



POLLOCK & MCLEAN



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**HASTINGS HALL
NORTH STREET,
MONIAIVE, DG3 4HZ**



Lovingly refurbished mansion house forming a modern family home set in its own grounds of approximately 2 1/2 acres. In addition, the property comes with a beautifully restored detached 3 bedroom Coach House which is functioning as a successful holiday rental at present. There is also a building plot with lapsed Planning Permission for the erection of a 4 bedroom dwellinghouse.

Main House Accommodation consists of: 3 Public Rooms, Kitchen/Family Room, 4 Bedrooms (2 En-Suite), 2 Bathrooms, Cellar.

Coach House Accommodation: Living Room, Dining Kitchen, Utility Room, 3 Bedrooms (1 En-Suite), Bathroom, Wet Room. Both properties benefit from Oil Fired Central Heating and Partial Double Glazing.

Landscaped Gardens encompassing large front garden and driveway with two walled gardens to the rear.

GUIDE PRICE £625,000

GENERAL

The property benefits from a wide range of stunning features including decorative corning, ceiling roses, feature fireplaces, stain glass features and with many of the windows having working shutters. All white goods are included in sale.

Moniaive is a conservation village set in the beautiful Cairn Valley in the heart of mid Nithsdale. The village supports a General Store, a Garage and Petrol Station, 2 hotels, an excellent Primary school and a Doctors surgery. There is a thriving bowling club, while an excellent 18-hole golf course, a wider selection of shops and secondary schooling is available at Thornhill, 8 miles to the east. The area is well known for its hill walking and fishing opportunities.

VIEWING

TELEPHONE THE SELLING AGENTS ON 01848 330207 FOR AN APPOINTMENT TO VIEW.

THE ACCOMMODATION COMPRISES:-

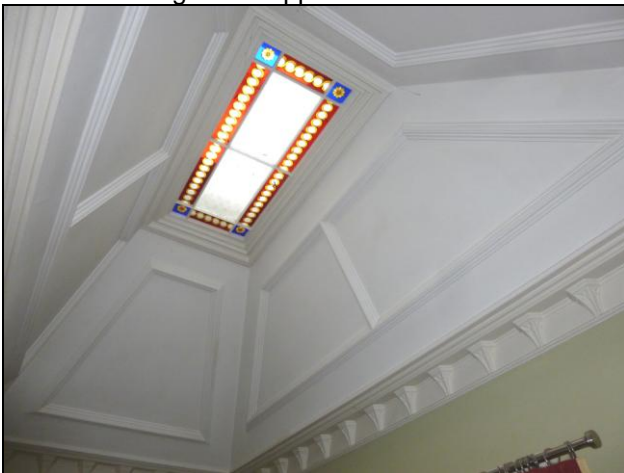
Main House

Entrance Porch

Decorative tiled flooring.

Main Hallway

The main hallway offers a spacious entrance to the main rooms with beautiful sandstone staircase to the rear leading to the upper floor.



Living Room

19'6" X 15' 8" (Approximately)

Feature fireplace housing wood burning stove with marble surround. Cornicing and ceiling rose. Shutters.



Dining Room

19' 11" X 19' 7" (Measured into the windows)

Feature fireplace. Decorative corning and ceiling rose. Shutters. Original built in cupboards.



Kitchen/Family Room

38' 10" X 18' 10" (Approximate and at Widest points)

Decorative stain glass panelled double doors. Feature wood burning stove.





Bedroom 1 (En-Suite Wet Room)

17' 3" X 9' 9"

Feature fireplace. Shutters.



Wet Room

7' 8" X 7' 3"



Rear Hallway

Off the main hallway is the rear hallway which leads to the music room, bedroom 1 and the cellar.

Music Room

25' 3" X 14' 7"

A staircase from the music room leads to the floored attic above.



Rear Lobby

Decorative stain glass panelled door to rear lobby area with door to rear garden, bathroom and storage room.

Bathroom

9' 11" X 6' 10" (Approximately)



1st Floor

Off the first floor landing there is access to a bathroom, bedroom 2 and 3 and a further staircase to attic storage rooms.

