



Tetten Hall
Duncow | Dumfries | Dumfriesshire | DG1 1TA

TETTEN HALL









KEY FEATURES

- Large Georgian farmhouse
- Five double bedrooms (3 en-suite)
- Idyllic rural location
- Various stone-built outbuildings and generous yard
- 4 stables
- Field extending to 3.13 acres just over 6 acres in all
- Area of woodland
- Orchard, front and rear gardens and rhododendron garden
- Walking distance to Duncow Primary School
- Only 6 miles from Dumfries
- Excellent road and rail links within easy reach, and on a bus route

Tetten Hall is rare to the market, having been in the same ownership for over forty years. This substantial Georgian family home is located in Duncow, just a few miles from Dumfries, and borders the attractive rolling countryside. While in need of some modernisation internally, the property offers fantastic potential. The house has oil central heating, double glazing and solar panels which generate an income of approximately £1,000 per annum.

Tetten Hall is set well back from the minor public road and accessed over a cattle grid and private driveway, culminating in a generous yard with ample parking and turning. There is also secondary access through the neighbouring cottages to the east.

The barns are stone built under slate roofs and offer excellent storage facilities but could also be utilised for business purposes. The barns have power, light, concrete floors and the roofs all had remedial repairs carried out five years ago (as did the roof to the house). In addition, there are four stables.

The property is set within just over 6 acres in all and must be viewed to be fully appreciated.



Accommodation

A glazed entrance door opens into the reception hall, with cloaks cupboard and open tread stairs rising to the first floor. To the left of the hall is the bright and spacious sitting room, with wood burning stove and large window overlooking the front garden. From the sitting room you carry through to what could be a hobby room or perhaps a playroom, and then in turn to a peaceful study, which enjoys views to the rear.

The dining room is well-proportioned, with views over the front garden, and is adjacent to the kitchen/breakfast room. The kitchen is fitted with a good range of wooden cabinets and complementary worksurfaces. There is a breakfast bar, stainless steel sink, electric hobs, electric oven and grill. Internal windows and doors look through to the large conservatory. The conservatory can be accessed from the front terrace and is a large space, ideal for entertaining. There is a water feature and pond installed here, with manual/timed settings and which is surrounded by house plants.

From the end of the conservatory a glazed door leads into a double height library. This impressive and bright room features velux windows, a stone fireplace surround and fitted bookshelves to three walls. There is also a generous storeroom immediately off the library, which also houses the electrics. There is still an interconnecting door from the library into one of the barns.

To the rear of the ground floor are several additional rooms to include a snug, a utility room, shelved pantry, boot room/freezer room, store, WC and a shower room. There is also an office, with velux windows and fitted shelving to the walls.

Upstairs, five double bedrooms (three with ensuite shower rooms) can be found off the bright landing. The landing offers two linen cupboards and there is a hatch to the insulated loft space, with fitted drop-down ladder.

The principal bedroom has built-in bedroom furniture and a super fully fitted walk-in wardrobe, as well as lovely views over the formal garden and an ensuite shower room. All bedrooms boast fitted storage and large windows with open views. The family bathroom, comprising bath, WC, bidet and wash hand basin, completes the accommodation.

In all, the accommodation within the house extends to just over 4500 square feet.

























Outside

Tetten Hall is set within just over 6 acres in all, with the field extending to 3.13 acres. To the front of the house is a glorious, landscaped garden with extensive lawn, mature shrubs and trees, flowering borders and a water feature. A pergola leads through to a charming rhododendron garden. To the rear of the house is a large garden, currently a little overgrown, with former fruit/vegetable garden and greenhouse. Beyond here is the orchard, and access to the field and woodland. It is worth noting there is also access to the top of the field from the lane located between the house and one of the neighbouring cottages.

The property is approached via a short section of shared drive (the driveway is owned by Tetten Hall) giving access to one neighbour, and then via a private section of driveway, culminating in a large courtyard with ample parking.

Outbuildings

The outbuildings are stone built under slate roofs (re-roofed 5 years ago). There are three large barns, and three smaller stores/workshops. All have power, light and concrete floors. The large barn attached to the property also houses a large wood burner (which can heat the water and radiators, with the oil heating as a back-up). There are also four stables, found to the side and rear of the barn.

These outbuildings offer excellent storage and great potential, whether that be for use as home offices, a car collection, workshops or for housing livestock and/or machinery. Subject to planning consents, they may also be suitable for conversion.

