



**PENSAX HOUSE,  
5 MILL HALL,  
KIRKCUDBRIGHT**

**GUIDE PRICE  
£299,000**

Extremely spacious detached family home with spectacular views over the Dhoon Bay and the Dee Estuary. Situated in a semi-rural setting but within easy reach of the town of Kirkcudbright.

- Living Room with Dining Area
- Kitchen
- Utility Room
- Sitting Room
- Office with large Balcony
- 3 Double Bedrooms (2 en-suite)
- Family Bathroom
- Double Garage
- Large Gardens
- Oil Fired Central Heating
- Double Glazing
- Floor area of 193 square metres (230 square yards)
- Total plot area of 1/3 of an acre
- EPC Rating - E

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**Cavers & Co.**  
Solicitors and Estate Agents

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Pensax House is a modern family home, situated in Millhall, an exclusive coastal development situated approximately 3 miles from the town of Kirkcudbright. The property enjoys an excellent outlook with sea views across the Dhoon Bay towards Kirkcudbright and the distant hills beyond. Set in good sized garden grounds with tarmac drive and extensive areas suitable for car parking and potentially for boat storage.

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 Solway is also a popular yachting destination with Scotland's only Blue Flag Marina providing excellent berthing facilities. Behind the harbour, the streets have housed generations of creative talents. Kirkcudbright's historical connections and its present flourishing colony of artists have led to Kirkcudbright being called "The Artist's Town". The area in general offers a quiet and relaxing atmosphere, safe country roads and stunning coastal landscapes.

### **Accommodation Comprises:**

Slabbed stair to front door. Hardwood front door with glazed side screens to entrance vestibule.

### **Entrance Vestibule**

Internal glazed door to hall with glazed side screens.

### **Hall**

L-shaped. Two large built-in cupboards with shelving and one large storage cupboard. Wooden stairs to first floor.

### **Living Room**

**5.22m x 4.23m (17'1 x 13'9)**

### **Dining Area**

**4.57m x 3.66m (15'0 x 12'0)**

Large double glazed patio doors to front with glazed side panels to take full advantage of the views over the estuary to Kirkcudbright and the Galloway hills beyond. Two large windows in Dining Area again overlooking the front of the property and to the side.

### **Kitchen**

**4.55m x 3.85m (14'9 x 12'6)**

Fitted wall and floor units in a high gloss dark brown with complimenting surfaces. UPVC double glazed picture window to side. Stainless steel sink with single drainer. Plumbed for dishwasher. Radiator. Built-in double oven. Tiled splash back. Door to Utility Room.

### **Utility Room**

**4.55m x 2.50m (14'9 x 8'2)**

Range of floor units with space for dryer and plumbed for washing machine. Belfast sink. Storage cupboard housing boiler. Door to side of house. Door leading into garage.



### **Sitting Room**

**4.45m x 4.20m (14'6 x 13'8)**

Lovely bright room with patio doors leading out to a small patio area at the side of the house. Large picture window to front. Inset shelved bookcase with cupboard storage underneath.



### **Bedroom 1**

**3.98m x 3.97m (13'0 x 13'0)**

Bedroom situated to the rear of the house with large window to the side.

### **En-suite**

**2.79m x 2.40m (9'7 x 7'9)**

Comprising WC, wash hand basin and shower set in high sided base. Opaque window to rear of the property. Tiled walls.

## **FIRST FLOOR**

### **Office**

**4.85m x 2.43m (15'9 x 8'0)**

### **Balcony**

**5.00m x 3.15m (16'4 x 10'3)**

Lovely bright room with patio door with glazed side screens lead out on the large balcony which gives uninterrupted views over the Dhoon Bay, the estuary and the countryside beyond.



### **Bedroom 2**

**4.12m x 4.85m (13'5 x 15'9)**

Large double bedroom with double aspect windows to side and rear of property. Two eaves storage spaces.

### **Bathroom**

**2.20m x 1.95m (7'2 x 6'4)**

Comprising WC, wash hand basin and bath with shower over. Opaque window to rear. Part tiled.

### **Bedroom 3**

**4.20m x 4.56m (13'8 x 14'9)**

### **En-suite**

**1.97m x 2.15m (6'5 x 7'1)**

### **Eaves Storage**

**4.24m x 1.55m (13'9 x 5'1)**

Another large double bedroom with double aspect windows to side and rear of property. En-suite comprising WC, wash hand basin and bath. Part tiled. Window to rear of property. Eaves storage with light and power.





### Outside

Tarmacadam driveway leading to the rear of the house and garage. To the front there are extensive lawns with flower borders interspersed with mature shrubs.

To the rear there is a slabbed patio with small pond and raised flower beds screened by mature hedging. Further flower borders.

### Double Garage

Up and over garage door. Concrete floor. Access door to Utility Room.

Services: Mains electricity and water, Septic tank drainage. Oil fired heating.

Council Tax Band: G

Postcode: DG6 4TQ

Entry: By negotiation

Viewing: By appointment only through Cavers & Co

Home Report: Download at [www.onesurvey.org](http://www.onesurvey.org)



### 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.



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