



POLLOCK & MCLEAN



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**MENNOCK MILL HOUSE,
MENNOCK, SANQUHAR**



Impressive sandstone dwellinghouse and barn conversion set in beautiful rural location with views over the Nith Valley. Accommodation consists of: Lounge, Sitting Room, Conservatory, Dining Kitchen, Utility Room, Toilet, 4 Bedrooms, Wet Room, Shower Room, Oil Fired Central Heating, Double Glazing. The Barn offers four large rooms, all with double glazing and central heating with 2 Garages adjoining plus additional parking for two vehicles. There are gardens to the front and side and a paddock to the rear, all just over an acre in total.

OFFERS OVER £295,000

GENERAL

An impressive sandstone dwellinghouse and barn conversion, ideal for a small business, set in a beautiful rural location with views over the Nith valley.

Mennock lies approximately 3 miles south of Sanquhar. Sanquhar occupies a good central location in the south west of Scotland. The county towns of Ayr and Dumfries are approximately 30 miles away and Glasgow and Edinburgh can be reached in about an hour by road. Sanquhar railway station is on the Glasgow to Carlisle line with a change at Carlisle for London. The town lies on the route of the Southern Upland Way.

Sanquhar has a Primary and Secondary School, a wide selection of shops, a library, a health centre, a pharmacy, a bank, a post office, a swimming pool and a 9 hole golf course. The area is well known for its salmon fishing on the river Nith and tributaries.

VIEWING

Telephone the Selling Agents on 01848 330207 for an appointment to view.

THE ACCOMMODATION COMPRISES:-

ENTRANCE VESTIBULE AND HALLWAY

Main door to entrance vestibule with tiled flooring. Single central heating radiator. Double glazed window to the side and meter cupboard. Glazed panelled door to the main hallway which has two single central heating radiators. 4 x 13 amp power points. Fitted carpet. Fitted bookcase units. Deep set shelved cupboard.

LOUNGE

24' 7" X 16' 4"

Beautiful lounge with double glazed windows to the front and side. Natural wood flooring. A feature of the room is the attractive slate fire surround on Chinese tiled extended hearth housing a Dowling multi fuel stove. Two double central heating radiators. 8 x 13 amp power points. Shelved cupboard. Two doors to the hallway.



SITTING ROOM

14' X 14'

Double glazed window to the front. Natural wood fire surround on Chinese tiled hearth and inset housing a cast iron multi fuel enclosed stove. Double central heating radiator. Natural wood flooring. 8 x 13 amp power points.



DINING KITCHEN

16' 5" X 13' 6" (At widest points)

Wide range of work tops, base units and wall cupboards. 1 1/2 bowl single drainer sink unit. Ceramic hob and double eye level oven. Natural wood extractor above the hob. Two oven Aga with hot plate. Ceiling beams. Downlighters. Double glazed window to the conservatory and double glazed window to the side. Double central heating radiator. Storage cupboard underneath the rear staircase. Chinese tiled flooring. 8 x 13 amp power points.



UTILITY ROOM

7' 2" X 6' 9"

Work tops with single drainer sink unit. Base units and plumbed for automatic washing machine. Outside door. Single central heating radiator. 2 x 13 amp power points. Double glazed windows to the side.

A separate toilet off the Utility Room with wash hand basin, WC, Xpelair and Chinese tiled flooring.

Door from the utility room leads to the conservatory.

CONSERVATORY

10' 1" X 9' 7" (Approximately)

Tiled flooring. Own light.

BEDROOM 1

11' 5" X 10' 3"

Double glazed window to the side. Natural wood fire surround housing a cast iron fire with brass. 4 x 13 amp power points. Fitted carpet. Deep set storage cupboard.



WET ROOM

10' 7" X 8' 7"

Large oval bath tub with pedestal wash hand basin and WC. The room is laid out as a wet room with Mira Excel shower unit. Double glazed frosted glass Velux window and two double glazed frosted glass windows to the side. Mathus white meter night storage radiator. Tiled units with cupboards below. Two shaver lights and points. Xpelair. Wall mounted heated towel rail.

STAIR AND UPPER LANDING

Stair carpet is included in sale. Spacious upper landing which is laid out as an office/study. Double glazed glass window. Mathus white meter night storage radiator. Natural wood flooring. 4 x 13 amp power points.

MASTER BEDROOM

21' 11" X 14' 6"

Measurements include the double glazed Dormer window to the front. One large double glazed Velux window to the rear. Double central heating radiator. Natural wood fire surround and hearth. 6 x 13 amp power points. Natural wood flooring.



BEDROOM 3

21' 7" X 11' 2"

Measurements include the double glazed dormer window to the front. There are two large Velux double glazed windows to the rear extending the breadth of the room. Double central heating radiator. 4 x 13 amp power points.



SHOWER ROOM

8' 2" X 7' 2"

Double sized shower enclosure with Mira Advanced shower unit and fully tiled surround. Wash hand basin and WC. Double central heating radiator. Xpelair. Shaver light. Natural wood flooring.

From the kitchen there is a staircase to a room suitable as a bedroom or studio.

BEDROOM 4/STUDIO

10' 4" X 9' 9"

Two large double glazed Velux windows on either side. Coombed ceilings. Single central heating radiator. Cupboards underneath the eaves providing extra storage. 4 x 13 amp power points. Storage cupboard at top of the stairs.



BARN CONVERSION

The barn has been totally renovated and modernised to a high standard to provide a spacious suite of rooms ideal for business or possible residential conversion.



HALLWAY

2 x 13 amp power points.

ROOM 1- OFFICE

13' 8" X 11' 7"

Double glazed window to the front. Stone fire surround and tiled hearth housing a multi fuel fire. Mathus white meter night storage radiator. Double central heating radiator. 4 x 13 amp power points.

Further internal hallway to room 2.

ROOM 2 – STORAGE AREA

22' X 10'

Two strip lights.

ROOM 3 - WORKSHOP

24' 4" X 14' 7"

Two windows to the side overlook the Mennock Water and one to the front. Single drainer sink unit. Two double central heating white meter radiators. White meter night storage radiator. Strip lights. Wooden staircase to Room 4.

UPSTAIRS

ROOM 4

44' X 16' (Approximately)

Two double central heating radiators. White meter night storage radiator. 10 x 13 amp power points. Natural wood flooring. 6 velux windows.

GARAGES

2 Garages are attached to the Barn conversion.

COAL HOUSE

The Barn has an integral coal house.

OUTSIDE

Paved patio area to the front and side. The garden is laid out partly in rockery and partly with heathers and with a wide variety of shrubs and plants. To the side there is a lawn with daffodils overlooking Mennock Water.

To the rear there is a paddock.



Notes

1. Services: Mains water and electricity. Drainage to a septic tank. Prospective purchasers are advised that the Selling Agents have not tested any of the services or any of the appliances to be included in the sale and accordingly prospective purchasers are advised to check the position for themselves prior to proceeding with an offer for the property.
2. A closing date for offers may be fixed and therefore it would be advisable for prospective purchasers to register their interest with the Selling Agents.
3. These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer.
4. Post Code DG4 6HS
Council Tax Band G
EPC= F
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement

**1 West Morton Street
Thornhill
DG3 5NE
Tel:- 01848 330207
Fax:- 01848 331600**

**61 High Street
Sanquhar
DG4 6DT
Tel:- 01659 50241
Fax:- 01659 50443**

**10 Buccleuch Street
Dumfries
DG1 2AH
Tel:- 01387 255666
Fax:- 01387 251115**
