W.C and wash hand basin with mixer tap in vanity unit with cupboard; tiled splashback; fixed mirror; tiled flooring.

Dining Kitchen

Extremely spacious, light filled room with large bay window with French doors to front and windows to front with views towards the Solway Firth and Hestan Island; a large range of white wooden fitted floor and display wall units with concealed lighting; marble worktop incorporating a white ceramic sink with mixer tap and drainer in marble worktop; unused black oil fired Aga with two hobs and three ovens and electric double oven Aga with ceramic hob; extractor hood; wall mounted Aga intelligent management system; tiled splashback; tiled flooring; TV aerial connection point; BT connection point; door to large pantry with shelving on three sides; extractor fan and space for fridge and freezer; double French glazed doors with glazed side panels open to Lounge.

Lounge

Attractive, large light room with window to front with views towards the Solway Firth and Hestan Island; tiled flooring; electric coal effect wall mounted fire; TV aerial connection point; archway leading to door to bedroom suite area.

Bedroom Suite Area

Doors to bedroom and dressing room; tiled flooring.

Bedroom

Window to the front with views of Solway Firth and Hestan Island; two built in double wardrobes with hanging rail and shelving; archway between wardrobes with shelf and TV connection point; tiled flooring; door to en-suite W.C.

En-suite WC

Obscure glazed window to side; W.C; wash-hand basin with mixer tap in vanity unit with a good range of cupboards and marble worktop; tiled splashback; tiled flooring; Silavent extractor fan.



Dressing Room

Four double wardrobes, two with shelving and two with hanging rails; tiled flooring; extractor fan.

Integral Double Garage

Accessed via the scullery or by the electric up and over door. This is a very large room with tiled flooring; fitted cupboards, lockers and drawers, stainless steel sink unit and drainer with mixer tap; water connection for external use; large wall cupboard with fuse box and electric meters; door to heating room housing Worcester Oil fired boiler; immersion heater and controls for the electric underfloor heating and feed in tariff/controls for the solar panels – there being two on the roof for heating the water, Honeywell heating control panel. Also in the garage is a door to a WC with tiled flooring and extractor fan.

From the garage is a staircase leading to the day room. This is a large room with French windows opening onto a Juliette Balcony with views over farmland and Galloway hills. There are two dormer windows and tiled flooring and electric radiators; TV aerial connection point. A door from this room leads though a small passage to an extremely large fully boarded loft which could easily be converted to extra bedrooms.

OUTSIDE

Garden

To the front of the property is a shingled drive to the rear of the house which gives access to the garage and house entrance. Oil tank at the rear of the house.

The front garden is laid mainly to rockery with steps leading to the French doors at the dining kitchen. Oil tank to the side

VIEWING

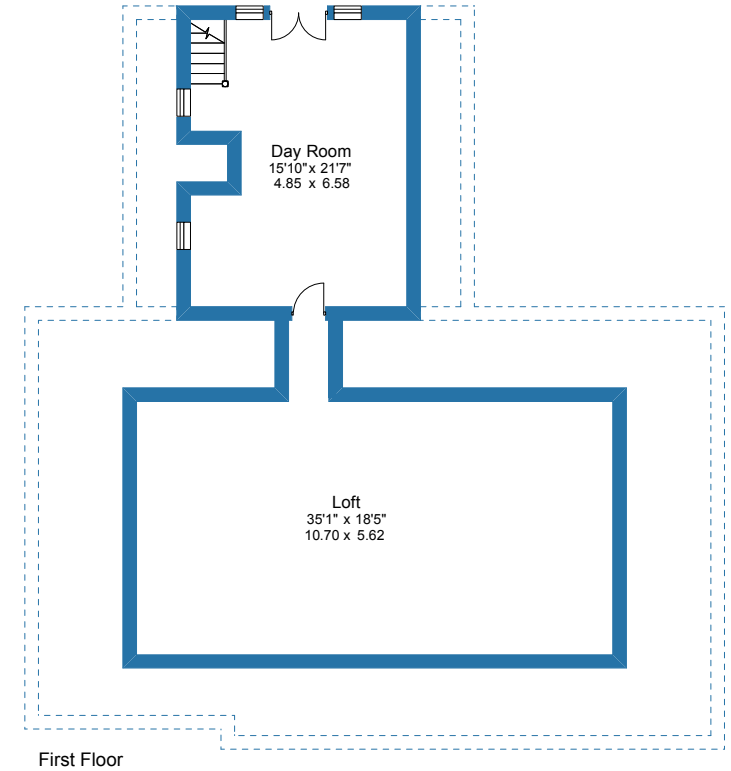
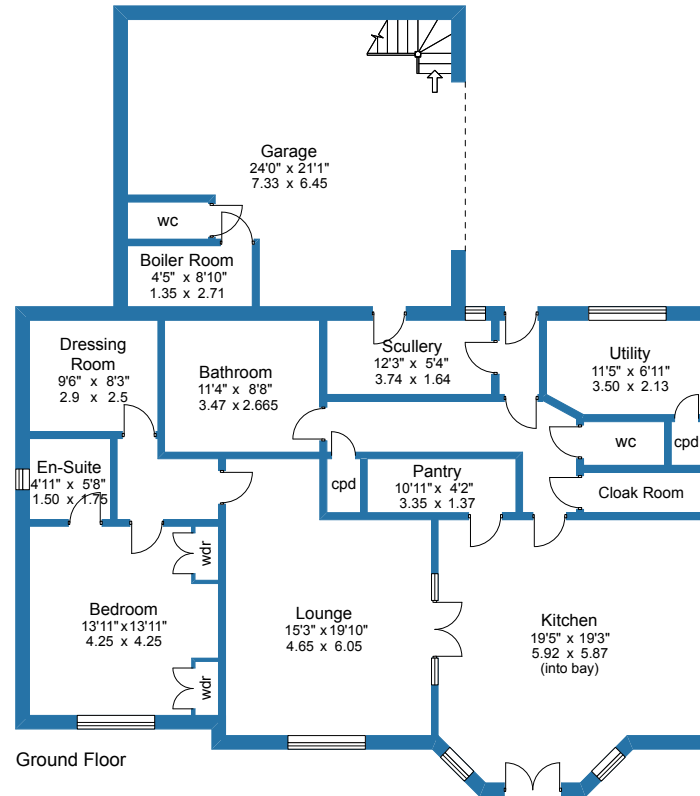
By appointment with the Selling Agents on 01556 504038.

HOME REPORT

A home report has been prepared for this property a copy of this can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode DG5 4PR.

OFFERS

Offers in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and may not be bound to accept the highest or indeed any offer.



For illustrative purposes only. Not to scale.

GG&B
PROPERTIES

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espc

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

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