



Oaks Cottage, Wicketthorn

Kirkpatrick Fleming, DG11 3AS

Offers Over £330,000



- Exceptional Detached Cottage Combining Character and Modern Style
- Stunning Open-Plan Kitchen, Dining and Family Room
- Cosy Living Room With Sandstone Fireplace and Wood-Burning Stove
- Utility Room and Family Shower Room
- Ample Parking and an Attached Garage for Storage or Hobbies

- Twice Extended with Superb Attention to Quality and Efficiency
- Elegant Kitchen with Central Island and Breakfast Bar
- Four Generous Bedrooms with Master En-Suite
- Generous Landscaped Garden with Picturesque Open-Field Outlook
- EPC - D

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PROPERTY LAUNCH - Saturday 1st October between 10:30am and 12:30pm. Contact Hunters today to book your private viewing appt.

Oaks Cottage is a truly exceptional detached home that perfectly combines period charm with a contemporary and elegant interior. Thoughtfully extended twice by the current owner, the property showcases impressive attention to detail, with every enhancement designed for both quality and comfort. At the heart of the home lies a stunning open-plan kitchen, dining and family room, finished to an outstanding specification. This superb space features luxurious tiled flooring with underfloor heating, a beautifully designed kitchen with central island and breakfast bar, and a welcoming family area where large bi-folding doors open seamlessly to the picturesque rear garden. The adjoining dining area offers wonderful flexibility, providing the perfect setting for both relaxed family meals and larger gatherings with friends.

The charm of the cottage continues into the separate cosy living room, where a striking sandstone fireplace with wood-burning stove creates an inviting focal point. Exposed beams flow throughout, enhancing the warm and characterful feel of the home. There are four generously sized bedrooms, including a stylish master with en-suite shower room, as well as a modern family shower room conveniently positioned off the utility. For added practicality, the attached garage provides excellent space for storage or hobbies.

Outside, the rear garden has been thoughtfully landscaped to take full advantage of the peaceful open-field outlook and features a beautifully tiled seating area, ideal for alfresco dining and entertaining. To the front, the spacious driveway offers ample off-road parking. Combining traditional character with modern luxury, Oaks Cottage is a home of rare quality, contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:

Oil-Fired Central Heating

Double Glazing Throughout

EPC - D

Council Tax Band - C

Kirkpatrick Fleming is a picturesque village in Dumfries and Galloway, offering a peaceful rural setting with excellent access to nearby towns such as Lockerbie, Annan, and Gretna. The village features a well-regarded primary school, a traditional pub, a village hall, a local shop, and a historic church, all contributing to its warm, close-knit community feel. Surrounded by beautiful countryside, it's perfect for those who enjoy outdoor living, while the nearby A74(M) and mainline rail links from Lockerbie provide easy connections to Carlisle, Glasgow, and Edinburgh—making it an ideal base for both families and commuters.

Tel: 01387 245898

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal door to the living room, and two double glazed windows to the front aspect.

LIVING ROOM

Double glazed window to the front aspect, designer vertical radiator, feature sandstone fireplace with inset wood-burning stove, exposed beam to the ceiling, and internal doors to the hallway and open kitchen dining & family room.

KITCHEN, DINING & FAMILY ROOM

An open-plan kitchen, dining and family room, complete with vaulted ceiling, recessed spotlights and tiled flooring with underfloor heating throughout.

Kitchen Area:

Fitted kitchen with central island and breakfast bar, comprising a range of base, wall, drawer and tall units with matching Quartz worksurfaces, splashback and upstands above. Integrated eye-level electric double oven with grill, electric induction hob, extractor unit, one and a half bowl 'Quartz' sink with mixer tap, integrated dishwasher, space for a fridge freezer, and a double glazed window to the rear aspect.

Dining Area:

Double glazed patio doors to the rear garden and an internal door to the utility room.

Family Area:

Double glazed bi-folding doors to the rear garden and a double glazed window to the rear aspect.

UTILITY ROOM

Fitted base and wall units with worksurfaces and tiled splashbacks above. Space and plumbing for a washing machine, space for a tumble drier, one and a half bowl stainless steel sink with mixer tap, recessed spotlights, underfloor heating and an internal doors to the shower room and garage.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin and shower enclosure with mains shower unit. Part-boarded walls, underfloor heating, recessed spotlights, extractor fan and an obscured double glazed window.

HALLWAY

Internal doors to four bedrooms, two double glazed windows to the front aspect, and a radiator.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

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

En-Suite:

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

BEDROOM TWO

Double glazed window to the rear aspect, radiator, and a loft-access point with pull-down ladder.

BEDROOM THREE

Double glazed window to the rear aspect, radiator, and an exposed beam to the ceiling.

BEDROOM FOUR

Double glazed window to the rear aspect, radiator, exposed beam to the ceiling, and a loft-access point.

EXTERNAL:

Driveway/Parking:

To the front of the property is a large driveway providing off-road parking for multiple vehicles, with ample space for a caravan, campervan, or trailers. The driveway gives access to the attached garage, along with gates and pathways on both sides of the property leading to the rear garden.

Rear Garden:

To the rear of the property is a generous garden featuring a spacious tiled seating area directly outside the bi-folding doors of the kitchen, dining, and family room, along with a large lawn bordered by mature trees and offering an open-field outlook. Further to the rear elevation is an additional garden area, also accessible from the kitchen, dining, and family room patio doors, which includes a concrete hardstanding, lawn, and further open-field views.

