



GOWANLEA, CANONBIE, DG14 0RE

THREE BEDROOM DETACHED HOUSE WITH GARDEN



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Immaculately presented detached three bedroom dwelling house set in a semi rural location close by to the pretty village of Canonbie. Built around 1881, the property has been sympathetically renovated in recent years to offer versatile, modern living accommodation arranged over two floors. Externally, the dwelling sits in garden ground of around 1/3 of an acre with pleasant areas of lawn, mature trees and shrubs, off street parking and various outbuildings. There are beautiful views to the rear.

A small vestibule provides access to the welcoming hallway which has striking tiled flooring and a carpeted staircase to the first floor. A white painted timber panel door leads through to the stunning main lounge which has intricate plaster mouldings, wooden panelling and a beautiful open fire offering a pleasing focal point. The dining room, which could also be used as a third bedroom, is also situated to the front of the property with double glazed windows to both the front and side allowing ample natural light. This room is decorated in light neutral tones and has a feature wall in a sunny yellow and a multifuel stove. A small hallway leads through to the kitchen which is located to the rear of the property with lovely views over the rear garden and benefits from a recently

fitted range of green floor and wall mounted units. There is space for an electric cooker and freestanding fridge freezer and, located beneath the window to the rear, is a one and half bowl sink and drainer. Located off the kitchen is a utility room which was previously a shower room that could be reinstated if so desired. In here, there is a WC and space for both a washing machine and tumble drier in addition to ample storage space.

Located on the half landing of the staircase to the upper floor is the delightful family bathroom which has been opulently decorated to an exacting standard and comprises a freestanding roll top bath, corner shower enclosure, WC and wash hand basin. A window to the rear offers stunning open views over the garden and rolling fields beyond. The upper landing provides access to the two double bedrooms and a small office room. Both double bedrooms are presented in excellent decorative order and are extremely spacious.

Externally, the property has a gravelled sweeping drive circling around the property and a pleasant area of lawn to the front with hedging offering a deal of privacy. There is a timber garage to the rear, lawn, various raised beds and patio areas and a useful

greenhouse. There is also a log shed and two brick outhouses that could be developed if so desired. The garden ground extends to around 0.3 acres and backs onto open views.

ROOM SIZES

Lounge: 4.66 x 5.05

Dining Room/Bedroom 3: 4.60 x 5.05

Kitchen: 3.69 x 3.86

Utility: 1.57 x 2.50

Bedroom One: 4.72 x 5.04

Bedroom Two: 4.67 x 5.04

Box/Study: 2.36 x 1.27

Bathroom: 1.99 x 3.95

Gowanlea sits between the hamlet of Rowanlea and the village of Canonbie in a picturesque spot surrounded by beautiful countryside. Canonbie is situated close by to the English border and has a range of day to day facilities such as post office, health centre, primary schooling and village shop. The M6 and M74 are both a short drive away and Carlisle is around a 15 minute drive away.



EPC: E COUNCIL TAX BAND: F

FIXTURES AND FITTINGS: The sale shall include all carpets and floor coverings, blinds and bathroom fittings.

SERVICES: Mains water, drainage and electricity. Double glazing and oil fired central heating.

HOME REPORT: Interested parties wishing a copy of the Home Report for this property can obtain one by request.

VIEWING: By appointment with Geo & Jas Oliver, W.S.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for

efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

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FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Measure 2/2022



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