



*A stunning 9-acre estate containing a 5-bed detached house, A 2-bed log cabin, grass tennis court & large pond*



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We are delighted to offer to the market 'Mill Grange', a stunning and rarely available 9-acre estate which contains a stunning 5-bed detached home extending to 420 sq metres. This substantial property is beautifully designed to create an abundance of bright free-flowing living spaces fit to meet the demands of any family. As if that wasn't enough the estate contains a beautiful two-storey, 2-bed log cabin. The Scandinavian log cabin was specially imported and offers tremendous accommodation for guests, senior members of the family who wish to be closer to their younger family or indeed it could provide income as a holiday let if required.

Set in tranquil grounds extending to approximately 9 acres in total, this property is absolutely brimming with charm and appeal. Within the grounds, there is a very large pond which is more akin to a lake, big enough for a rowing boat and its own family of beautiful White Swans who come to greet you whenever you take a leisurely stroll around the extensive grounds.

For those who wish to enjoy a few games of tennis before lunch, there's a purpose-built fully fenced grass tennis court. Breakfast eggs will always be in abundance with the group of hens that enjoy their free-range environment, and the grounds even include the ruins of three stone-built old Mills that (subject to planning) could be restored and would make incredible holiday let accommodation. Furthermore, the grounds accommodate a double garage and a large steel portal building to house any necessary plant equipment easily.

# MILL GRANGE



Beautifully designed, this individual home offers excellent living accommodation over two floors. The original house has been extended to create incredible space including a stunning modern kitchen/diner finished in a striking range of two-tone units.

The large range cooker is a chef's dream and the integrated appliances include a dishwasher. The size of the room easily accommodates the American-style fridge freezer and an island unit breakfast bar which offers the perfect dining option for busy mornings or a great place to enjoy a coffee and read a good book. The formal dining room will offer a great space to entertain and dine with friends on more formal occasions.

# THE KITCHEN/DINER





# THE LOUNGE



From the kitchen, a few steps take the viewer to the large lounge which features a large stone-built fireplace with a log burner, perfect for cosy nights by the fire. The patio doors lead out to the large sun-patio and barbecue area, which will be a fantastic spot to enjoy when the sun shines.



The large hallway is bright and free-flowing and gives a real sense of space. On the ground floor, there's a handy cloakroom WC, a family bathroom with a white suite and a quadrant shower, a large utility room, a box room/gym and a fantastic games/sun room combined, which enjoys an abundance of natural light (Part of this room could make the third bedroom if required). The remaining ground floor bedrooms are all a great size with plenty of room for freestanding furniture, bedroom two enjoys a beautifully tiled en-suite with a mains shower.

# THE BOX ROOM & UTILITY



# BEDROOM 2



bedroom two enjoys a beautifully tiled en-suite with a mains shower



# BEDROOM 4





# BEDROOM 5



# GAMES/SUN ROOM/BED 3



# THE BATHROOM





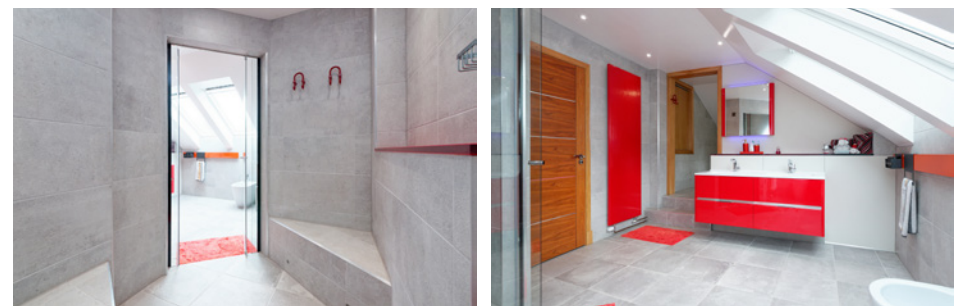
Quality Kardean flooring graces the large ground floor central hallway and the designer staircase effortlessly takes you to the upper level of the home. The upper landing is a very generous size and offers an excellent home office space. The master bedroom and en-suite covers the remainder of the upper floor. The bedroom is a great design and size, the space is wonderfully bright and the en-suite is the epitome of luxury living. The en-suite is beautifully tiled and contains a large freestanding bath along with a door-less mains shower.

