



Newthwaite House
Evertown | Canonbie | Dumfriesshire | DG14 0TJ

NEWTHWAITTE HOUSE









KEY FEATURES

- Impressive, modern detached family home
- Elevated position above a picturesque burn
- Five double bedrooms (two en-suite)
- South-west facing garden
- Generous driveway and detached double garage
- Underfloor heating throughout
- Excellent road and rail links within easy reach
- No onward chain

Newthwaite House is a superb, detached property in the hamlet of Evertown, close to Canonbie and Langholm, and within easy reach of Carlisle.

The property was built in 2001 and is beautifully presented with high quality fixtures and fittings, including Town & Country bathrooms and solid wood kitchen. There is underfloor heating throughout the property, with energy efficient solar panels. Presently run as a luxury holiday let, the house offers a fantastic business opportunity or an excellent permanent family home.

The entrance is flanked by sandstone columns, with double doors opening into a spacious and welcoming entrance hall with limestone floor and feature central staircase leading up to a galleried landing above. Directly off the hall is a cloaks area and ground floor shower room.

The sitting room is extremely generous in size and boasts a marble fireplace with gas fire, a bay window giving views over the garden, and glazed double doors that open into the conservatory. There are two additional reception rooms off the hallway, one presently being used as a fifth double bedroom (formerly the dining room), and the other enjoying French doors that open out to the terrace and garden.

The kitchen/breakfast room offers a superb range of bespoke solid wood cabinetry with granite worksurfaces, central island, integrated appliances and an impressive Aga. There is ample room for dining and the room enjoys plenty of natural light from the south-west aspect. Off the kitchen is a large, fitted utility/boot room and a WC, and there is direct access to the garden.

The four first floor bedrooms are set around a galleried landing, and they are all very well-proportioned in size. The principal bedroom has a wide bay window giving views over the garden and river below, and an ensuite shower room comprising WC, wash hand basin and shower cubicle with jets. The family bathroom has a bath, separate shower, and a door into an adjoining bedroom. There are various built-in storage cupboards, and a large, boarded loft.



























Outside

The property is approached via a quiet lane and then a private driveway lined with Victorian style lanterns, culminating in a parking area and the detached double garage.

The property sits within approximately one acre, elevated above the banks of a tranquil burn. On the south and west sides of the house are generous lawned gardens and a paved terrace with countryside views. The garden slopes down to a sunken lawn with flowering borders, and a patio area on the banks of the burn, an idyllic location for relaxing and alfresco entertaining.

Local Area

The hamlet of Evertown is surrounded by open countryside and is only two miles from Canonbie, which has a school, post office, pub and park. The property is well located to the A7, giving easy access to Longtown, Langholm, the M6 and Carlisle, with excellent amenities, Austin Friars school and the West Coast mainline train station. It takes less than 30 minutes to Carlisle and only 1 hr 30 to Glasgow, almost all on motorway.







INFORMATION

Directions:

Take the M6 north to J44 and take the fourth exit onto the A7 to Galashiels. Travel along this road through Longtown and towards Canonbie. Pass the first right hand turn for Canonbie and at the second turn for Canonbie and take the next left onto the B6357, signposted to Kirkpatrick Fleming and Annan. At the T-Junction, take the left towards Annan and into the village of Evertown. When you get to the junction in the centre of the village, take the right hand turn down a lane and the property is on the left-hand side.

Services:

Mains electricity and water (plus electricity from solar panels), underfloor heating throughout; oil boiler. Feed in tariff payments until 2037. Drainage to village sewerage plant. We advise anyone wishing to check the broadband speed to use the following website: <https://checker.ofcom.org.uk/>

Fixtures and fittings:

Contents and the hot tub may be available by separate negotiation

Local Authority:

Dumfries & Galloway Council – Council Tax Band G

EPC: D

Home Report:

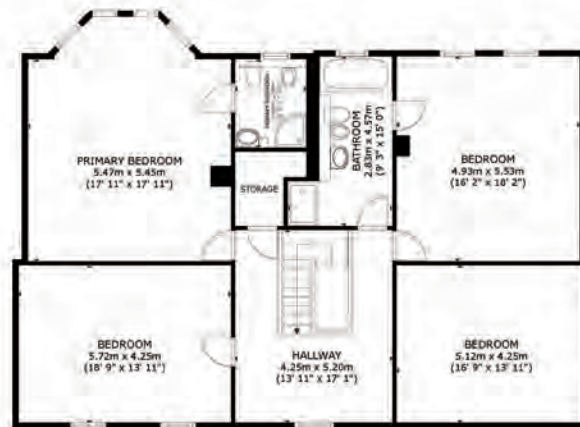
A copy of the Home Report is available on request from Fine & Country South Scotland.

Offers:

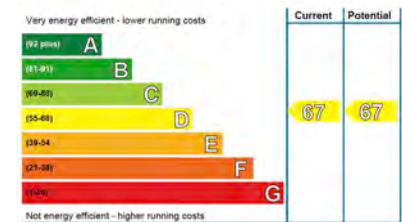
All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country South Scotland by email to southscotland@fineandcountry.com

Viewings:

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



GROSS INTERNAL AREA
 GROUND FLOOR 210.5 sq.m. (2,266 sq.ft.) FLOOR 1 151.1 sq.m. (1,627 sq.ft.)
 EXCLUDED: GARAGE 54 sq.m. (581 sq.ft.)
TOTAL : 361.6 sq.m. (3,892 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 06.08.2024





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