



‘Merton Hall’,
Newton Stewart, DG8 6QL

A partially restored 17th
Century Manor House
overlooking the Galloway
Hills.

Offers Over: £600,000 are invited

'Merton Hall', Newton Stewart, DG8 6QL



Key Features:

- . Detached
- . Generous plot (approx. 32 acres)
- . Traditional features
- . Spacious accommodation
- . Close to major amenities
- . Large garden grounds
- . Tranquil location
- . Off road parking
- . Stunning outlook



galloway & ayrshire properties



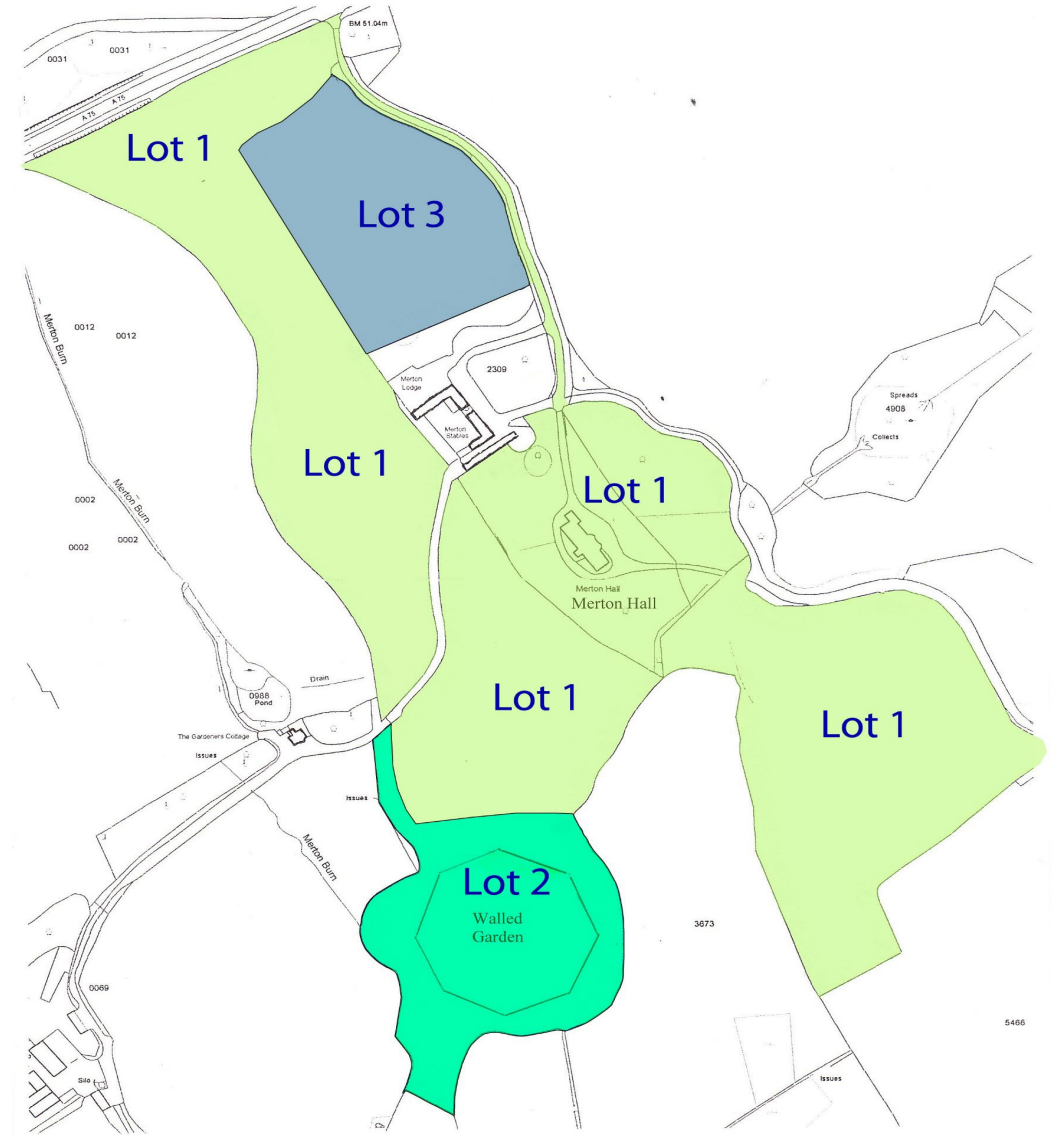
Property description

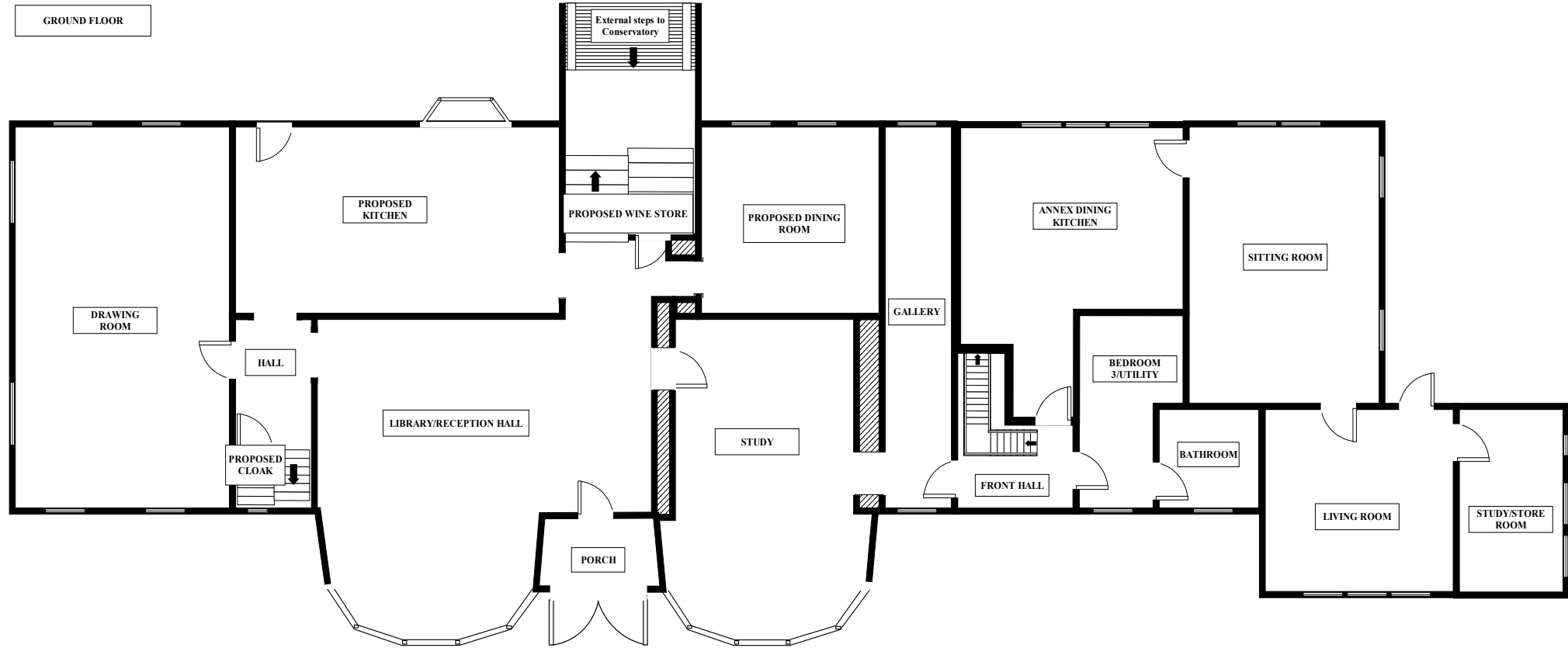
The earliest mention of Merton Hall is a charter granted by James III in 1477, granting the lands to John Kennedy of Blairquhan. The building is Category B Listed and has been considerably extended and altered over the years, previously being occupied as a school. The present owner has completely restored the annex which offers comprehensive living accommodation. The main house offers extensive accommodation over 4 floors and has been partially and sympathetically restored including traditional fireplaces, some original plaster cornices, skirtings and door surrounds (wood panelling to be fitted). The upper two floors are largely complete with the remainder being work in progress.

Just 2 miles from the town centre yet situated in a completely rural location the Manor House is approached by a tree lined driveway. The house sits amidst approximately 32 acres of formal gardens, grazing land and mature deciduous woodland. There is a former walled garden within which there has previously been planning consent for a dwellinghouse (Lot 2).

Merton Hall rests in an idyllic location with panoramic views across beautiful open countryside and the Galloway Hills. It sits in parkland to the south of the main A75 Carlisle to Stranraer road, just 1½ miles west of the town of Newton Stewart.

Newton Stewart is an attractive market town and tourist base on the banks of the river Cree, a well known game fishing river. The area is popular for walking, cycling, bird watching, fishing and shooting. Recreational facilities in the town include an 18 hole golf course, swimming pool, cinema, library, bowling green and tennis courts. Being just inland of the peninsula, the coast is easily accessed to the west, east and south.





