



MAYBURN HOUSE
PARK CRESCENT, CREETOWN

Galbraith



MAYBURN HOUSE, PARK CRESCENT, CREETOWN

A charming period home in popular village location.

Newton Stewart 6.9 miles ■ Gatehouse of Fleet 11.4 miles

Stranraer 30.8 miles ■ Dumfries 41.5 miles

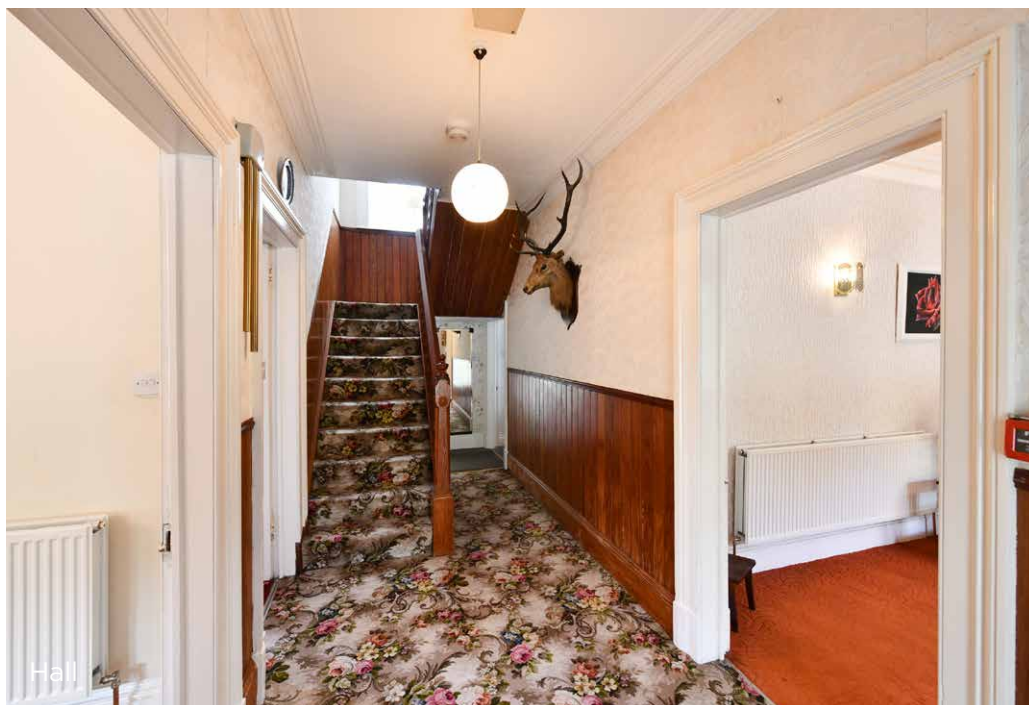
Offers Over £300,000

- 3 reception rooms. 7 bedrooms
- Substantial family home over three floors
- Large Garden / Off street parking
- Double Garage / Walk in Cellar
- Estuary views from top floor

Galbraith

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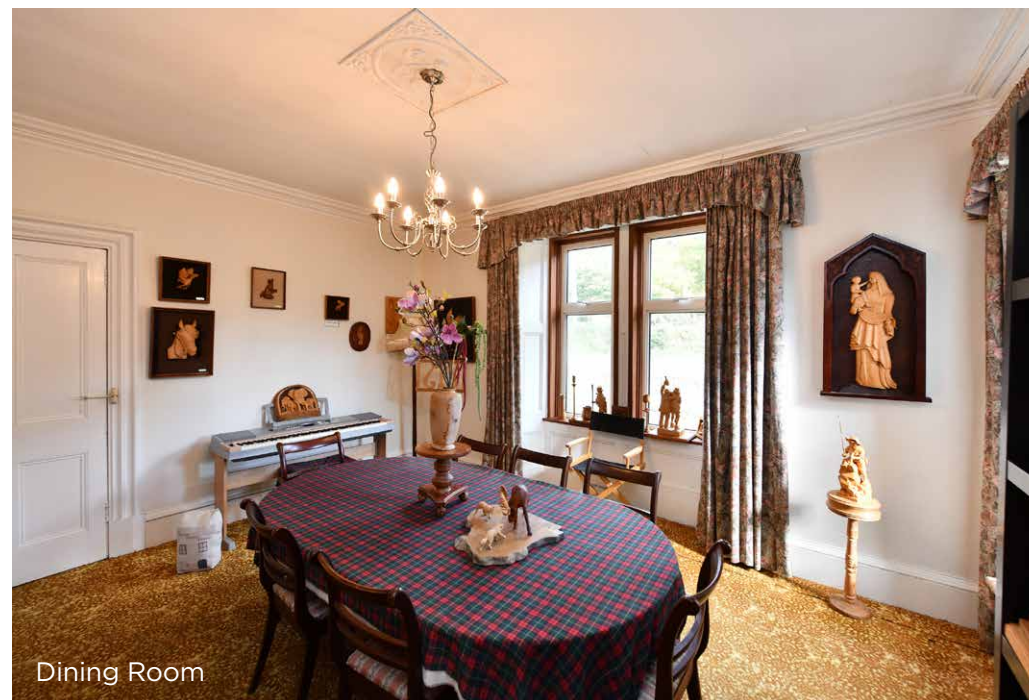




