



Kennels
Stapleton | Annan | Dumfriesshire | DG12 6RG

KENNELS

Kennels is located just over three miles from Annan and enjoys a prime semi-rural position with superb open views to the Lake District mountains and Cumbrian coastline.

Kennels was originally built in 1900 as the kennels for Stapleton Estate. The property has been substantially altered since then and the present owners have also undertaken a full refurbishment over the past fifteen years. Recent improvements include reroofing, a complete electrical rewire, the addition of underfloor heating on both floors, and the installation of WERU triple glazed windows throughout. All internal walls have been insulated, a contemporary kitchen and new bathrooms are evident, there is now a biomass wood pellet boiler, and a galvanised steel frame garage/outbuilding has been erected. While not exhaustive, this list illustrates the scope and extent of the renovation works.



KEY FEATURES

The property is set within circa 1.5 acres of beautiful, well stocked gardens, and there is a generous asphalt driveway with electric sliding gate and pillared entrance, and a large steel frame outbuilding/garage with insulated panelling and polished concrete floor.

Finally, there is the option to purchase 6.09 acres of amenity woodland separately. This is accessed from a gate in the garden and there is also a registered right of access from the minor roadway to the rear.

Accommodation

A solid steel WERU door opens into a welcoming entrance porch, with vaulted ceiling, glazing on three elevations and tiled floor. A glazed inner door then opens into the generous entrance hall, which doubles up as a cosy reception space with a Morso wood burning stove. The superb large open plan kitchen/dining/family room is zoned into different usable spaces, with a snug area, sunken living/dining area and a contemporary kitchen right in the heart of it. The kitchen was designed and fitted by Kitchens International and features an electric AGA, and built-in appliances to include a built-in fridge freezer with ice dispenser, a Siemens microwave, plate warmer and coffee machine, an integrated Miele dishwasher and a Quooker boiling water tap. Impressive sliding doors open out to the terrace and garden.

A well-proportioned utility room complements the kitchen and features useful fitted storage, a sink and plumbing for white goods, and there is a stylish ground floor cloakroom/WC.

The principal bedroom suite is located on the ground floor. With an engineered maple floor, this generously sized bedroom boasts two sets of fitted wardrobes, a dressing area or reading nook, views over the garden and a modern ensuite shower room.















A wide, solid oak staircase rises to the first floor where the impressive open plan drawing room can be found. This room has been designed to enjoy the best of the open views towards the Lake District, via large windows to the front elevation and sliding doors to a fantastic balcony. The room also features a vaulted ceiling, windows on three elevations and an engineered oak floor.

Also on the first floor are two double bedrooms, both of which have built-in wardrobes, with one also having an ensuite shower room. There is a family bathroom, comprising corner shower cubicle and a separate bath, and a useful office, accessed via double doors from the drawing room, with built-in desk and storage.

In summary, this is a highly impressive property with so much character, superb views and very high-quality fixtures and fittings throughout.













OUTSIDE

A smart pillared entrance with electric sliding gate opens into a generous asphalt driveway with ample parking and turning.

The garage/outbuilding is a galvanised steel frame structure that measures approximately 168 sqm, with Steadman's insulated panels, polished concrete floor and two electronically operated doors. There is an array of 25 solar panels to the roof, with a 6.5kW array, and 9 years of Feed in Tarriff remaining (transferable to a new owner). The outbuilding also houses the wood pellet biomass boiler.

Gardens

The well-tended gardens wrap around the property and are an absolute delight. Predominantly laid to lawn with established flowering borders, there are also espalier apple trees, raised beds, mature trees and bushes and paved terraces; ideal for alfresco entertaining. A small stream traverses through the garden, following the field boundary to the front. Boundaries are formed in hedging and post and wire fencing, and the garden enjoys a high level of privacy.

Local Area

The property is in a desirable area just a few miles from the charming town of Annan in Dumfries and Galloway. Annan is known for its welcoming community, rich history, and scenic surroundings, offering a blend of rural beauty and convenient town living. For commuters, Annan railway station is just a short drive away, providing regular services to both Carlisle and Glasgow, making it ideal for those who travel for work or leisure. The nearby A75 provides easy road access to the M74, connecting to major cities across Scotland and Northern England.

The town itself boasts a variety of amenities, including supermarkets, independent shops, cafes, and restaurants. For families, the property is well-served by excellent local schools, such as Newington Primary School and Annan Academy, both offering high-quality education.

Residents can also enjoy a range of outdoor activities, with the beautiful Solway Coast just a short drive away, offering opportunities for scenic walks, cycling, and wildlife watching. Additionally, nearby towns such as Carlisle, Gretna and Dumfries provide further amenities, including shopping centres, leisure facilities, and healthcare services.



Directions:

From Annan take the B6357 for approximately one mile, then turn left at the crossroads. Continue along this minor road for approximately 0.5 mile and the property can be found on the left-hand side.

