



1 The Stables

Stapleton Grange, Annan, DG12 6RG

Offers Over £290,000



- Exclusive Stapleton Grange Development
- Impressive Dining Kitchen with Central Island & Garden Access
- Three Double Bedrooms with a Luxurious Master En-Suite Bathroom
- Underfloor Heating throughout the Ground Floor and a Stunning Glass-Balustrade Staircase
- Ample Off-Road Parking & Additional Single Garage
- Semi-Detached Barn Conversion finished to the Highest Standards
- Spacious Dual-Aspect Living Room with Cylindrical Wood-Burning Stove
- First Floor Shower Room & Ground Floor WC/Cloakroom
- Low-Maintenance Gardens with Stylish Pergola Seating Area
- EPC - C

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Property Launch on Friday 12th September between 1pm and 3pm, please contact Hunters to schedule your private viewing.

Nestled within the prestigious Stapleton Grange development, this exquisite three-bedroom semi-detached barn conversion combines character, contemporary design, and countryside views to create a truly remarkable home. Finished to the highest standards, the property offers a wealth of living space, including a showpiece dining kitchen with central island, a light-filled living room, and a practical utility room. Upstairs, three generous double bedrooms await, with the master suite boasting an outstanding en-suite bathroom, while a further shower room and ground floor cloakroom add everyday convenience. Throughout the ground floor, underfloor heating and extensive glazing enhance the sense of warmth and natural light, with a striking glass-balustrade staircase providing an elegant focal point. The bedrooms enjoy delightful views across the rolling countryside, reinforcing the home's idyllic setting. Outside, the gardens have been thoughtfully designed for low-maintenance living, with a stylish paved seating area complete with pergola, adjustable shades, integrated lighting and drainage, creating an all-weather entertaining space. A further lawned garden and patio provide additional outdoor enjoyment, complemented by off-road parking and a single garage. A rare opportunity to acquire a luxurious home in an exclusive development, contact Hunters Annan today to schedule your viewing.

The accommodation, which has oil-fired central heating and double glazing throughout, briefly comprises a hallway, living room, dining kitchen, utility room and WC/cloakroom to the ground floor with a landing, three bedrooms, master en-suite and shower room to the first floor. Externally there is off-street parking, a single garage and gardens to the side and rear. EPC - C and Council Tax Band - E.

Situated just outside the bustling town of Annan, Stapleton Grange enjoys a peaceful countryside setting while remaining close to all essential amenities. Annan itself combines historic character with modern convenience, offering a variety of independent shops, supermarkets, cafés, pubs, schools, and leisure facilities. The surrounding area is perfect for those who enjoy the outdoors, with riverside walks, rolling countryside, and the nearby Solway Coast all within easy reach. Excellent transport connections make the location highly accessible, with the A75 providing direct routes west to Dumfries and east to the A74(M) and M6 for travel towards Carlisle, Glasgow, and beyond. Annan railway station also offers regular services across southwest Scotland. For buyers seeking a semi-rural lifestyle with superb access to town amenities and commuter links, Stapleton Grange offers the best of both worlds.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room, dining kitchen, utility room and WC/cloakroom, tiled flooring with underfloor heating, recessed spotlights and stairs up to the first floor landing with glass balustrades.

LIVING ROOM

Double glazed window to the front aspect, double glazed window to the rear aspect, feature cylindrical wood-burning stove, fitted open bookcase with cupboards, recessed spotlights and underfloor heating.

DINING KITCHEN

Fitted shaker-style kitchen with central island, comprising a range of base, wall, drawer and tall units with matching stone-effect worksurfaces and upstands above. Integrated eye-level electric double oven, electric induction hob, designer extractor unit, integrated microwave, integrated dishwasher, space for an American-style fridge freezer, one and a half bowl stainless steel sink with mixer tap, recessed spotlights, under-counter lighting, over-unit lighting, tiled flooring with underfloor heating, double glazed patio doors to the side garden, double glazed window to the front aspect and a double glazed window to the rear aspect.

UTILITY ROOM

Fitted base and wall units with worksurfaces above. Space and plumbing for a washing machine, space for a tumble drier, oil-fired boiler, recessed spotlights, extractor fan, tiled flooring with underfloor heating and a double glazed window to the rear aspect.