SITUATION

Mayburn House is situated in the small seaside town of Creetown (approx. population of about 750 people), near the head of Wigtown Bay in rural Galloway. The house is named after May, the wife of the local builder John Carson, who built it in 1896 beside the burn running to the North of the property. Creetown sits adjacent to the A75 and has a primary school, village shop/outreach post office, family butchers, hostel (Barholm Accommodation), garage with 24 hr fuel and Cairnsmore Medical Practice, the local doctors' surgery. A broader range of shops, schools and services are available in Newton Stewart, where you will find three supermarkets, a post office, which offers all postal and banking services, cinema, Merrick Leisure Centre with gym, swimming pool and fitness suite, and a wide range of shops, offices, businesses, hotels and restaurants.

The area is well known for outdoor pursuits and sports, with Kirroughtree Visitor Centre, part of the Seven Stanes range of mountain biking trails is approximately 5.4 miles from Mayburn House. Fishing, shooting, golf and equestrian facilities are all readily available throughout the area. The path to the Balloch Wood with the two Curling Ponds begins close to the front of the house and offers a scenic route at the side of the Balloch Burn- perfect for dog walking, as well as foraging. For the country music lovers, there is the annual Creetown Country Ceilidh Festival held at the grounds of Castle Cary Holiday Park, which is just stones throw away from Mayburn. A fabulous wedding venue with the spectacular Gather restaurant at Laggan is only 10 minutes drive away (7.1 miles), from where, after a refreshing



Dining Room

drink you can cross the A75 and take a walk or even swim at the stunning Mossyard beach.

Trains to Ayr and Glasgow are available at Barhill, about 24 miles from Mayburn House, and ferries to Northern Ireland sail from nearby Cairnryan. Trains also run from the regional centre of Dumfries 41.5 miles to the east. Domestic and international flights are available at Prestwick Airport, 54 miles north, and Glasgow and Edinburgh Airports, 87.5 and 138 miles respectively. Motorway links and trains are available at Lockerbie, 54.3 miles east, on the London Euston - Glasgow line, and Kilmarnock, 67 miles north.

DESCRIPTION

Of granite construction built in 1896 this period property occupies a prominent and spacious site within the village of Creetown. A property of some stature which, although now in need of some modernisation, provides a stunning family home previously run as a Guest House. Typical of the Victorian period, Mayburn House provides well proportioned rooms, the vast majority of which are dual aspect, benefiting from an abundance of natural light. Entered via the Entrance vestibule opening to the spacious staircase hallway with ornate wooden staircase, the property offers 3 generous reception rooms to the ground floor and up to 8 bedrooms over the three floors, dependant on the new buyer's needs, perception and use of the rooms and space. To the rear of the property is a Kitchen Breakfast room with adjoining Utility area. The kitchen has a combination of floor and wall



Reception Room



Reception Room



Living Room

mounted units with integrated hob/oven/grill and sink with drainage board overlooking the garden. The space connects directly with the garden through French doors leading to the south/west facing patio area to the rear. The utility room houses the boiler for the Gas Central Heating as well as fitted floor units. The first floor offers 4 double bedrooms with wash hand basins, each room dual aspect and well proportioned. A spacious family bathroom completes the first floor offering. On the second floor three further rooms, two of which have Velux windows to the front and rear offer very useable space with generous ceiling heights. Views of the Estuary can be captured over the garden to the rear. One of the rooms is currently utilised as a hobby space but of course, could be adapted to the buyer's needs/requirements. Externally the space extends to about 0.75 acres and further enhances the property and prominent site with off street parking and outbuildings. A property, site and location that boasts so many desirable attributes. A new owner may wish to renovate further and add/alter structurally to create different spaces (subject to consents) which would further enhance an already beautiful period home.

