



Ryehill Road

Powfoot, Annan, DG12 5QQ

Offers Over £430,000



- Architecturally Designed & Detached Family Home
- Outstanding Views towards Powfoot Golf Club
- Spacious Dual-Aspect Living Room
- Family Bathroom
- Attached Garage with Ample Off-Road Parking
- Coastal Village of Powfoot, Moments from the Solway Shoreline
- Beautiful Open Plan Kitchen/Family Room with Aga & Wood-Burning Stove
- Four Bedrooms, One Ground Floor with En-Suite
- Lovely Gardens to the Front & Rear
- EPC - E

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A truly unique opportunity to purchase an architecturally designed family home, situated peacefully on a delightful tree-lined road enjoying outstanding views towards Powfoot Golf Club to the front elevation and mature established woodland to the rear. The property is very well presented throughout and offers an abundance of space internally, including an exceptional open plan kitchen family room at the heart. Ready for the new owners to move straight in and add their personal touches over time, this is certainly a property you would be delighted to call home. A viewing is imperative to appreciate the location, space and opportunity.

The accommodation, which has oil central heating and double glazing throughout, briefly comprises entrance hall, hallway, living room, kitchen/family room, bedroom four, en-suite and WC/cloakroom to the ground floor with a landing, three bedrooms, dressing room/store and family bathroom to the first floor. Externally the property has gardens to the front and rear, off-road parking and an attached garage. EPC - E and Council Tax Band - G.

The beautiful village of Powfoot is nestled nicely on the Solway estuary, approximately 4 miles from the town of Annan within Dumfries & Galloway. The village itself has the most wonderful coastal walks and picturesque scenery, along with 'one of golf's best kept secrets' being the Powfoot Golf Club including clubhouse. For the everyday amenities, the town of Annan is easily accessible which includes an array of transport links, shops, supermarkets, bars and restaurants. For the little ones, highly reputable schools can be found within villages close by with secondary schools within Annan and Dumfries.

ENTRANCE HALL

Entrance door from the front with internal door to the hallway, and tiled flooring.

HALLWAY

Internal doors to the living room, bedroom four and WC/cloakroom, stairs to the kitchen/family area, under-stairs cupboard and radiator.

LIVING ROOM

Double glazed window to the front aspect, double glazed window to the rear aspect and two radiators.

KITCHEN/FAMILY AREA

Kitchen Area:

Modern fitted kitchen comprising a range of base, wall and drawer units with matching stone worksurfaces and upstands above. Freestanding 'Aga' cooker, electric hob, integrated dishwasher, integrated washing machine, integrated fridge, inset one bowl stainless steel sink with mixer tap, plinth lighting, under-counter lighting, recessed spotlights, radiator, two double glazed windows to the rear aspect and double glazed French doors to the rear garden. Central island incorporating a breakfast bar with timber worksurface.

Family Area:

Double glazed sliding patio door to the rear garden, wood-burning stove, recessed spotlights and stairs to the first floor landing.

BEDROOM FOUR

Double glazed window to the front aspect, radiator, built-in wardrobe with sliding doors and internal door to the en-suite.

BEDROOM FOUR EN-SUITE

Three piece suite comprising a WC, pedestal wash hand basin and bath with electric shower over. Part-tiled walls, chrome towel radiator and an obscured double glazed window.

WC/CLOAKROOM

WC, wash hand basin, radiator and obscured double glazed window.

LANDING

Split-level landing with internal doors to three bedrooms and bathroom, built-in cupboard with sliding doors, radiator and two double glazed windows to the side aspects.

BEDROOM ONE

Double glazed window to the rear aspect, double glazed window to the side aspect, radiator and open-wardrobe area.

BEDROOM TWO

Double glazed window to the front aspect, radiator and built-in wardrobe with sliding doors.

BEDROOM THREE

Double glazed window to the rear aspect, radiator and internal door to the dressing room/store.

DRESSING ROOM/STORE

Eaves access point.

BATHROOM

Three piece suite comprising a WC, vanity unit with wash hand basin and shower enclosure benefitting a mains powered shower. Radiator, obscured double glazed window and built-in cupboard housing the water cylinder.

EXTERNAL

To the front of the property is a large lawned garden with picturesque views towards Powfoot Golf Club along with a large driveway allowing off-road parking for multiple vehicles. Side access gate and pathway towards the rear garden. The rear garden is overlooking the mature woodland and has been well landscaped including a raised paved seating area from the kitchen/family room, artificial lawn, lawned garden, additional paved seating area and gravelled drying area. Two timber garden sheds, pergola seating area and greenhouse to the rear garden.

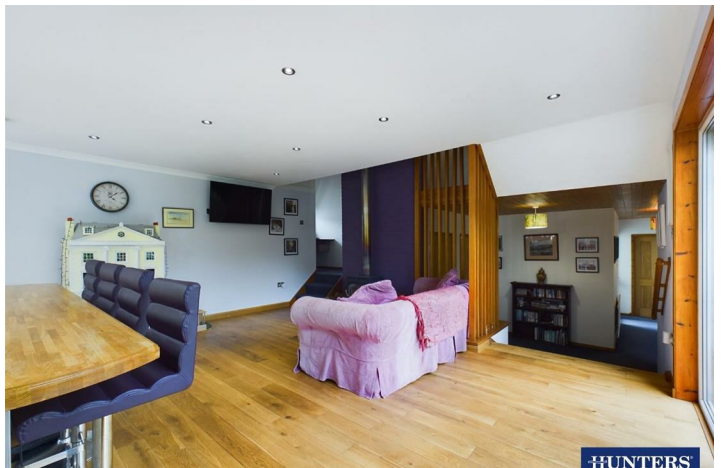
GARAGE

Electric roller garage door to the front driveway, pedestrian access door, internal cupboard housing the oil boiler, power and lighting.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - teams.spooned.stirs

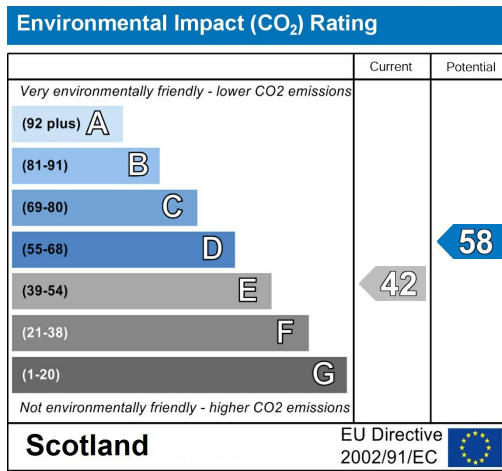
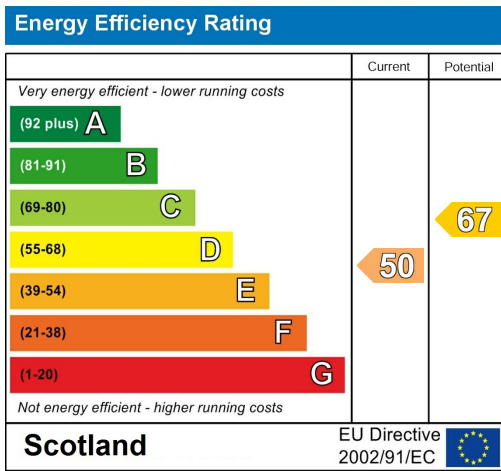
Floorplan







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





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.

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