



The Old Farmhouse

Springfield, Gretna, DG16 5EH

Offers Over £330,000



- Stunning Family Home within Attractive Courtyard Setting in Springfield
- Living Room, Dining Room, Sunroom overlooking Garden,
- Four Double Bedrooms, Two with En-Suite Facilities
- Landscaped Gardens Providing a Tranquil Retreat
- Quality Finishes Throughout including Hardwood & Tiled Flooring
- Spacious Interior Finished to an Exceptional Standard
- Fabulous Kitchen Dining Room with Fireplace & Multi-Fuel Stove
- Stylish and Well-Appointed Family Bathroom
- Off-Street Parking and Attached Garage
- EPC - C

The Old Farmhouse

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The Old Farmhouse offers an outstanding opportunity for those seeking a spacious family home, beautifully finished throughout and set within an attractive courtyard in Springfield. Perfect for families or anyone who values generous living space, the property boasts a superb interior with multiple light-filled reception rooms, including a cosy sunroom overlooking the thoughtfully landscaped garden. The fabulous kitchen dining room, complete with a feature fireplace and multi-fuel stove, provides the perfect space for everyday living as well as entertaining. Upstairs are four double bedrooms, two with en-suite facilities, all complemented by a stylish and well-appointed family bathroom. Externally, the property enjoys gated off-street parking, an attached garage, and thoughtfully designed and private gardens, a tranquil setting to relax and unwind in the sunshine. Additional highlights include a blend of hardwood and tiled flooring throughout, along with perfect-fit blinds to the sunroom. Viewing is essential to truly appreciate the location, quality, and lifestyle that The Old Farmhouse has to offer.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living/dining room, sunroom, kitchen dining room, rear hall, utility room and shower room to the ground floor with a landing, four bedrooms, two en-suites and a family bathroom to the first floor. Externally there is off-street parking, attached garage and garden. EPC - C and Council Tax Band - E.

Springfield is a peaceful and well-connected village, perfectly positioned close to the historic town of Gretna. While enjoying a quiet, semi-rural setting, residents have easy access to a range of local amenities and attractions, including the world-famous Blacksmiths Shop, Caledonia Park Outlet Village, and the shops, bakeries, butchers, and salons of Gretna and Gretna Green. Known for its friendly community and welcoming atmosphere, the area also hosts a variety of local events throughout the year. Springfield benefits from excellent transport links, with the A74(M) and A75 providing swift connections across South West and Central Scotland and into England, while Gretna Green railway station offers regular services to Dumfries and Carlisle. For those who love the outdoors, the surrounding countryside, nearby coastal walks, and the stunning landscapes of the Lake District National Park, less than an hour's drive south, are all easily accessible, making Springfield a village that blends convenience, character, and lifestyle.

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal door to the living/dining room, two internal doors to the kitchen dining room, stairs to the first floor landing with an under-stairs cupboard, and a radiator.

LIVING/DINING ROOM

Double glazed window to the front aspect, double glazed window to the side aspect, electric stove, two radiators and double glazed patio doors to the sunroom.

SUNROOM

Double glazed windows, double glazed patio doors to the garden, radiator and tiled flooring.

KITCHEN DINING ROOM

Kitchen Area:

Fitted kitchen with breakfast bar comprising a range of base, wall and drawer units with matching marble worksurfaces and upstands above. Integrated electric double oven, five-burner gas hob, extractor unit, tiled splashbacks, fridge freezer, dishwasher, one and a half bowl ceramic sink with mixer tap, tiled flooring, radiator, recessed spotlights, internal door to the rear hall and a double glazed window to the rear aspect.

Dining Area:

Double glazed window to the front aspect, focal fireplace with inset multi-fuel stove, radiator, recessed spotlights, tiled flooring and a built-in larder cupboard.

REAR HALL

External door to the rear courtyard/parking area, internal door to the utility room, radiator, tiled flooring and a double glazed window to the rear aspect.

UTILITY ROOM

Fitted base, wall and tall units with worksurfaces and tiled splashbacks above. Washing machine, wall-mounted gas boiler, one bowl stainless steel sink with mixer tap, radiator, tiled flooring and an internal door to the shower room.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin and a corner shower enclosure with mains shower. Part-tiled walls, tiled flooring, chrome towel radiator, extractor fan and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to four bedrooms and family bathroom, loft-access point, airing cupboard and a double glazed Velux window. We have been advised the loft includes a pull-down ladder, part-boarding and lighting internally.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the front aspect, double glazed window to the side aspect, radiator, loft-access point and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin and a corner shower enclosure with mains shower. Part-tiled walls, tiled flooring, chrome towel radiator, recessed spotlights and an extractor fan.

BEDROOM TWO & EN-SUITE

Bedroom:

Double glazed window to the front aspect, radiator and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin and a corner shower enclosure with mains shower. Part-tiled walls, tiled flooring, chrome towel radiator, recessed spotlights and an extractor fan.

BEDROOM THREE

Double glazed window to the side aspect, double glazed Velux window, and a radiator.

BEDROOM FOUR

Double glazed window to the front aspect, and a radiator.

FAMILY BATHROOM

Four piece suite comprising a WC, pedestal wash basin, corner bathtub with hand shower attachment and a corner shower enclosure with mains shower. Part-tiled walls, tiled flooring, chrome towel radiator, radiator, recessed spotlights, extractor fan and a double glazed Velux window.