Main House Accommodation

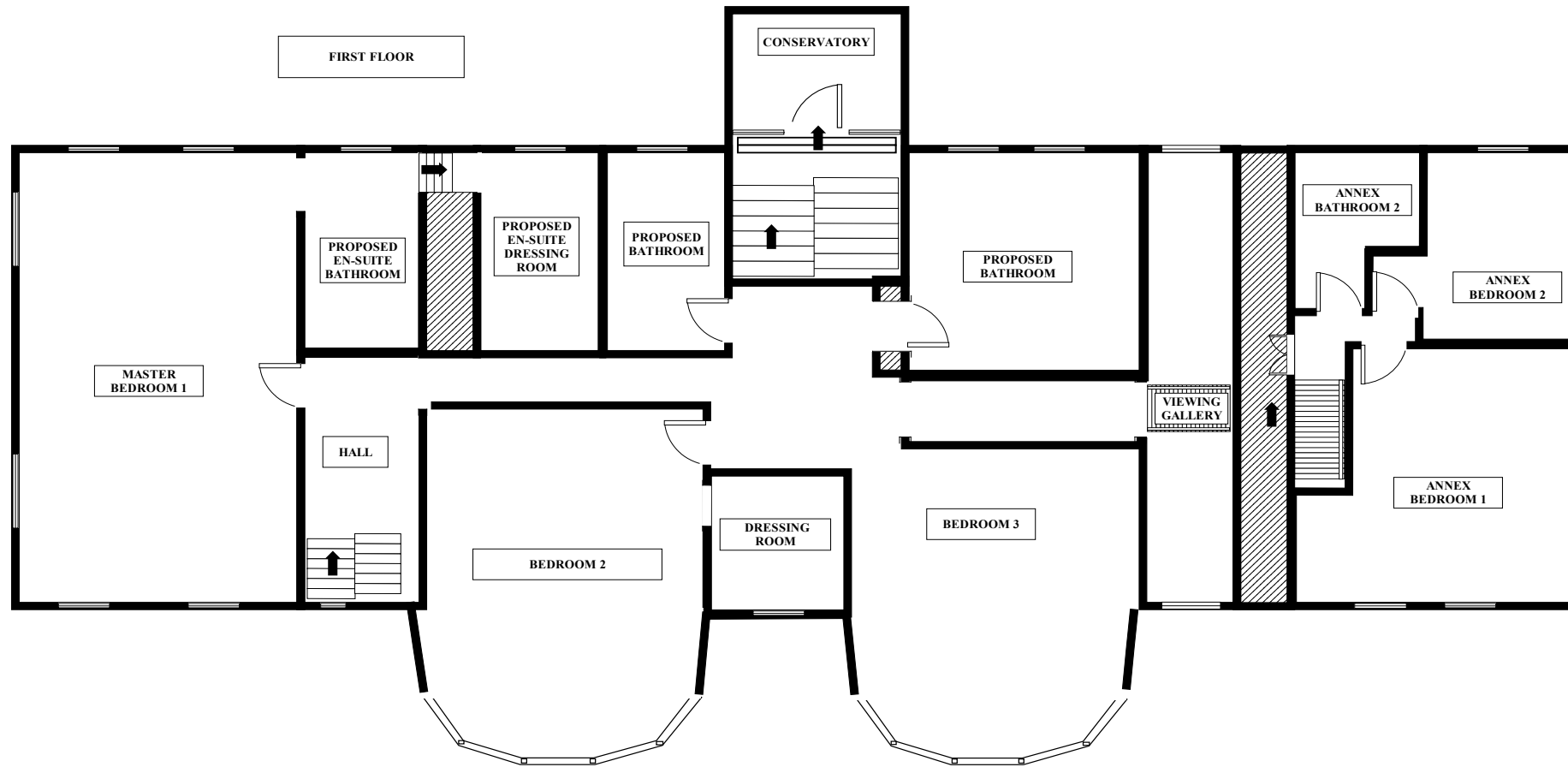
Ground Floor:

Reception Hall, Library/Study leading to Picture Gallery, Dining Room, Hallway with proposed Cloakroom leading to large Drawing Room and large proposed Kitchen.

Annex accommodation:-

Ground Floor:

Hallway, large fully fitted Dining Kitchen, Sitting room, Living room, Study/Store, Bedroom and luxury Bathroom.



