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Hoddon SchoolHouse Ecclefechan, Lockerbie, DG11 3JE

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# Hoddon SchoolHouse Ecclefechan, Lockerbie, DG11 3JE

## Offers Over £360,000

Hoddon Schoolhouse is beautifully positioned, offering stunning panoramic views of the Dumfriesshire countryside. This exceptionally well-presented, detached home seamlessly blends period charm with modern comforts, featuring well-proportioned accommodation that offers complete versatility in its configuration and use. A wonderful addition to the property is the studio annex, ideal for families with older children or those seeking multigenerational living options. The home has been lovingly cared for and thoughtfully modernized, with a bespoke kitchen serving as the heart of the home. Set within generous gardens, the property provides a wealth of opportunity to design and landscape, creating a truly personal outdoor retreat. A viewing is imperative to appreciate the space, location and potential of this wonderful home. No Onward Chain.

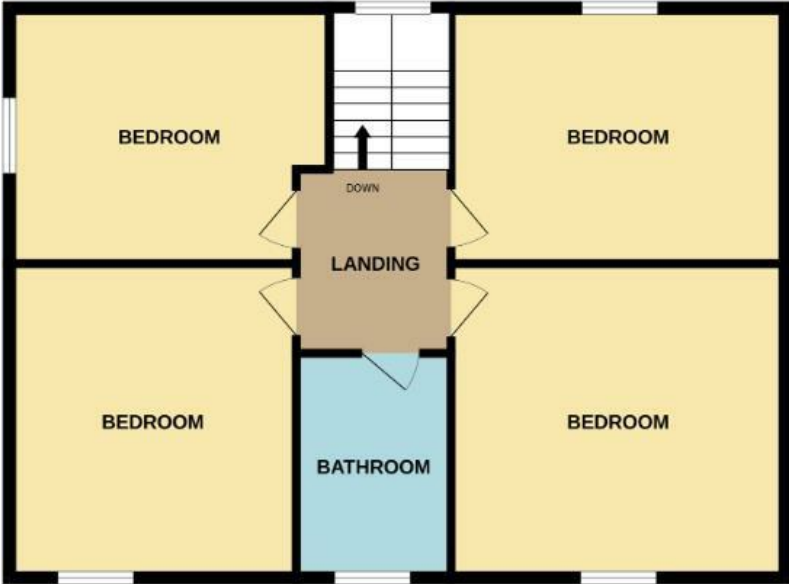
The accommodation, which has oil central heating and double glazing throughout, briefly comprises entrance porch, hallway, living room, sitting room, kitchen, dining room, annexe living room, annexe wet room and rear hall to the ground floor with a landing, four bedrooms and shower room on the first floor. Externally the property has mature gardens and ample on-site parking. EPC - E and Council Tax Band - E.

Located a short distance from the wonderful village of Ecclefechan, to the south of Lockerbie, the village boasts an excellent array of amenities including pub & restaurant at the Cressfield Hotel, primary school and convenience store. For commuting, the A74(M) is minutes away providing direct access north towards Glasgow and Edinburgh and south towards Carlisle and the borders. For rail links, Lockerbie Railway Station offers direct access to the West Coast mainline allowing high-speed rail both north and south.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ENTRANCE PORCH

5'4" x 4'1"  
Entrance door from the front with internal door to the hallway, feature tiled flooring and double glazed window to the front aspect.

HALLWAY

Internal door to the living room, sitting room, kitchen and dining room, stairs to the first floor with under-stairs cupboard and radiator.

LIVING ROOM

14'7" x 13'7"  
Two double glazed windows to the front and side aspects, radiator and multi-fuel stove inset within the chimneybreast.

SITTING ROOM

14'8" x 11'2"  
Double glazed window to the rear aspect, radiator and multi-fuel stove inset within the chimneybreast.

KITCHEN

14'0" x 13'9"  
Fitted kitchen comprising a range of base, wall, drawer and larder storage units with matching timber worksurfaces and upstands above. Integrated eye-level electric double oven, electric hob, extractor unit, integrated fridge, integrated freezer, one and a half bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, radiator and double glazed window to the front aspect.

DINING ROOM

13'10" x 10'1"  
Double glazed window to the side aspect, radiator and internal door to the annexe living room/kitchen.

ANNEXE LIVING ROOM/KITCHEN

14'1" x 13'9"  
Complete with a fitted kitchen comprising base and drawer units with worksurfaces above, freestanding electric cooker, extractor unit, space allowing an under-counter appliance and a one bowl stainless steel sink with mixer tap. Space for both living and dining furniture, radiator, internal door to the rear hall and two double glazed

windows, one to the side aspect and one to the rear. Measurements to the maximum points.

ANNEXE REAR HALL

5'9" x 5'0"  
Internal door to the wet room, external door to the rear garden and loft access point.

ANNEXE WET ROOM

8'7" x 3'10"  
Comprising WC, pedestal wash hand basin and wet-room style shower enclosure with an electric shower unit. Fully tiled walls, tiled flooring, radiator, extractor fan and obscured double glazed window.

LANDING

Stairs up from the ground floor hallway with internal door to four bedrooms and shower room, radiator, loft access point and double glazed window to the rear aspect.

BEDROOM ONE

14'5" x 13'10"  
Double glazed window to the front aspect and radiator.

BEDROOM TWO

14'6" x 11'4"  
Double glazed window to the rear aspect and radiator.

BEDROOM THREE

13'10" x 12'6"  
Double glazed window to the front aspect and radiator.

BEDROOM FOUR

12'6" x 11'2"  
Double glazed window to the side aspect and radiator. Measurements to the maximum points.

SHOWER ROOM

9'9" x 7'10"  
Three piece suite comprising WC, vanity wash hand basin with fitted storage cabinets and a step-in shower enclosure benefitting a mains powered shower with rainfall shower head. Part-tiled walls, tiled flooring, chrome towel radiator, extractor fan and double glazed window to the front aspect.

EXTERNAL

Externally there is a generous garden, complete with mature trees, lawn and ornamental pond. A gated driveway provides on-site parking for multiple vehicles with an additional parking area to the rear of the property. Two timber garden stores benefitting power and lighting internally. Cold water tap to the rear elevation along with the oil tank and boiler.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - reflector.froth.empires

HOME REPORT

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