EXTERNAL:

Side Garden:

To the side of the property is an enclosed garden, benefitting from established borders with mature trees and shrubs throughout, lawn and two block-paved seating areas, one directly outside the sunroom patio doors. Further to the side garden are two external electricity sockets and an external cold water tap.

Courtyard/Parking Area:

To the rear of the property is a double-gated and block-paved courtyard/parking area, allowing for off-street parking for two vehicles. Access from here into the rear hallway, garage and an access gate to the rear garden.

ATTACHED GARAGE

Manual up and over garage door, power, lighting, cold water tap and a loft-area.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - afraid.sideboard.electrode

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.

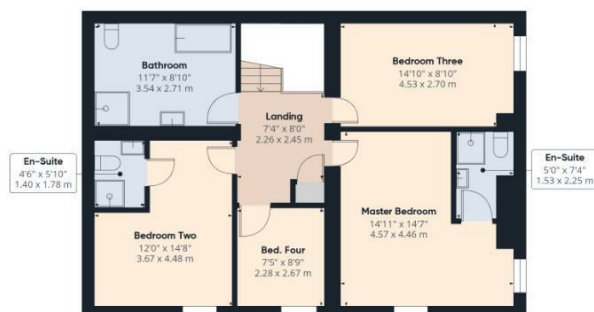
HOME REPORT:

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



Ground Floor



Floor 1

HUNTERS
HERE TO GET *you* THERE

Approximate total area⁽¹⁾2010 ft²

Reduced headroom

13 ft²

(1) Excluding balconies and terraces

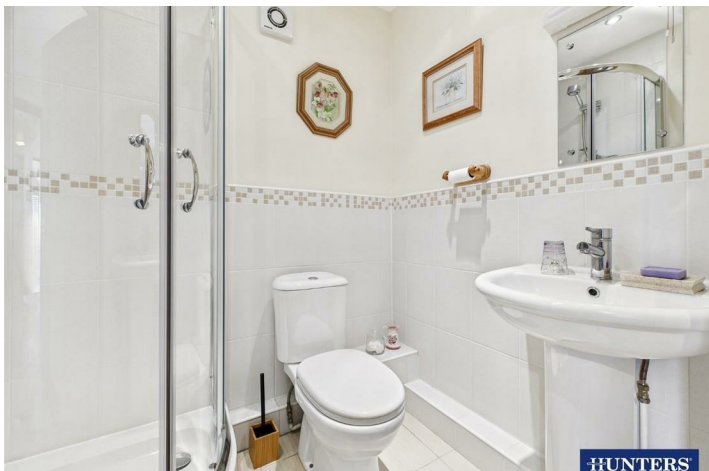
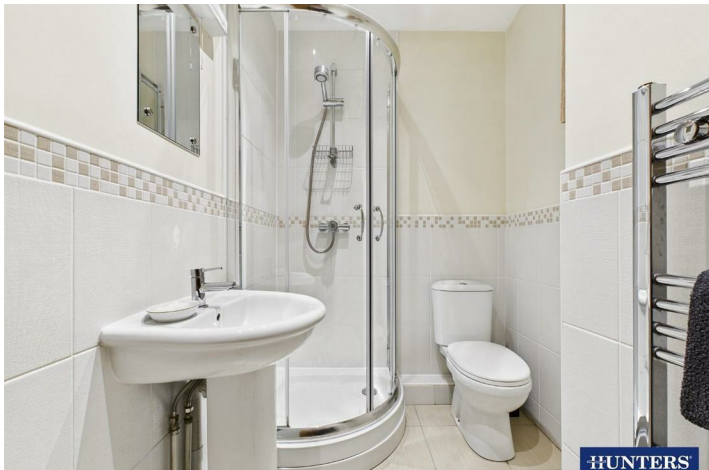
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

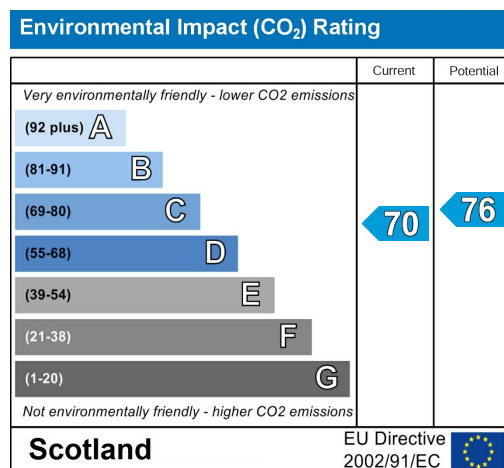
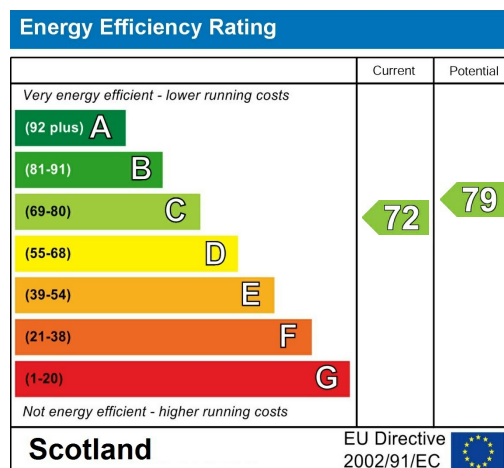
GIRAFFE360







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





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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