



## Schoolhouse, Eaglesfield

Lockerbie, DG11 3PA

Offers Over £370,000



- Detached Home, Sitting Back from the Road
- Two/Three Reception Rooms, Conservatory & Large Kitchen
- Three Double Bedrooms with Master Dresser and En-Suite
- Lovely Rear Garden with Patio & Picturesque Field Views
- Gated Driveway with Ample Parking & Detached Garage
- Beautiful Features Throughout including Exposed Floorboards & High Ceilings
- Potential Annexe Accommodation with separate Bathroom.
- Two Bathrooms & Shower Room. Hot Tub included.
- Beautiful, Mature Front Garden
- EPC - E

# Schoolhouse, Eaglesfield

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Beautifully positioned within outstanding gardens and back from the road, along a sweeping private driveway sits Schoolhouse, a detached home with an abundance of space throughout and retaining many of the beautiful features of the former building, including exposed floorboards, wooden staircase and high ceilings. Sympathetically upgraded and improved by the current owner, the home offers multiple reception rooms, four bedrooms and four bathrooms allowing an excellent amount of internal space for both living and entertaining. Contact Hunters today to arrange your viewing of this magnificent home.

The accommodation, which has oil central heating and double glazing throughout, briefly comprises entrance porch, hallway, living room, dining room, kitchen, conservatory, reception three/annexe, bathroom, rear hall and shower room to the ground floor with a landing, three double bedrooms, master dressing room, master en-suite and family bathroom on the first floor. Externally there are gardens to the front and rear, off-road parking and detached garage. EPC - E and Council Tax Band - E.

The village of Eaglesfield is perfectly located within South West Scotland, just off the A74(M) approximately 8 miles south of Lockerbie and 7 miles north of Annan. The village itself enjoys amenities including public hall, general store and Primary School with the benefit of regular bus service through the village. For the wider range of amenities including supermarkets, bakeries, butchers, hair salons and academies, these can be found within the short drive to Lockerbie or Annan.

## ENTRANCE PORCH

External door from the front, internal door to hallway, tiled flooring and two single glazed windows.

## HALLWAY

Internal doors to the living room, dining room and kitchen, stairs to the first floor with under-stairs storage space, radiator and double glazed window to the front aspect.

## LIVING ROOM

Two double glazed windows to the front aspect, double glazed window to the side aspect, two radiators, wood-burning stove placed on a slate hearth, exposed floorboards and internal doors to the dining room and rear hall.

## DINING ROOM

Double glazed French doors to the rear garden patio, radiator and exposed floorboards.

## KITCHEN

Fitted kitchen comprising a range of base, wall and drawer with generous worksurfaces above. Integrated eye-level double oven, electric hob, space and plumbing for a washing machine, dishwasher and tumble drier, space for a fridge freezer, two-bowl sink with mixer tap, two radiators, double glazed window to the front aspect, double glazed window to the rear aspect, internal window to the conservatory and internal doors to the conservatory and reception three/annexe.

## CONSERVATORY

Radiator, double glazed windows to three sides and double glazed French doors to the rear garden patio. The hot-tub currently within the conservatory is included in the sale.

## RECEPTION THREE/ANNEXE

Two double glazed windows to the front aspect, double glazed window to the rear aspect, two radiators and internal door to the bathroom.

## BATHROOM

Three piece suite comprising WC, wall-mounted vanity wash hand basin and bath with shower over. Part-tiled walls, radiator, extractor fan, two obscured double glazed windows and external door to the front.

## REAR HALL

Doors to the store and shower room.

## STORE

Two double glazed windows to the side aspect, radiator, extractor fan, power and lighting.

## SHOWER ROOM

WC, wash hand basin and shower enclosure with mains powered shower. Part-tiled walls, recessed spotlights, radiator, extractor fan and external door to the rear garden patio.

## LANDING

Stairs up from the ground floor with galleried landing,

internal doors to the master dresser, bedroom two, bedroom three and bathroom, radiator, exposed floorboards, eaves storage cupboard and double glazed Velux window.

## MASTER DRESSER

Double glazed window to the front aspect, radiator, internal doors to the master bedroom and en-suite, exposed floorboards and two built-in cupboards/wardrobes.

## MASTER BEDROOM

Double glazed window to the front aspect, two double glazed Velux windows, two radiators and exposed floorboards.

## MASTER EN-SUITE

Three piece suite comprising WC, wall-mounted vanity wash hand basin and bath with hand shower attachment. Part-boarded walls, extractor fan, chrome towel radiator and double glazed Velux window.

## BEDROOM TWO

Double glazed window to the front aspect, radiator, exposed floorboards and double glazed Velux window.

## BEDROOM THREE

Double glazed window to the front aspect, radiator and exposed floorboards.

## BATHROOM

Four piece suite comprising WC, pedestal wash hand basin, bidet and bath with shower over. Fully-tiled walls, radiator, extractor fan and obscured double glazed window.

