

Langholm

Call 01387 380482

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Meadowbank, Canonbie

DG14 0TP

Offers Over £450,000



Enjoying a peaceful rural setting with stunning uninterrupted countryside views, this spacious detached dormer-style home sits within approximately 1 acre of gardens and paddock land. Offering flexible family accommodation over two floors, the property features a lounge with French doors opening to the front, spacious kitchen/family room, utility room, five bedrooms (one en-suite), a family bathroom and ground floor wet room. A decked veranda to the front provides the perfect space to relax and enjoy the surrounding scenery. Further benefits of this unique property includes a ground source heating system with underfloor heating to the ground floor and full double glazing. Conveniently located within easy reach of Langholm 9 miles and Annan 11 miles. Access to the motorway network is only 6 miles and the city of Carlisle is a 30 minute drive away.



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Entrance Hall
Large Kitchen and Family Room
Utility Room
Lounge
Bedroom 1/Dressing Room
Shower Room/Wet Room

First Floor
First Floor Landing
Storage Cupboards
4 Double Bedrooms (1 en-suite)
Family Bathroom

Outside
Extensive Garden Ground
Paddock
Open Fronted Double Garage
Timber Workshop
Summer House



Description

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EPC

C.

Council Tax Band

F.

Services

Mains water and electricity. Ground source heating system. Private Septic tank drainage.

Fixtures and Fittings

All blinds, carpets and floor coverings throughout the property are included in the sale price.

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

 **CULLEN KILSHAW**
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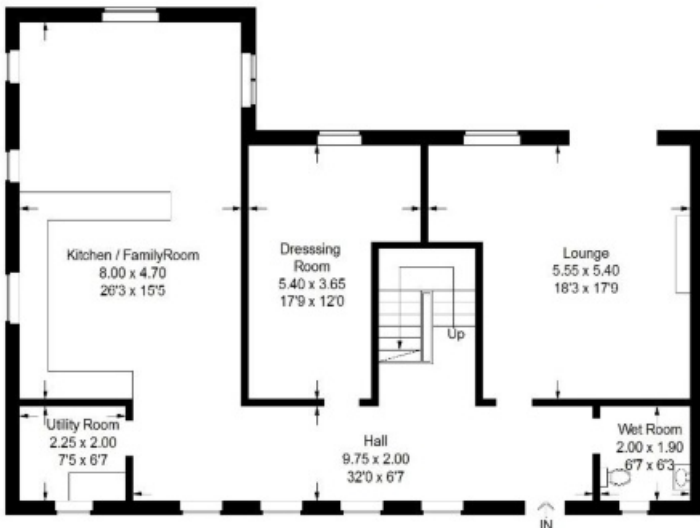
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Meadowbank, Canonbie

Approximate Gross Internal Area = 211.5 sq m / 2277 sq ft



Ground Floor



Attic Floor

Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1304503)

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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.