WC/CLOAKROOM

Two piece suite comprising a WC and wall-mounted wash hand basin. Tiled splashback, tiled flooring with underfloor heating, recessed spotlights and an extractor fan.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway with a galleried landing and glass balustrades, internal doors to three bedrooms and shower room, recessed spotlights, loft-access point, glazed door with Juliet balcony and a double glazed window to the front.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the front aspect, double glazed window to the rear aspect, recessed spotlights, two radiators, two freestanding wardrobes with sliding doors and an opening/doorway to the en-suite.

Master En-Suite:

Four piece suite comprising a WC, wall-mounted vanity unit with wash basin, freestanding bathtub with waterfall tap, and a walk-in shower enclosure benefitting a mains shower with rainfall shower head. Fully-boarded walls, tiled flooring, chrome towel radiator, LED mirror, recessed spotlights and an extractor fan.

BEDROOM TWO

Double glazed window to the rear aspect, radiator and recessed spotlights.

BEDROOM THREE

Double glazed window to the rear aspect, radiator and recessed spotlights.

SHOWER ROOM

Three piece suite comprising a WC, wall-mounted wash basin and walk-in shower enclosure benefitting a mains shower with rainfall shower head. Fully boarded walls, chrome towel radiator, LED mirror, recessed spotlights and an extractor fan.

EXTERNAL:

Front Driveway & Side Garden:

To the front of the property is a block-paved driveway allowing off-road parking for three vehicles. Further to the front is a low-maintenance garden area which includes a paved seating area with ramp-access into the front of the property, gravelled drying area, timber garden shed, wood-shelter with store, oil tank and an external cold water tap. To the side of the property is a paved seating area, with stylish pergola which includes adjustable side shades, drainage, lighting and an external electricity socket. A gate provides access to the rear garden.

Rear Garden:

The rear garden is enclosed, benefitting paved pathways, lawned garden and mature borders of shrubs and plants.

GARAGE

Double barn-style doors, power and lighting internally with one allocated parking space in front of the garage.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - feels.stated.glass

AML DISCLOSURE:

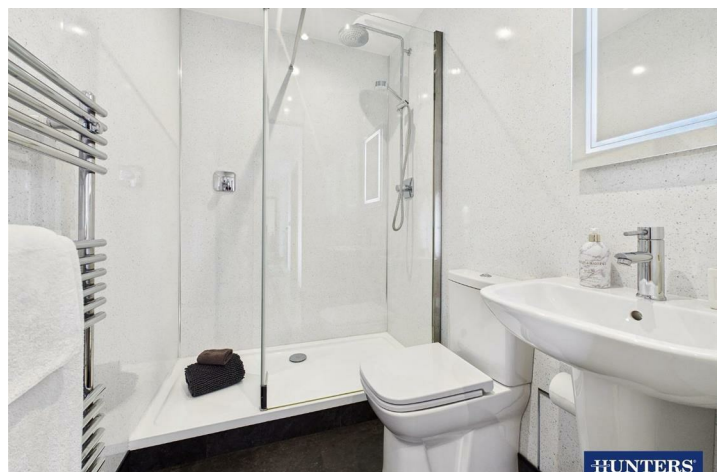
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

HOME REPORT:

The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

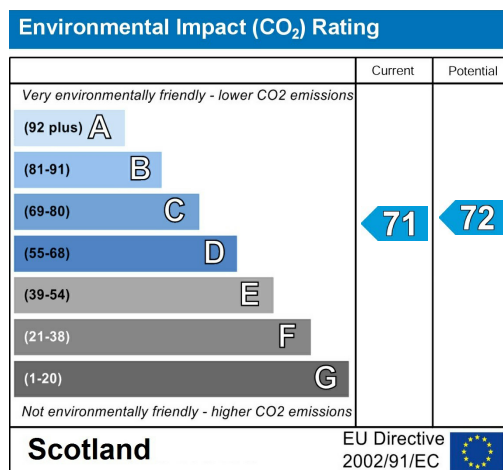
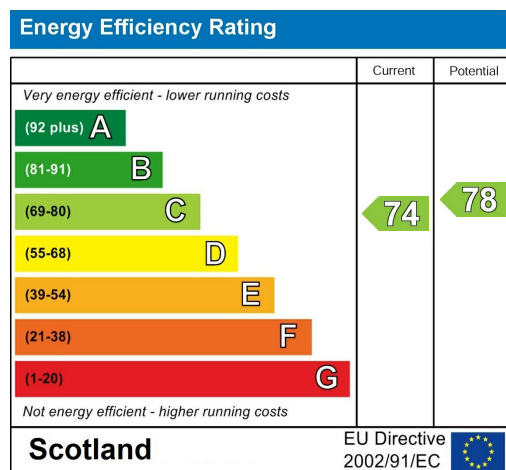
Floorplan







