



**Hayward
Tod**

4 Bed Detached Barn | The Old Mill | Raeburnhead | Kirkpatrick Fleming | DG11 3BA
Offers in the region of £595,000





An impressive converted detached barn finished to a superb standard offering ample living space. Large garden grounds. Generous attached garage/workshop with further potential subject to obtaining the necessary permissions. Convenient for M74

APPROXIMATE MILEAGES M74 1 | Gretna 4 | Carlisle 14 | Glasgow 84 | Edinburgh 86 | Newcastle International Airport 67

entrance hallway and stairs | breakfast kitchen | utility | W.C. | study | living room | garden room | en-suite double bedroom | three further double bedrooms | four piece family bathroom | large workshop/garage | courtyard | ample lawns | driveway parking | double glazing | oil fired central heating (c.3 year old boiler) | multi fuel stove | private drainage | EPC D | council tax band F | Home report available upon request

WHY RAEBURN HEAD? A peaceful retreat in charming settlement amongst rolling countryside just north of the England/Scotland border and minutes from the M74. Readily accessible for routes north and south and an ideal base to explore the wider region. The historic Gretna Green, where there are good local amenities is just over 5 minutes drive to the south and the proximity of the M74 makes a commute to Edinburgh or Glasgow a breeze. Carlisle is easily reached and also has the benefit of a station on the west coast mainline, although there are also regular trains from Gretna, where there is free parking at the station, to Carlisle to allow for commuting and trips further afield. Lockerbie Station is also just a 10 minute drive for easy trains to Glasgow and Edinburgh. The property is also within the catchment of a well regarded GP surgery with open access. A primary school is nearby and there is a lovely pub within a pleasant walking distance.