Field

The field extends to 3.13 acres (1.2ha). The field is in good repair and is largely stock proof. There is gated access from the orchard and additional access from the lane on the eastern boundary. The land has been well managed and is in good heart. Water supply.

Registered Smallholding

Holding number: 75/306/0085

The land has not been claimed for the purposes of BPS and no entitlements are available.

Woodland - Amenity, regenerative grown coppice.

Local Area

Tetten Hall enjoys a lovely semi-rural position in the heart of the Dumfriesshire countryside yet is only six miles from Dumfries town centre. Dumfries offers a full range of facilities and amenities including a university campus and an excellent hospital.

The area is well known for its fishing and also for its hill walking opportunities. There is also fantastic horse riding and mountain biking available on the doorstep.

There are other close transport links with Junction 15 of the M74 a short drive away and Edinburgh and Glasgow are easily reached. The M6 and M74 networks are also accessible at Moffat, Greta and Lockerbie.

The property is within walking distance of Duncow Primary School and is also on a bus route.







INFORMATION



Directions

From Dumfries, come into Duncow passing the primary school on your right. Tetten Hall is the first property on the left, accessed over a cattle grid.

Services:

Mains electricity, mains water supply, private drainage to septic tank (registered with SEPA).

Main source of heating is by wood (industrial wood burner housed in outbuilding), and oil central heating is available as a back-up.

Solar panels (18), provide electricity to the grid and give a return of approximately £1000 per annum. Purchasers to make their own enquiries in relation to the transfer of generated income.

Double glazed throughout.

Broadband, supplied by BT – We advise anyone wishing to check the broadband speed to use the following website: <https://checker.ofcom.org.uk/>

Local Authority

Dumfries & Galloway Council – Council Tax Band G

EPC: D

Home Report

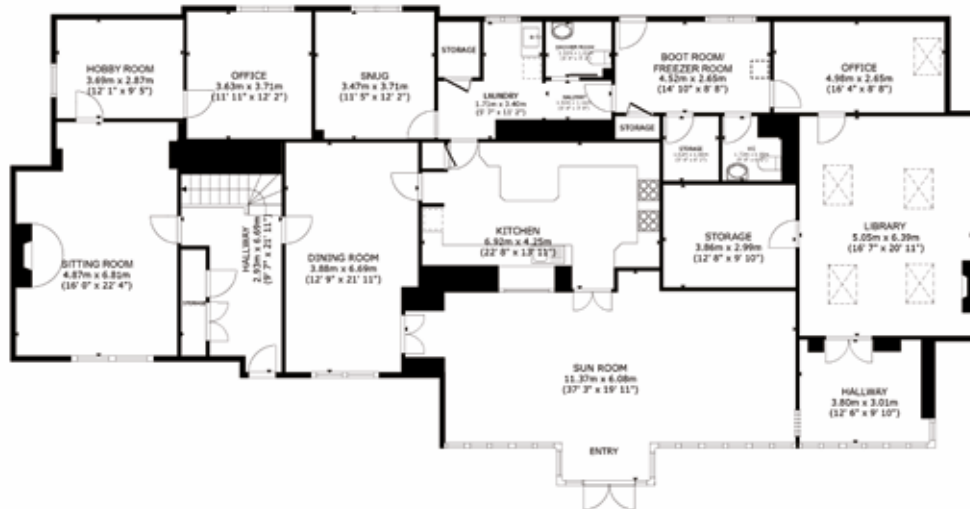
A copy of the Home Report is available on request from Fine & Country South Scotland.

Offers

All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country South Scotland by email to southscotland@fineandcountry.com

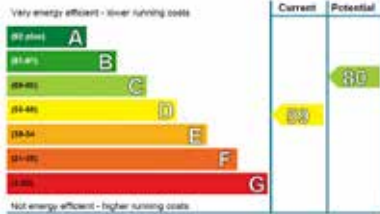
Viewings

Strictly by appointment with the sole selling agents, Fine & Country South Scotland.



GROSS INTERNAL AREA
 FLOOR 1 306.0 m² (3,294 sq.ft.) FLOOR 2 116.6 m² (1,255 sq.ft.)
 TOTAL : 422.6 m² (4,549 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Tottenham
 Approximate Gross Internal Area
 461 sq ft - 452 sq m





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