What3words: ///flow.departure remodel

Note: There is the option to purchase 6.09 acres of amenity woodland separately. This is accessed from a gate in the garden and there is also a registered right of access from the minor roadway to the rear of the woodland. Please see land plan and do enquire if you have any questions.

Services: Mains water and electricity, private drainage to septic tank (registered with SEPA). Wet underfloor heating system to ground and first floors, with all rooms thermostatically controlled and powered by wood pellet biomass boiler (back up oil boiler). PVC-u-aluminium triple glazed windows and patio doors. Cat 5E wiring throughout. CCTV system (8 cameras). Burglar alarm. Ground floor windows are all alarmed. 25 solar panels (6.5kW) with transferable feed-in tariff (9 years remaining). This is a very energy-efficient property.

Local Authority: Dumfries & Galloway Council – Band G

EPC: C

Home Report: A copy of the Home Report is available on request from Fine & Country Scotland.

Viewings: Strictly by appointment with the sole selling agents, Fine & Country Scotland.

Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country Scotland by email to scotland@fineandcountry.com

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks when an offer is accepted. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

Referrals: Fine & Country work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.





Kennels, Stapleton, Annan



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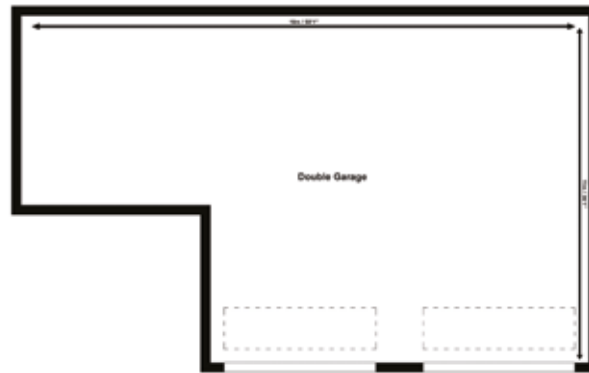
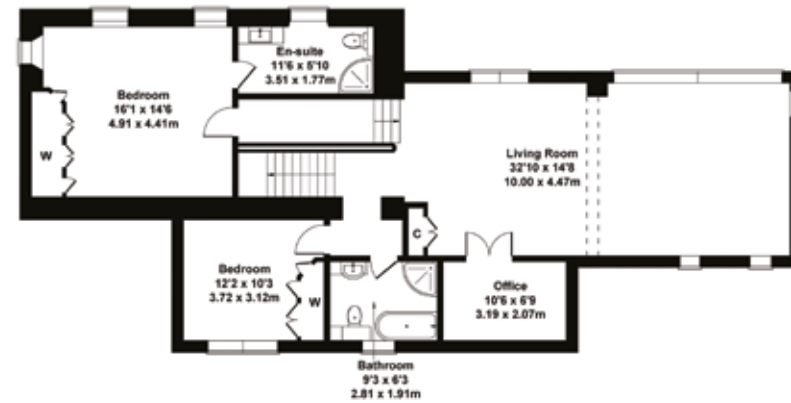
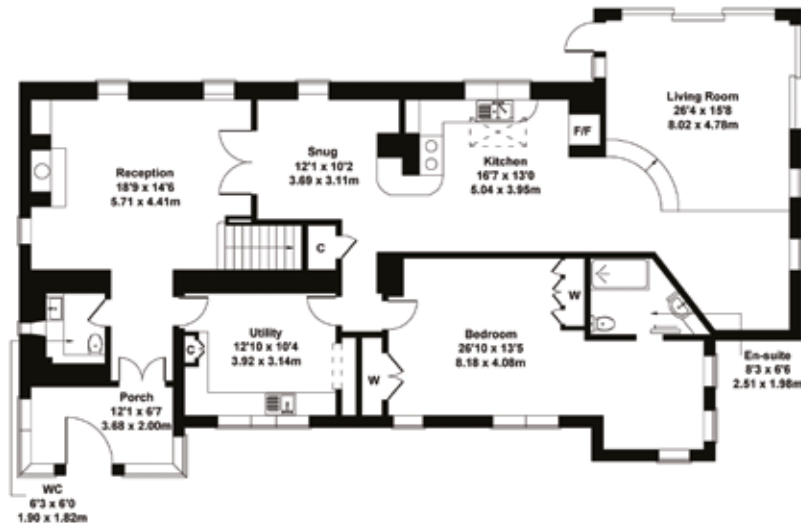
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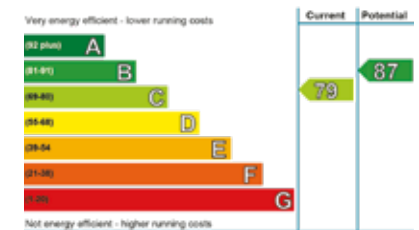
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Kennels

Approximate Gross Internal Area
4919 sq ft - 457 sq m



Not to Scale. Produced by The Plan Portal 2026
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