

Langholm
Call 01387 380482

Offers Over £350,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**Rowanburn Hall, Rowanburn
Canonbie, DG14 0RQ**

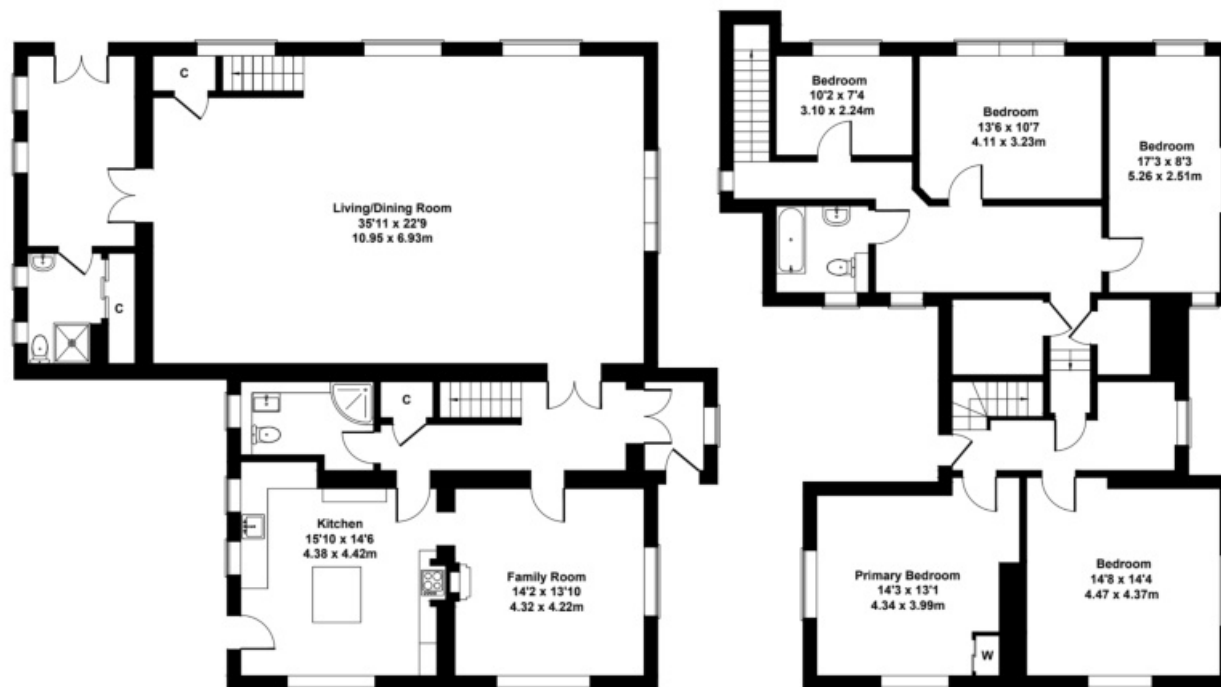


Rowanburn Hall is a former Village School and School Masters house which has been sympathetically restored and refurbished offering versatile accommodation and providing excellent family living. The property is of stone construction under a slate roof and hosts 5 bedrooms, 3 bathrooms and 3 reception rooms of which the sitting room/dining room is the main feature of the property with it large windows, high ceilings, wood flooring and multi-fuel stove. The dwellinghouse is situated in a large fully enclosed garden mainly in lawn with a raised decked area to the rear allowing secluded al fresco dining and boasting amazing open views over the surrounding countryside.

Rowanburn itself is a small hamlet located about 1 mile from the village of Canonbie in Dumfries and Galloway. Canonbie is 6 miles south of Langholm and 2 miles north of the Anglo-Scottish border. It is located just off the A7 trunk road from Carlisle to Edinburgh and the River Esk flows through it. The village contains a Post Office/Convenience Store, Public Hall, Primary School, Church, Hairdressers and Hotel. There is also an excellent playing field plus 2 tennis courts and a bowling green. Canonbie is on 2 public bus routes. X95 (Border Buses) and 127 (Telfords Coaches).

Accommodation

Ground Floor Foyer
Hallway
Livingroom/Dining Room
Family Room
Dining/Kitchen
Bedroom
2 Bathrooms
First Floor Landing
Front Hallway
Rear Hallway
4 Bedrooms
Boxroom
Bathroom



GROUND FLOOR

FIRST FLOOR

Rowanburn Hall

Fixtures and Fittings

All blinds, carpets and floor coverings throughout the property are included in the sale price.

Services

Mains electricity and water. Oil fired central heating. Private septic tank drainage.

EPC

F.

Council Tax

A.

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?
Langholm
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38 High Street,
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.