## EXTERNAL

Externally the property is accessed via double gates with a large drive providing access to a generous parking area with detached single garage and oil tank. To the front of the property is a large lawned garden with mature trees, shrubs and hedging. To the rear of the property is a lovely lawned garden with picturesque field views and two paved seating areas. Cold water tap to the side elevation, along with access to the boiler room/outbuilding.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - branded.buck.lunching

# Floorplan



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
 2549.73 ft<sup>2</sup>  
 236.88 m<sup>2</sup>

**Reduced headroom**  
 108.38 ft<sup>2</sup>  
 10.07 m<sup>2</sup>

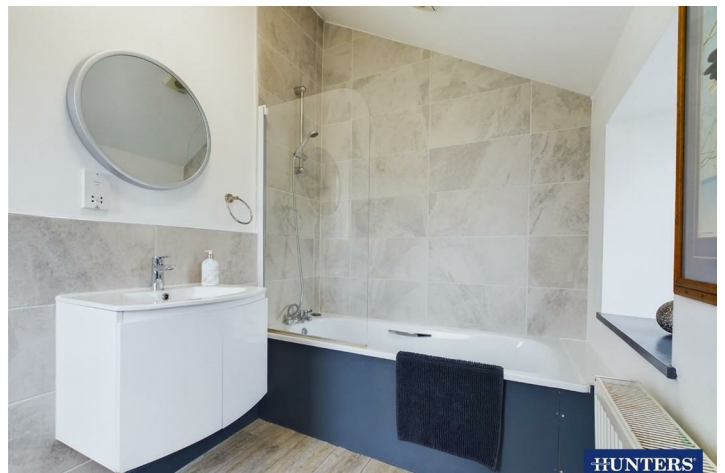
(1) Excluding balconies and terraces

☒ Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

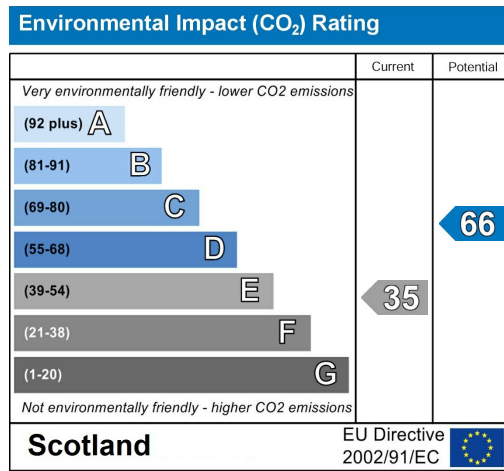
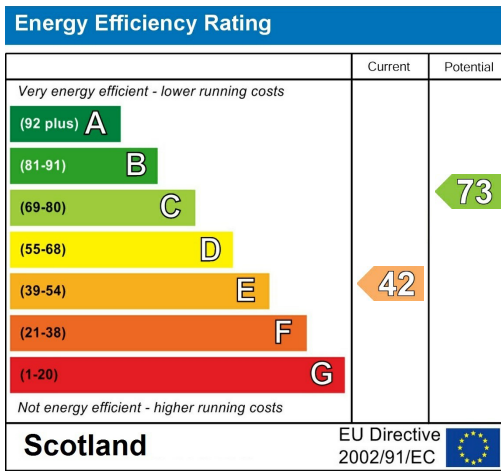
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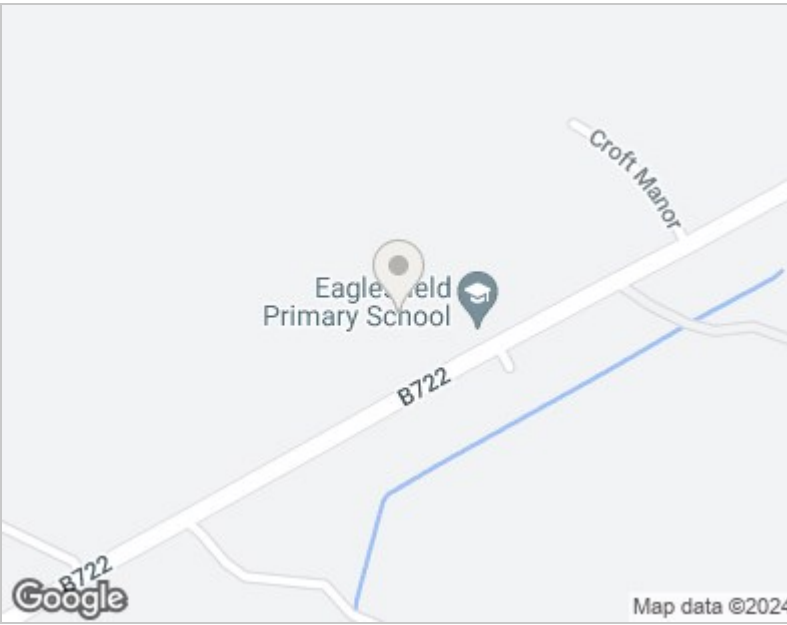
### Energy Efficiency Graph



### Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



**HUNTERS**  
HERE TO GET *you* THERE

Tel: 01387 245898



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR  
Tel: 01228 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