## THE MASTER BEDROOM & OFFICE





# THE BATHROOM



The home is kept warm via double glazing and heated via oil central heating, the system is modern and very well maintained. Within the grounds, parking is in abundance and the garden area is extensively laid in block paviours surroundings a central landscaped roundabout feature.

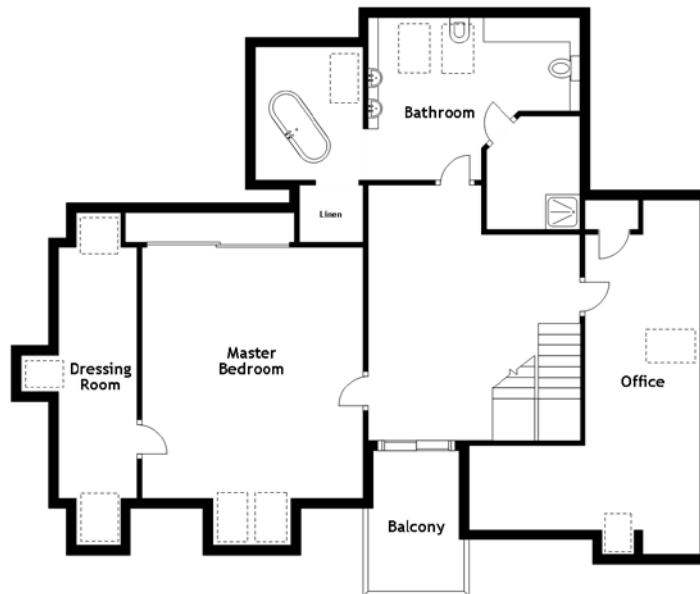
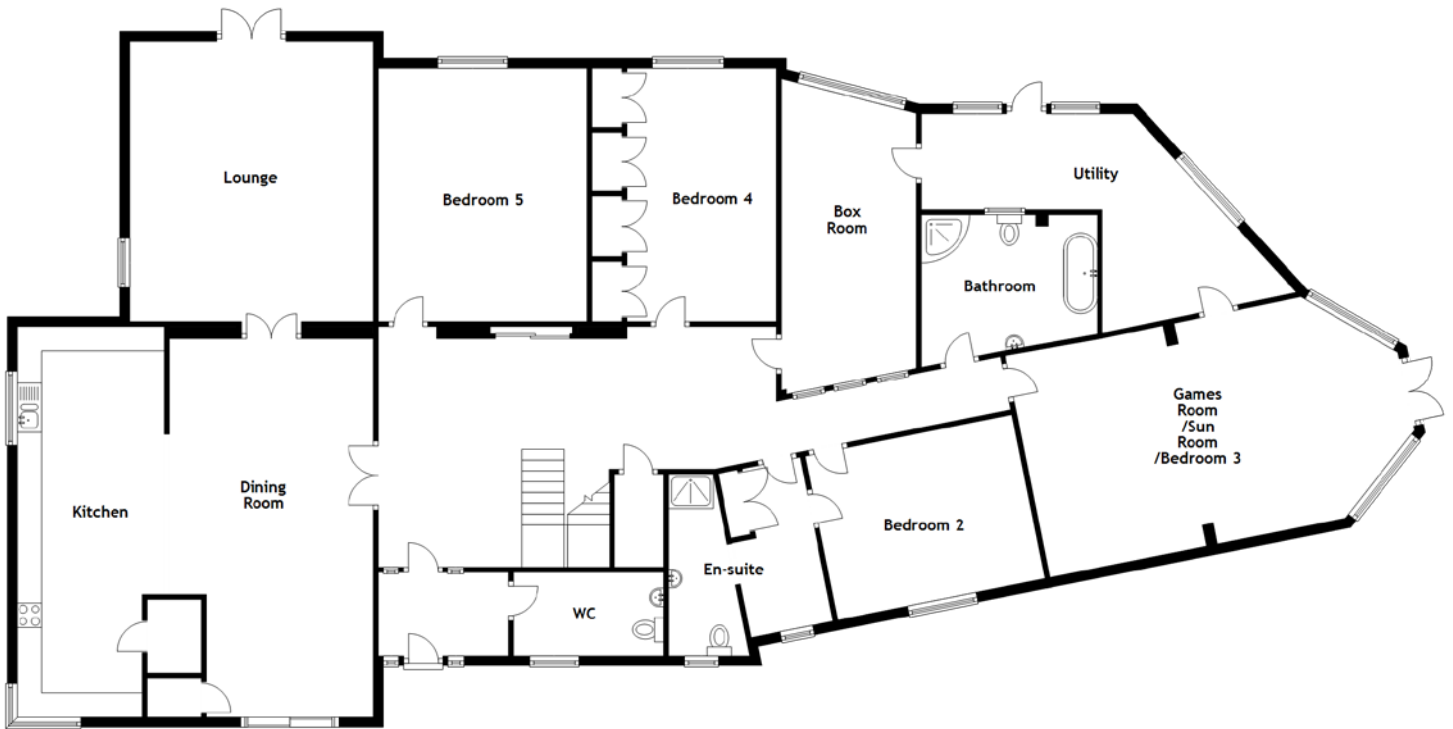
# EXTERNALS







# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

## Ground Floor

Kitchen	7.95m (26'1") x 3.00m (9'10")
Dining Room	7.70m (25'3") x 3.80m (12'6")
Lounge	5.70m (18'8") x 4.95m (16'3")
Bedroom 2	4.88m (16') x 2.49m (8'2")
En-suite	3.70m (12'2") x 1.70m (5'7")
Bedroom 4	5.15m (16'11") x 3.05m (10')
Bedroom 5	5.15m (16'11") x 4.25m (13'11")
WC	3.05m (10') x 1.70m (5'7")
Games/Sun Room/Bed 3	6.10m (20') x 4.58m (15')

## Bathroom

Box Room	6.45m (21'2") x 2.75m (9')
Utility	7.60m (24'11") x 4.45m (14'7")

## First Floor

Master Bedroom	5.10m (16'9") x 4.50m (14'9")
Dressing Room	6.90m (22'8") x 1.60m (5'3")
Office	7.20m (23'7") x 4.70m (15'5")
Bathroom	6.60m (21'8") x 3.30m (10'10")

Gross internal floor area (m<sup>2</sup>): 405m<sup>2</sup>

EPC Rating: C

# MILL GRANGE LODGE



the estate contains a beautiful two-storey, 2-bed log cabin



# THE LOUNGE/KITCHEN



# BEDROOM 1



# BEDROOM 2



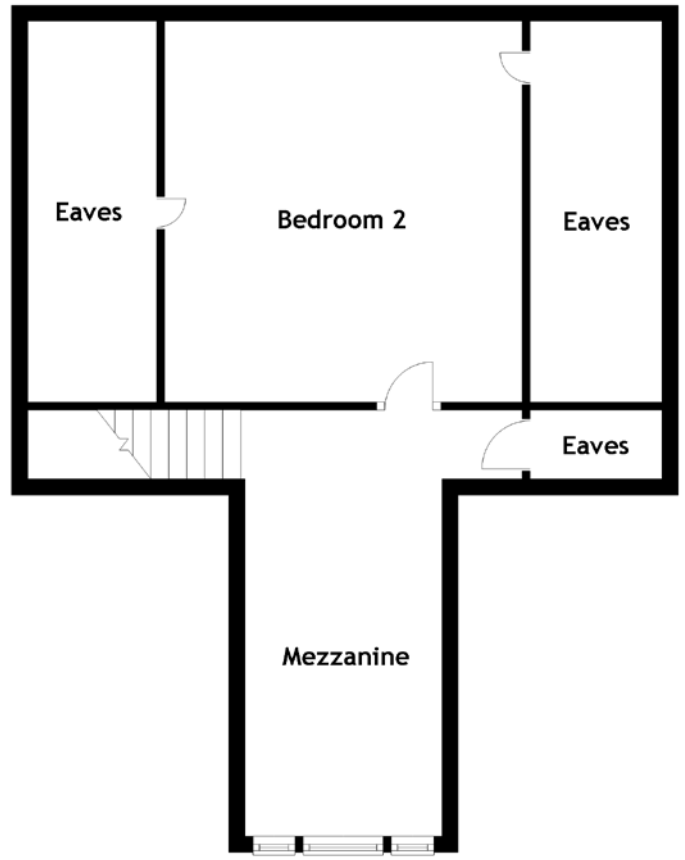
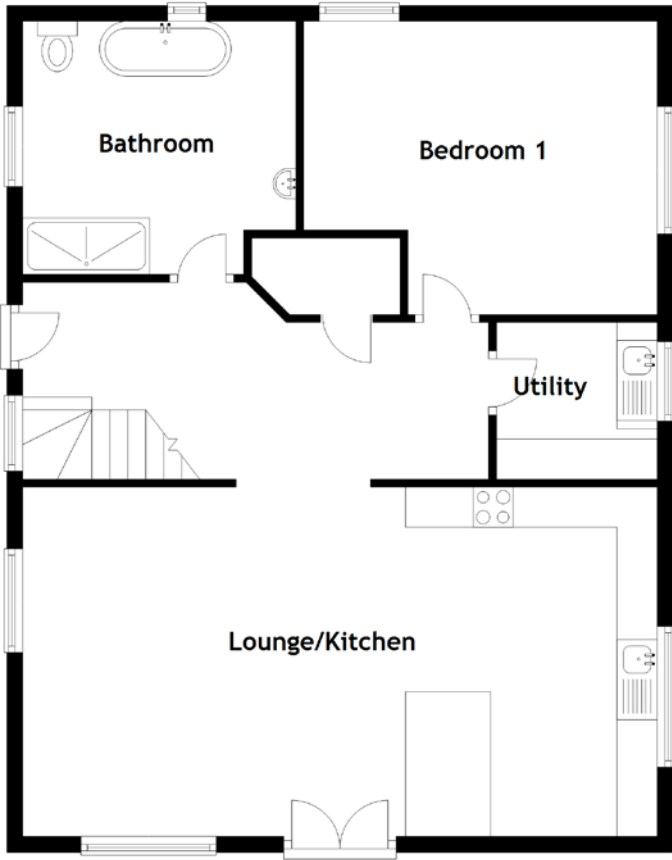
# THE BATHROOM



# THE HALL & MEZZANINE



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor  
 Lounge/Kitchen 7.90m (25'11") x 4.35m (14'3")  
 Utility 2.00m (6'7") x 1.95m (6'5")  
 Bedroom 1 4.40m (14'5") x 3.65m (12')

