



Old Bank House & Coach House

Bruce Street, Lochmaben, DG11 1PD

Offers Over £460,000



- Substantial 'Old Bank House & Coach House'
- Elegant & Well Maintained Interior
- Four Reception Rooms & Beautiful Kitchen
- Bathroom & Two Shower Rooms
- Beautifully Landscaped & Established Gardens

- Deceptively Spacious & Character Filled Property
- Idyllic Waterside Setting with Direct Access to Kirk Loch
- Five Bedrooms (Three Old Bank House & Two Coach House)
- Courtyard Parking, Garage & Outbuilding
- EPC - Old Bank House - D Coach House - F

Old Bank House & Coach House

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'Old Bank House' presents a rare opportunity to acquire a deceptively spacious and character-filled property, complete with a charming two bedroomed 'Coach House'. Nestled in the heart of Lochmaben, this exceptional home boasts direct access to Kirk Loch from its beautifully landscaped rear garden, offering a truly idyllic waterside setting. From the moment you step inside, you'll be captivated by the elegant and well-maintained interiors, where a seamless flow of living space is complemented by a wealth of stunning period features. Each room exudes charm and grandeur, creating an inviting and timeless atmosphere throughout. Externally, the property excels with a generous courtyard, providing ample parking, and an expansive rear garden complete with an outbuilding, garage, and a delightful shed/conservatory - offering endless possibilities for relaxation and entertaining. The true highlight, however, lies at the water's edge, where uninterrupted access to Kirk Loch allows for tranquil moments on the water and breathtaking views across the loch. A home of this calibre is a rare find. Contact Hunters today to arrange your viewing and experience its charm.

'Old Bank House' - The accommodation, which has gas central heating, briefly comprises a hallway, living room, two bedrooms and bathroom to the ground floor with a hallway, kitchen, dining room, breakfast room and utility/WC to the lower ground floor. On the first floor is a landing, dressing room, bedroom and shower room. Externally there is a front garden, rear garden, courtyard parking, garage, outbuilding and a shed/conservatory. Catagory B Listed. Council Tax Band - D.

'Coach House' - The accommodation, which has electric room heaters, briefly comprises an entrance hall and kitchen to the ground floor with a landing, living room, two bedrooms and shower room to the first floor. Externally there is a small raised veranda to the rear and an allocated parking space in the courtyard. Council Tax Band - F

Located moments from the heart of Lochmaben, on the shores of Kirk Loch and within a short stroll from Castle Loch, two of Lochmabens' three beautiful lochs. The town itself has amenities including a convenience store, café, bakery, pharmacy, medical practice, dentist, primary school and church. For those looking for a more relaxed lifestyle, the Lochmaben Golf Course is an 18 hole course, set around the Kirk Loch, with a beautiful picturesque backdrop along with a bowling green, sailing club and tennis court. The larger town of Lockerbie is accessible within 4 miles, which includes Lockerbie train station, part of the West Coast mainline and Dumfries can be reached within 7 miles and Carlisle within 29 miles. There is easy access to the A74(M) at Lockerbie and the A75 at Annan and Dumfries.

Tel: 01387 245898

'OLD BANK HOUSE'

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room, two bedrooms and bathroom, radiator and stairs down to the lower ground floor and up to the first floor.

LIVING ROOM

Three windows to the rear aspect, two radiators, inglenook multi-fuel stove with surround and hearth, and a built-in cupboard/store.

BEDROOM ONE

Two windows to the rear aspect, two radiators and a feature/decorative fireplace.

BEDROOM TWO

Window to the front aspect, radiator, built-in cupboard/store and a feature/decorative fireplace.

BATHROOM

Three piece suite comprising a WC, vanity wash hand basin and a bath benefitting a mains shower with rainfall shower head. Part-tiled walls, radiator, extractor fan and an obscured glazed window.

LOWER GROUND FLOOR:

HALLWAY

Stairs down from the ground floor hallway, internal doors to the breakfast room, kitchen, dining room, cellar and utility/WC, radiator, built-in cupboard and window. There is a built-in cupboard housing a water cylinder and a window to the side aspect located on the stairs down from the ground floor hallway.

KITCHEN

Fitted kitchen with large central island, comprising a range of base, drawer and tall units with granite worksurfaces, granite upstands and tiled splashbacks above. 'Britannia' range cooker, extractor fan, inset one bowl sink with mixer tap, built-in cupboard housing the wall-mounted gas boiler, radiator, internal door to the breakfast room, external door to the rear garden and a window to the rear aspect.

DINING ROOM

Window to the rear aspect, radiator, feature/decorative fireplace and a built-in cupboard.

BREAKFAST ROOM

Two windows to the front aspect, radiator, feature/decorative fireplace and two built-in cupboards.

UTILITY/WC

Fitted base unit with worksurface and tiled splashbacks above. Space and plumbing for a washing machine, space for a tumble drier, space for an under-counter fridge/freezer, WC, Belfast sink with mixer tap, extractor fan, radiator and an obscured glazed window.