ACCOMMODATION

Cellar: Full height (in part). Space could be utilised as a hobby / workshop/ playroom space with further restricted height storage space extending beyond.

Ground Floor: Entrance Vestibule. Staircase Hallway. Dining Room. Reception Room. Bedroom /Shower ensuite. Living Room. Shower Room. Kitchen / Breakfast Room. Utility Room.

First Floor: 4 Bedrooms. Family Bathroom.

Second Floor: 2 Bedrooms. Hobby Room.

Double Garage (5.2m x 5m)
Up and over doors to the front with pedestrian door to rear. Of reinforced concrete construction.

GARDEN (AND GROUNDS)

The garden wraps around the property but sits to the sides and rear in the main. At the front of the property to the front of the garages, an area of off-street



Ground Floor Bedroom



En-Suite

parking for numerous vehicles. Stone wall and iron fencing define the boundary to the street. Predominantly laid to lawn with areas of mature shrubs and trees planted to provide interest and enhance privacy of the site. The south/west aspect patio area to the rear, directly accessed from the Kitchen/Breakfast room provides an ideal space for al fresco dining and entertaining friends and family. A good size greenhouse is also located away from the house in this area. The garden is also large enough to provide space for the construction of additional facilities (subject to the required consents).

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mayburn House	Mains	Mains	Mains	Freehold	Gas Central Heating	Band F	C74

POST CODE

DG8 7BX

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: themes.badminton.lordship

SOLICITORS

McCormick & Nicholson,
66 Victoria Street
Newton Stewart
DG8 6DD

LOCAL AUTHORITY

Dumfries & Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

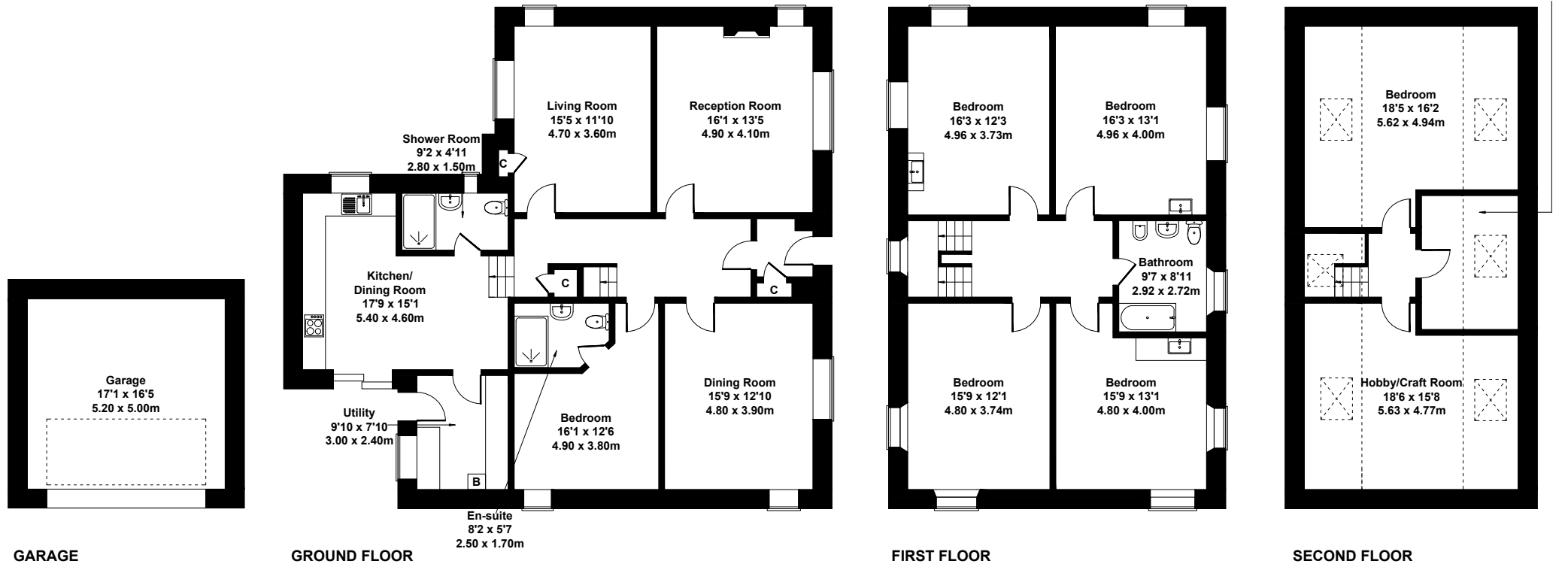
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