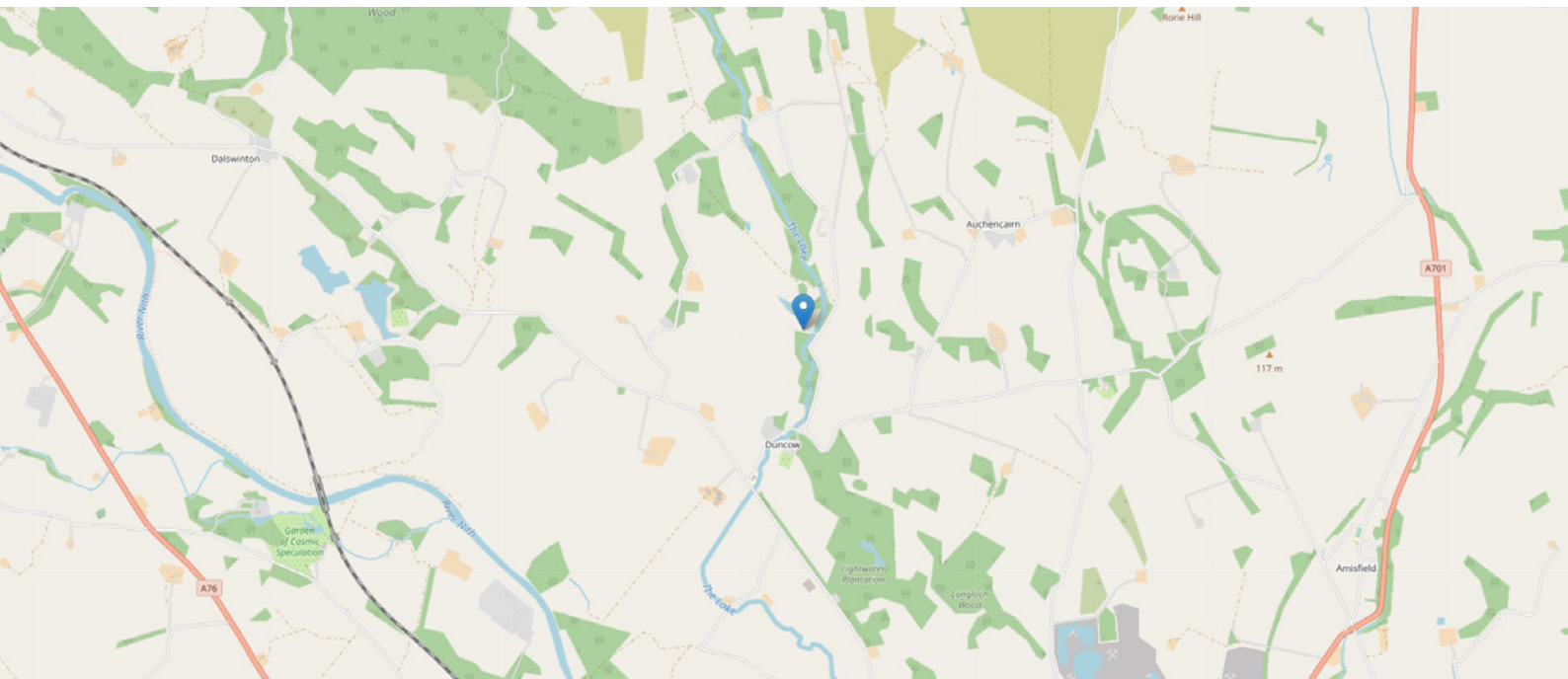
Bathroom

3.40m (11'2") x 3.15m (10'4")

First Floor

Bedroom 2  
 Mezzanine

4.50m (14'9") x 4.45m (14'7")  
 5.65m (18'6") x 2.45m (8'1")





Some properties tick all the boxes, and we believe this is certainly one of them. Given the stunning home, the extensive 9 acres of gardens and grounds along with the log cabin, the lake, the tennis court and three old Mills properties like this are very rare to the market. This could truly be a once-in-a-lifetime developer's dream or even a great home for an equestrian enthusiast. Either way, we can clearly see it makes a completely unique place to call home, you will see it too. Early viewing is strongly advised.

# OVERVIEW



# THE LOCATION

Duncow, meaning 'fort of hazels' is a small settlement in the civil parish of Kirkmahoe, Dumfries and Galloway, Scotland. The area dates back to early times and is nestled beautifully amid stunning countryside only 6 miles from the large town of Dumfries.





For those who love a slower more peaceful pace of life, the area is quite simply a great place to live. The peace in this area of the country is almost tangible. There is a primary school within the village itself and good schools and amenities within easy reach, making this area a very popular place to call home. The nearby town of Dumfries is well appointed with shops, supermarkets, pubs, cafe's, doctors' surgeries, schools and a host of leisure activities.



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