



## The Firs, Hall Road

Ecclefechan, DG11 3DY

Offers Over £370,000



- Substantial Detached Grade C Listed Victorian Home
- Ideal for Equestrian Use, Development or Home Business
- Three Spacious Reception Rooms & Large Family Kitchen
- Two Generous Attic Rooms Offering Further Potential
- Peacefully Located in Ecclefechan Village
- Versatile Accommodation Set Over Three Floors
- Multiple Outbuildings, Mature Gardens & Sizeable Paddock
- Four Double Bedrooms Plus Family Bathroom
- Ample Off-Road Parking & Private Outdoor Space
- EPC - E



# The Firs, Hall Road

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**\*\*VERBAL OFFER ACCEPTED\*\***

The Firs offers an excellent opportunity to acquire a detached Grade C listed home, providing generous space and superb potential. With multiple outbuildings, expansive gardens and a sizeable paddock, the property is well suited to a variety of buyers, including those with equestrian interests, developers, or anyone seeking to run a business from home. Dating back to the Victorian era, this characterful home is arranged over three floors and includes three reception rooms, a spacious kitchen, four double bedrooms and a family bathroom. The attic level features two substantial rooms, offering further flexibility.

Externally, the mature gardens create a private setting for outdoor relaxation and entertaining, complemented by ample off-road parking. Together with the land and outbuildings, the property provides a wealth of opportunities to shape a truly unique home and lifestyle. A viewing is highly recommended to fully appreciate the setting, space and potential this excellent property presents.

The accommodation, which has oil-fired central heating and double glazing throughout, briefly comprises a vestibule, hallway, three reception rooms, kitchen and rear hall to the ground floor with a landing, four bedrooms, family bathroom and WC to the first floor and a landing, two attic rooms and a store room to the second floor. Externally there is ample off-road parking, multiple outbuildings, gardens and paddock.

EPC - E and Council Tax Band - F.

Ecclefechan is a picturesque and well-connected village, located just south of Lockerbie, combining a warm community atmosphere with everyday convenience. The village offers a good range of local amenities, including the popular Cressfield Hotel with its pub and restaurant, a handy convenience store, and a well-regarded primary school, making it particularly appealing to families. Commuters benefit from excellent transport links, with the A74(M) only minutes away, providing swift connections north to Glasgow and Edinburgh and south towards Carlisle and the Borders. For rail travel, Lockerbie Railway Station is within easy reach, offering direct services on the West Coast Mainline for fast and reliable journeys both north and south.

Tel: 01387 245898

## GROUND FLOOR:

### VESTIBULE

Entrance door from the front, internal door to the hallway with obscured-glazed side-panel windows, and mosaic tiled flooring.

### HALLWAY

Internal doors to three reception rooms, radiator and stairs to the first floor landing with an under-stairs cupboard.

### RECEPTION ONE

Double glazed sash window to the front aspect, double glazed window to the side aspect, two radiators and a fireplace with inset multi-fuel stove.

### RECEPTION TWO

Double glazed sash window to the front aspect, radiator, fireplace with inset multi-fuel stove and an internal door to the kitchen.

### RECEPTION THREE/CRAFT ROOM

Double glazed window to the rear aspect, double glazed window to the side aspect, radiator and a feature fireplace.

### KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Freestanding 'FLAVEL' electric range cooker, extractor unit, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge freezer, one and a half bowl sink with mixer tap, radiator, tiled flooring, internal door to the rear hall and a double glazed window to the rear aspect.

### REAR HALL

External door to the side driveway, freestanding oil boiler, and tiled flooring.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway with an obscured double glazed window, internal doors to four bedrooms, family bathroom and WC, and an access door to the staircase to the second floor landing.

### BEDROOM ONE

Double glazed sash window to the front aspect, radiator and a pedestal wash basin.

### BEDROOM TWO

Double glazed sash window to the front aspect, radiator, pedestal wash basin and a decorative fireplace.