Main House Accommodation

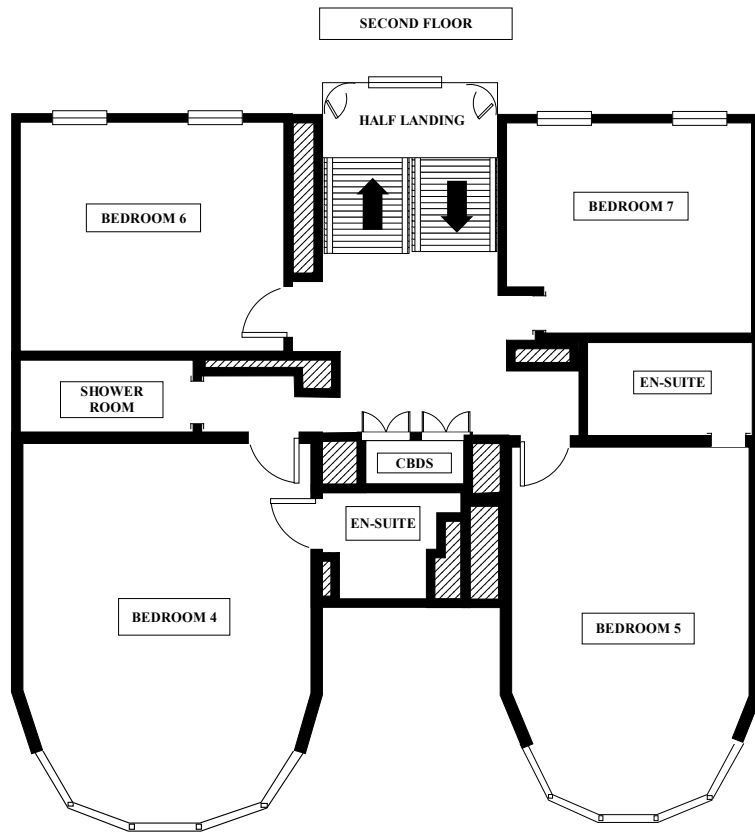
First Floor:

Master Bedroom with proposed en-suite spa Bathroom and Dressing Room, Hallway, Main Landing, 2 large Bay fronted double Bedrooms (one with dressing room off), 2 rear double Bedrooms/Bathrooms. Main Landing with viewing area to Gallery.

Annex accommodation:-

First Floor:

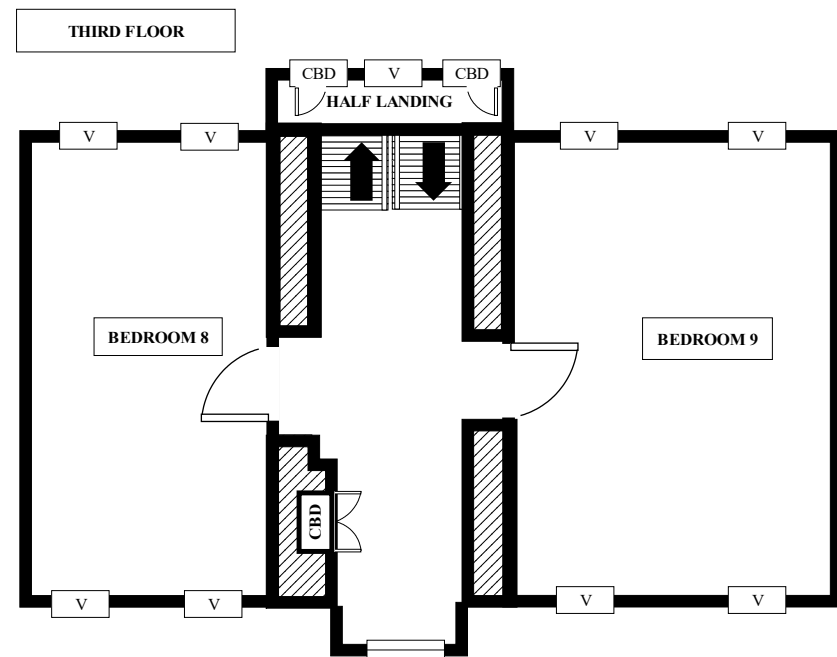
2 double Bedrooms and family Bathroom



Main House Accommodation

Second Floor:

2 large Bay fronted Double Bedrooms (one with en-suite shower room, one with proposed en-suite shower room/dressing room), 2 further double Bedrooms and Family Shower Room.



Main House Accommodation

Third Floor:

2 large double Bedrooms with high vaulted/beamed ceilings.

Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.

GARDEN AND GROUNDS

The grounds comprise formal gardens and lawns with paddock and mature woodland extending to approximately 32 acres. A small stream edges the southeastern pine wood.

WALLED GARDEN

The pasture to the south of Merton Hall leads to a large octagonal former walled garden, which previously benefited from planning approval for a single dwellinghouse.

LOT 1

Merton Hall and immediate policies together with the southeast to the west and the mature woodland areas to the north, west and southeast of the property shown coloured pale green on the plan.

LOT 2

The walled garden and area shown delineated darker green on the plan

LOT 3

Grazing land shown blue on the plan extending to approximately 4.87 acres



NOTES

The property is offered for sale as an ongoing project although the extensive Annex is fully renovated and habitable. Considerable improvement works are to be carried out to the structure and roof of the house. There are considerable items which are available by separate negotiation which include fireplaces, sanitary ware, light fittings etc. Listed building consent is in place for an additional conservatory,

COUNCIL TAX

Band G

EPC RATING

E(48)

SERVICES

The property is connected to mains electricity and water. Oil fired central heating boiler. Drainage to septic tank.

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