GARAGE

Manual up and over garage door, pedestrian access door to the rear garden, loft-access point, power, lighting, freestanding oil-fired boiler and water tank. The loft includes a pull-down ladder, radiator, power and a double glazed window.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [thinnest.iron.rooting](https://www.what3words.com/thinnest.iron.rooting)

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





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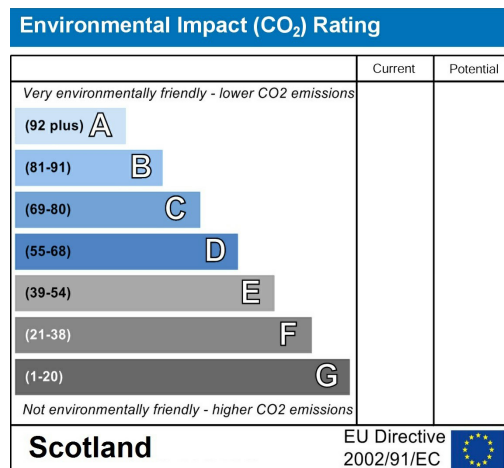
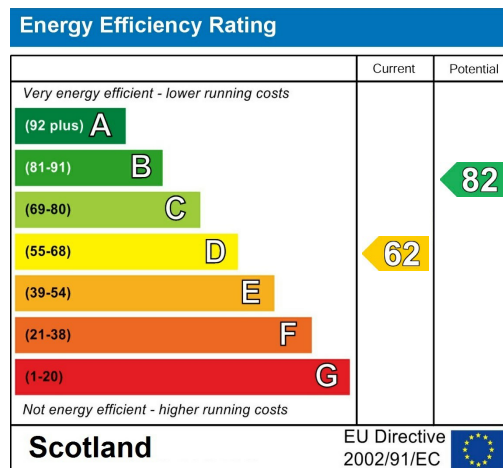
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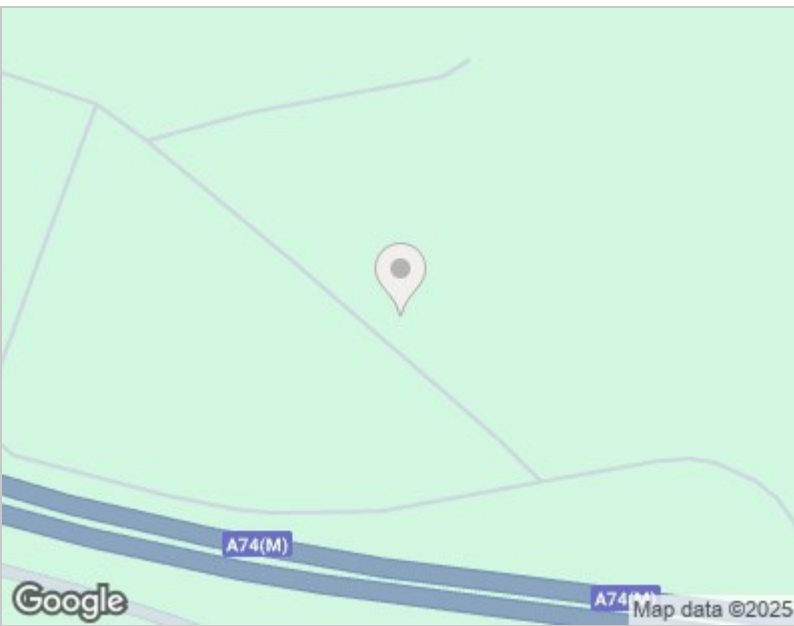
Energy Efficiency Graph



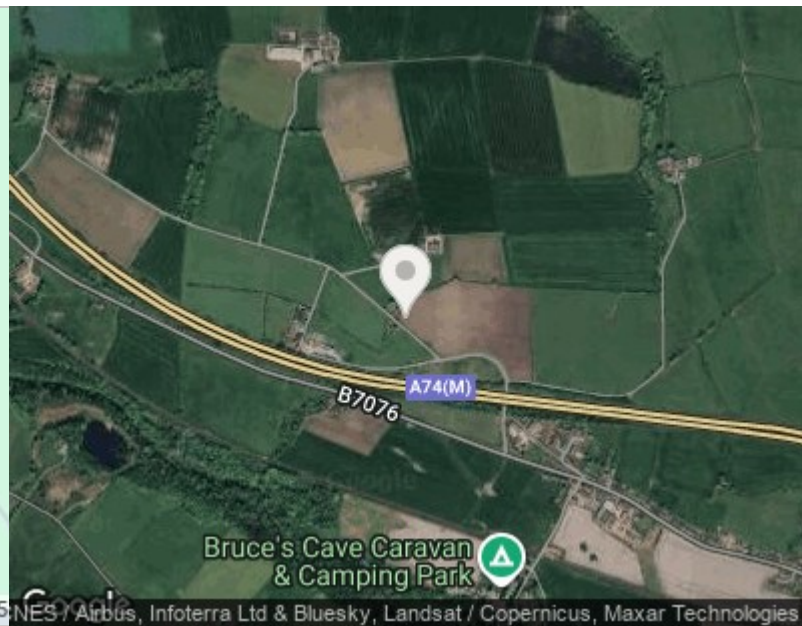
Viewing

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

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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