Bathroom

12' X 9' 3"



Bedroom 2

17' 6" X 15' 8"

Feature fireplace. Shutters. Cornicing and ceiling rose.



Bedroom 3 (En-Suite)

15' 8" X 11' 5"

Feature fireplace. Shutters. Cornicing and ceiling rose.



En-Suite Shower Room

8' 11" X 5' 11"

Shutters.

Attic Storage Rooms

Section 1

11' 4" X 8' 10"

Section 2

14' 2" X 9' 7" (Approximately)

Section 3

8' 11" X 5' 8"

From the main front hallway a further stairway leads up to bedroom 4.

Bedroom 4

17' 7" X 12'



The Old Coach House



Living Room

16' 7" X 15' 9"



Dining Kitchen
16' 10" X 16' 4"



Utility Room
10' 7" X 5' 10"



Wet Room
8' 6" X 7'

1st Floor

Bedroom 1 and 2 share a bathroom.

Bedroom 1
16' 3" X 10' 10" (At widest points)



Bedroom 2
19' 5" X 7' 1"



Jack and Jill Bathroom
16' 3" X 5' 7"



Bedroom 3 (En-Suite)
11' 7" X 10' 8"



En-Suite Bathroom
11' 6" X 5' 8"



Plot

The plot extends to approximately 1/2 an acre and was granted Planning Permission in 2010 (now lapsed) for the creation of a 4 bedroom house with its own access. The plot is serviced with water and sewage.

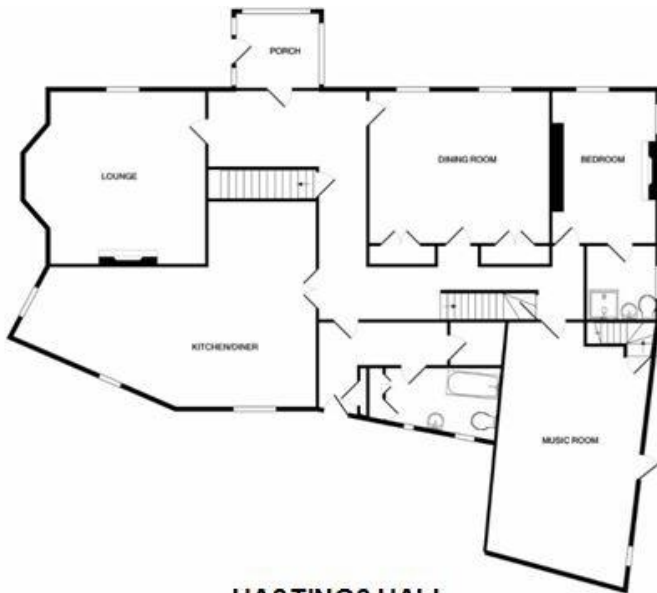


Outside

A sweeping gravel driveway takes you through the landscaped gardens to the front of Hastings Hall. The coach house has its own separate access and parking area to the side as well as a secluded spot of the front garden. To the rear of the main house are two large walled gardens principally laid in grass.



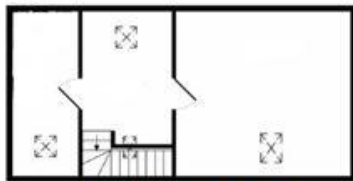




HASTINGS HALL
GROUND FLOOR



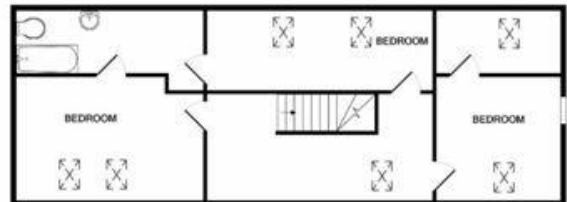
HASTINGS HALL
1ST FLOOR



HASTINGS HALL
ATTIC FLOOR



GROUND FLOOR



1ST FLOOR
COACH HOUSE

This plan is not to scale and is intended for general illustrative purposes only.

Notes

1. Services: Mains water and electricity. Drainage to 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 DG3 4HZ
Council Tax Band G
EPC= F (Main House)
EPC=C (Coach House)
5. Some 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**