CELLAR

Includes steps down, power and lighting.

FIRST FLOOR:

LANDING

Stairs up from the ground floor and internal doors to the dressing room and shower room. There is a window to the side aspect located on the stairs up from the ground floor hallway.

DRESSING ROOM

Velux window, two built-in wardrobes with double doors, radiator and an internal door to the bedroom.

BEDROOM THREE

Bay window to the rear aspect and a radiator.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash hand basin and shower enclosure with electric shower. Part-boarded walls, radiator and a window to the side aspect.

'COACH HOUSE'

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the courtyard, internal door to the kitchen and a large under-stairs cupboard.

KITCHEN

Base units with granite worksurfaces above. Freestanding electric cooker, one bowl stainless steel sink, space and plumbing for a washing machine, space for a fridge freezer, electric radiator, extractor fan, stairs to the first floor landing, window to the front aspect and an external glazed door to the rear veranda.

FIRST FLOOR:

LANDING

Stairs up from the ground floor kitchen, internal door to the living room, bedroom two and shower room, loft-access point and a built-in cupboard with double doors.

LIVING ROOM

Window to the front aspect, window to the rear aspect, electric radiator and an internal door to bedroom one.

BEDROOM ONE

Window to the rear aspect, window to the front aspect and an electric radiator.

BEDROOM TWO

Window to the rear aspect.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash hand basin and shower enclosure with electric shower. Part-boarded walls, electric fan heater, extractor fan, window to the front aspect and a built-in cupboard housing the water cylinder.

EXTERNAL:

Old Bank House Front:

An enclosed garden area with stone wall and metal railings with gate. There is a lawned garden with established borders along with stone steps with metal handrails ascending to the front door of Old Bank House.

Courtyard:

A cobblestone courtyard which allows for off-road parking for four vehicles. There is access from here via pedestrian door into the outbuilding, via double doors into the garage and an entrance door into the Coach House. Additionally, there is an external cold water tap within this area.

Rear Garden:

Benefitting multiple areas to enjoy, there is a paved seating area directly behind the Old Bank House, a large lawned garden which includes a variety of mature trees, fruit trees and established borders. Within the rear garden area is a small paved seating area which has views down the garden towards Kirk Loch. There is direct access to the Loch from the rear garden, which includes a small gravelled seating area taking in the breathtaking views. Access from the rear garden into the shed/conservatory, outbuilding and via stone steps towards the veranda for the Coach House.

OUTBUILDING, GARAGE & STORE/CONSERVATORY

Outbuilding:

Pedestrian access doors from the courtyard and rear garden, with power and lighting internally.

Garage:

Accessible via double doors from the courtyard with a pedestrian access door from the shed/conservatory. Power and lighting internally.

Shed/Conservatory:

Windows overlooking the rear garden, power, lighting and steps up to the garage access door.

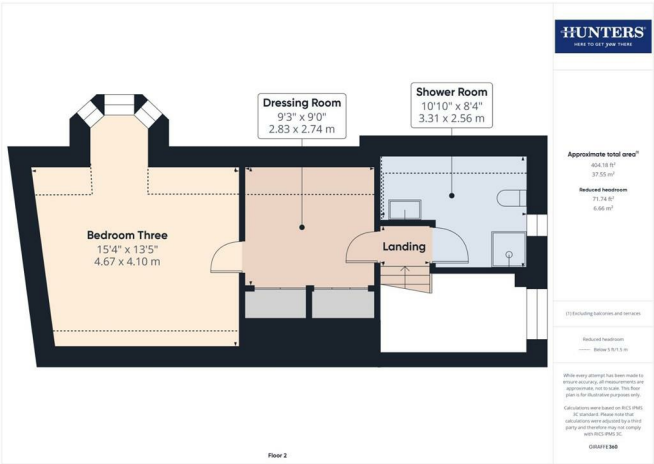
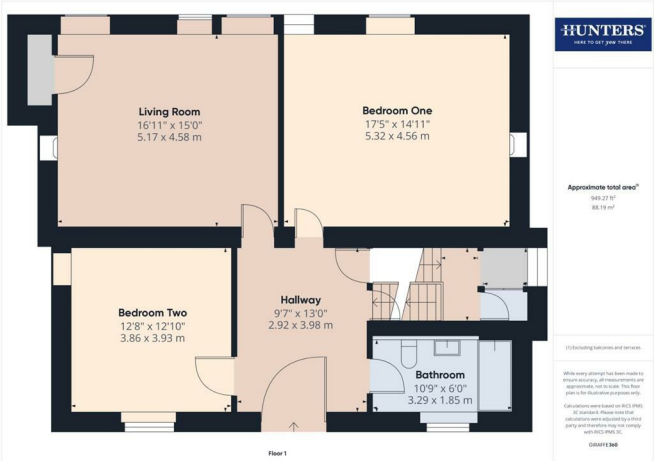
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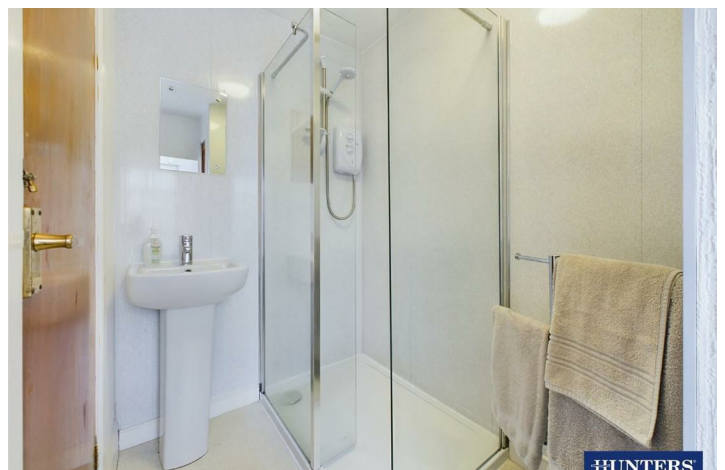
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HOME REPORT