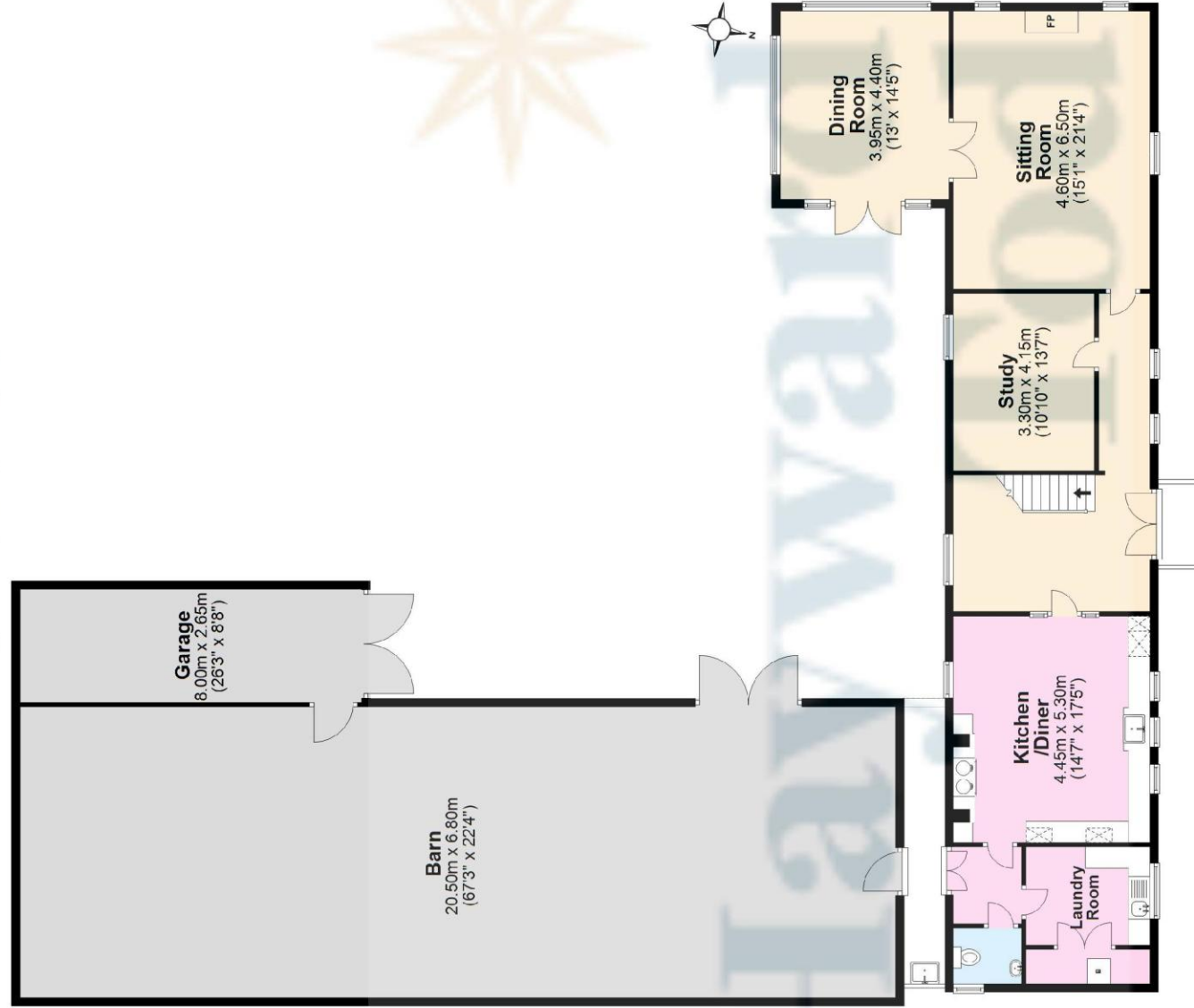


ACCOMMODATION Converted in 1999, The Old Mill is beautifully presented and provides spacious and interesting accommodation in a charming setting within its own extensive grounds. There is a large farmhouse style breakfast kitchen with a Rayburn cooker and a utility room and W.C. to the rear. The impressive double height entrance hall houses the stairs to the first floor and is a light and airy space. There is a good size study/snug sitting room and a larger formal living room with a multi fuel stove set in a feature fireplace. From here is a garden room currently utilised as a dining space, providing access to the rear patio and large courtyard. To the first floor are four bedrooms, all of which are double rooms. The en-suite bedroom benefits from large built in wardrobes. The family bathroom, with both shower and freestanding bath is a pleasant mix of more modern and period styling. There is also a wonderful triple aspect bedroom at the far end of the property which also has a large LPG stove and feature fireplace. Externally the property is approached via a sweeping driveway across the property's ample gardens. This driveway leads round to the courtyard at the rear and provides access to the vast attached garage/barn. The attached barn provides significant scope for an incoming buyer should they wish to explore the potential for planning permission to convert to an additional dwelling or annex type accommodation. Previous permission has been in place and architect's drawings can be made available to the purchaser. Alternatively, it would be equally suited as good dry storage for classic cars etc or workshop space for a business or hobby. The gardens are mostly laid to lawn and there are two areas of decking, with the front decking having access to water, electricity and the foundations in place for a garden building.



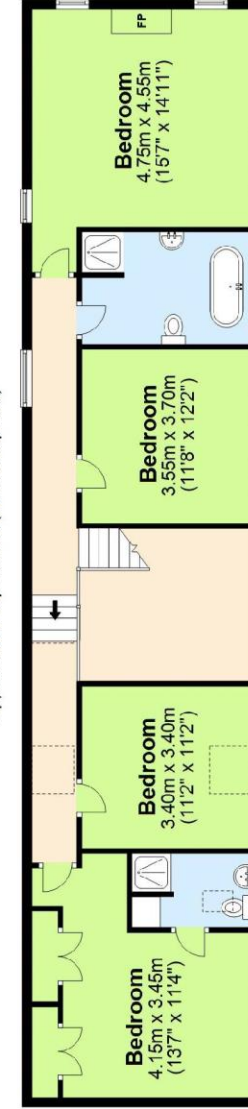
Ground Floor

Approx. 282.9 sq. metres (3044.6 sq. feet)



First Floor

Approx. 93.7 sq. metres (1008.5 sq. feet)



Total area: approx. 376.5 sq. metres (4053.1 sq. feet)

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.