Mayburn House

Approximate Gross Internal Area
3337 sq ft - 310 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

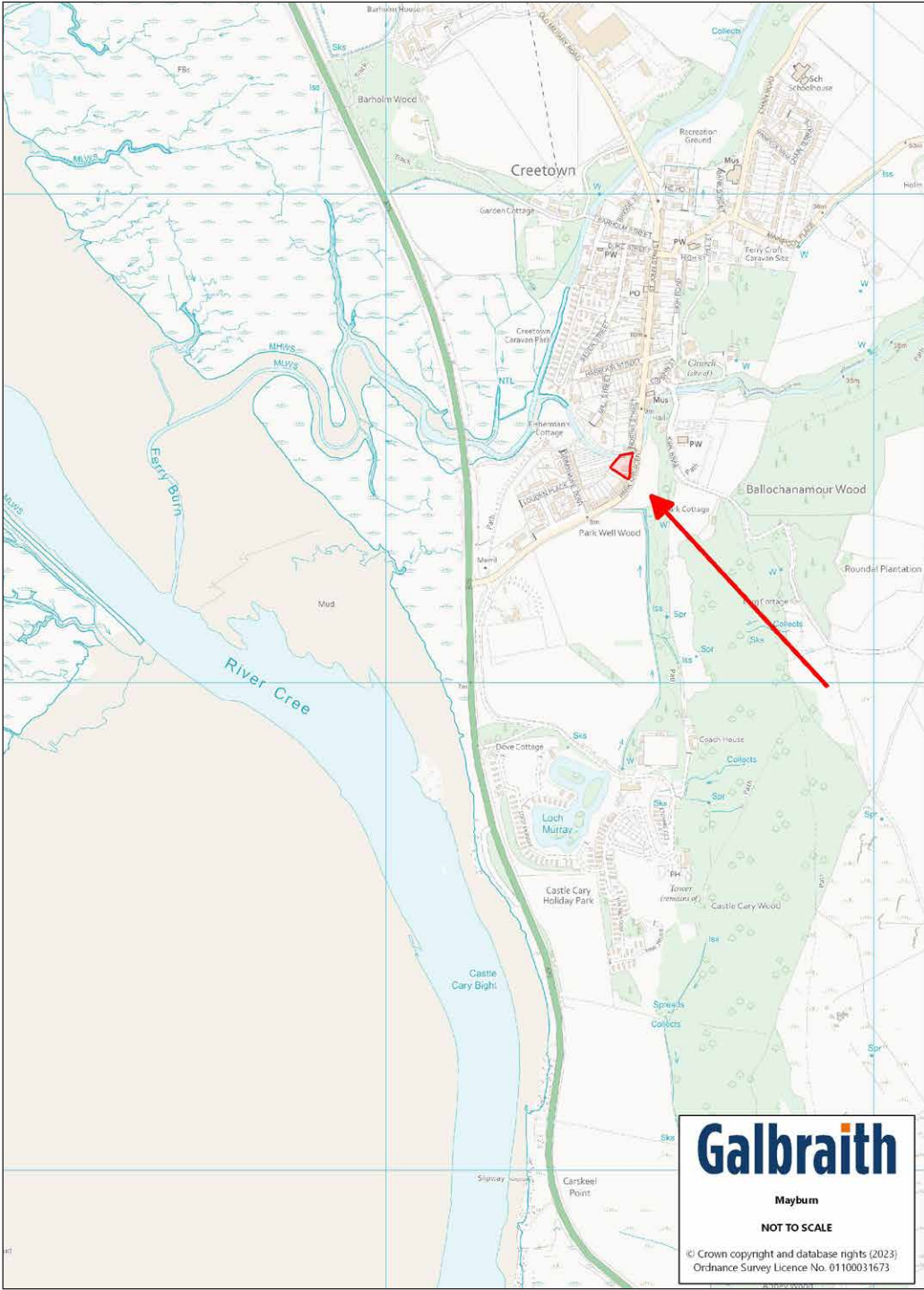
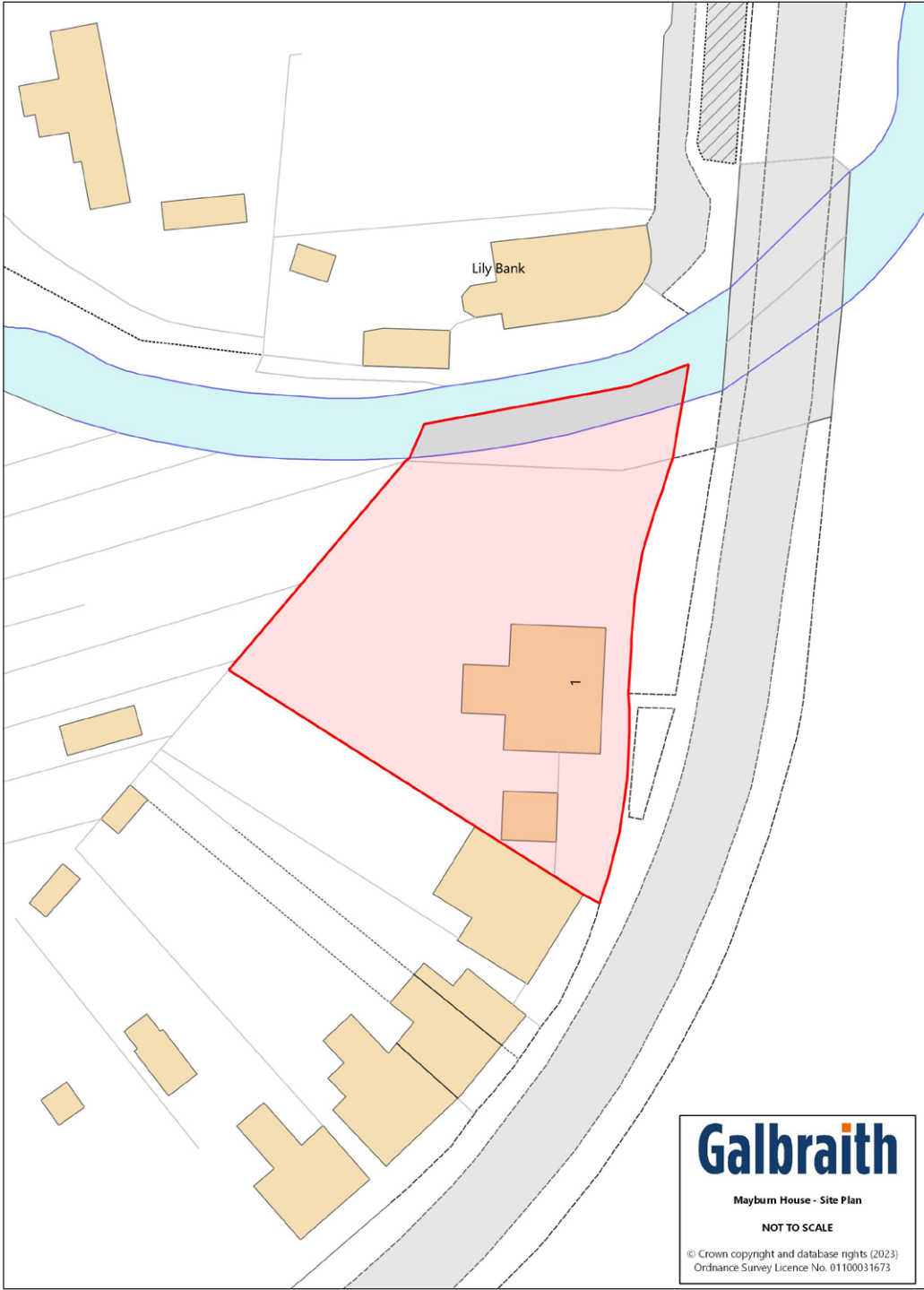
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IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in October 2023.











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