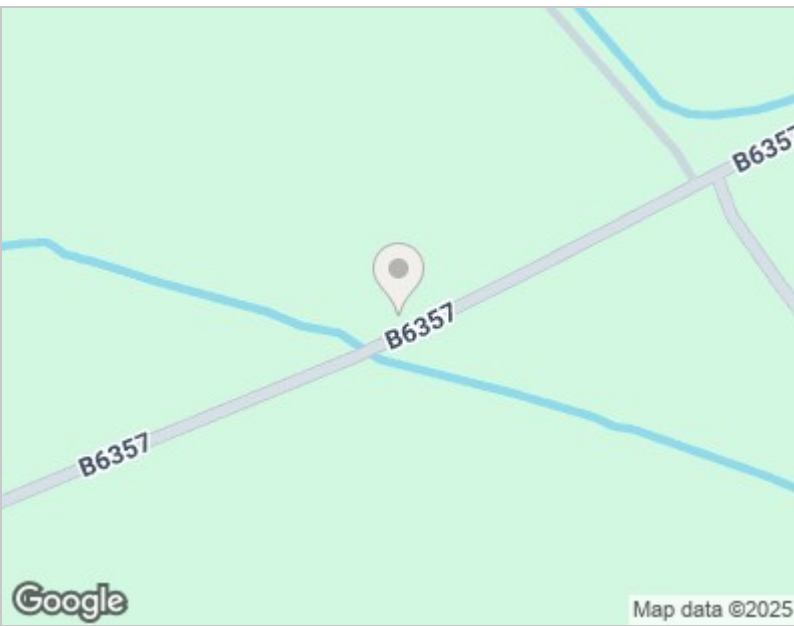
Energy Efficiency Graph



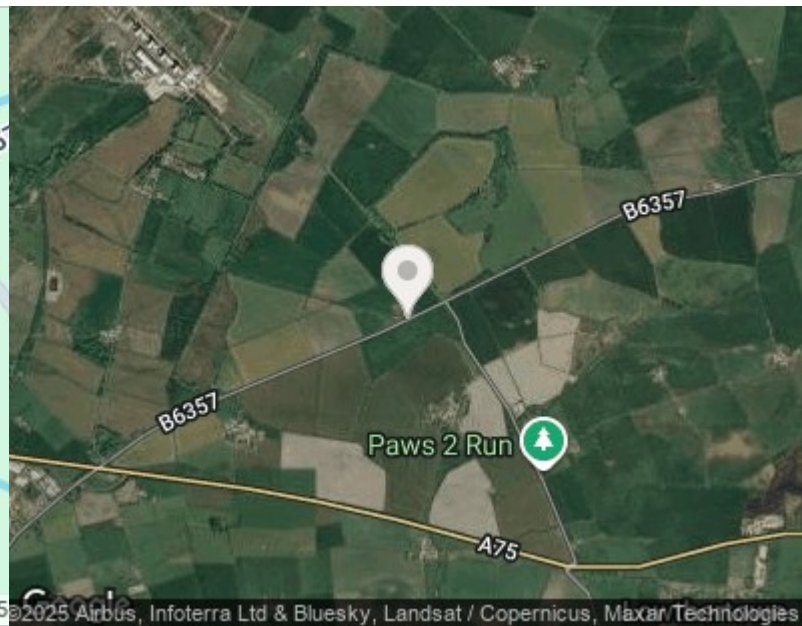
Viewing

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

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.

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