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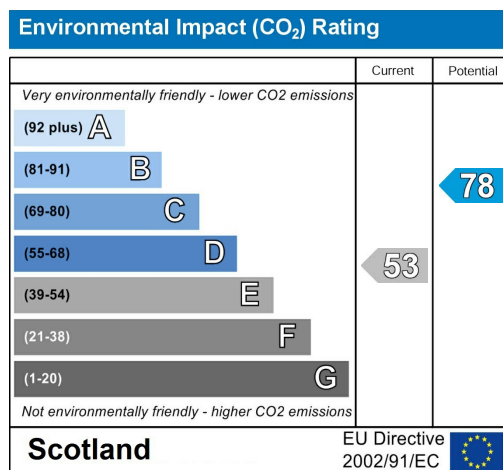
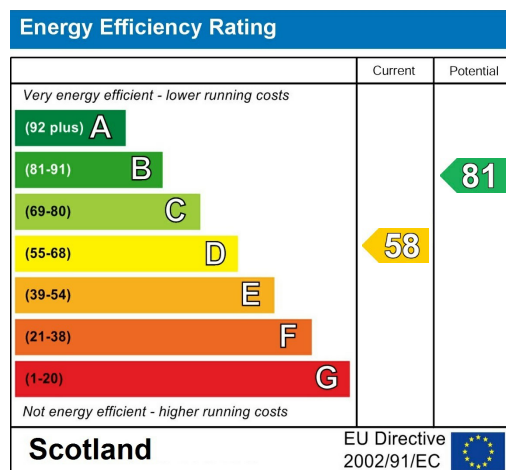
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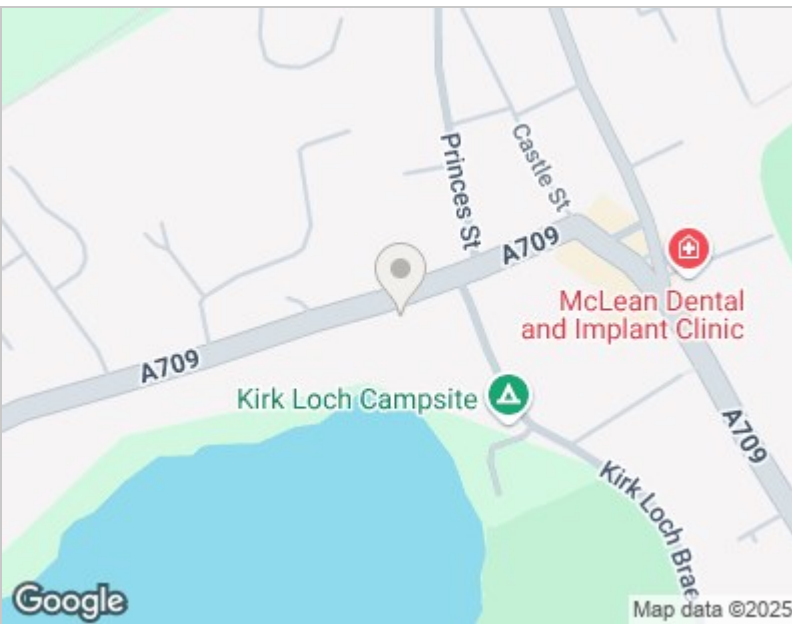
Energy Efficiency Graph



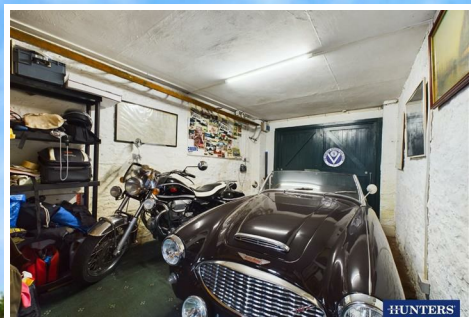
Viewing

Please contact our Hunters Carlisle & South West Scotland 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



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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