### BEDROOM THREE

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

### BEDROOM FOUR

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

### FAMILY BATHROOM

Four piece suite comprising a vanity unit with storage, WC and wash basin, corner bathtub and a quadrant shower enclosure with electric shower unit. Part-boarded walls, towel radiator and an obscured double glazed window.

### WC

WC, vanity unit with wash basin, part-tiled walls and an obscured single glazed window.

## SECOND FLOOR:

### LANDING

Stairs up from the first floor landing, internal doors to two attic rooms and store, and a double glazed window to the rear aspect.

### ATTIC ROOM ONE

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

### ATTIC ROOM TWO

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

### STORE ROOM

Access door from the landing.

### EXTERNAL:

Front Driveway & Parking:

Accessing the plot via a large driveway with gate, there is off-road parking for numerous vehicles within a gravelled parking area to the front of the property, with further vehicular access to the side of the property towards the rear courtyard.

Front Garden, Side Garden & Paddock:

The front and side gardens are of generous size and include mature trees and shrubs, along with a small paved seating area to the front of the property. The oil-tank is situated within the side garden. The large paddock is situated to the front of the property, running along side the driveway, fully-enclosed and benefitting gated access from the driveway.

Rear Courtyard & Secret Garden/Paddock:

To the rear of the property is a gated and block-paved courtyard area which is suitable for additional off-road parking. Access from this courtyard area into each of the seven attached outbuildings/stores. Accessible through one of the outbuildings is a large area of secret garden/paddock, which includes a lean-to storage area.

### OUTBUILDINGS/STORED

Totalling seven outbuildings and suitable for a variety of uses including storage, garage, stables or potential conversion, subject to permissions. Two of the outbuildings are vehicular accessible, one of which further allows for vehicular access to the secret garden/paddock area to the rear.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - dairy.serves.superbly

### AML DISCLOSURE:

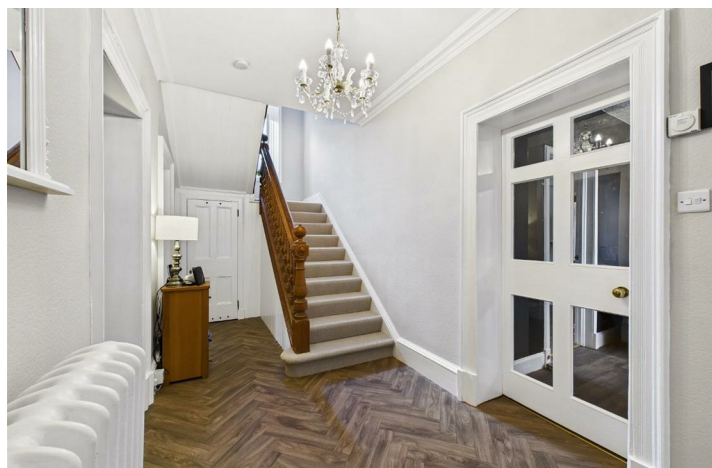
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

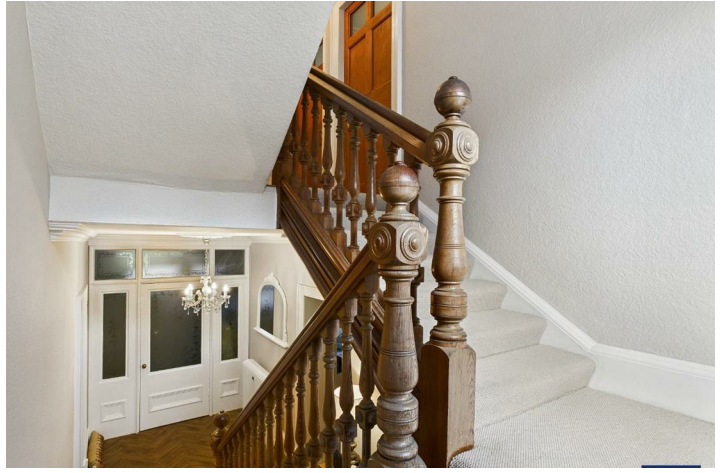
The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.



## Floorplan



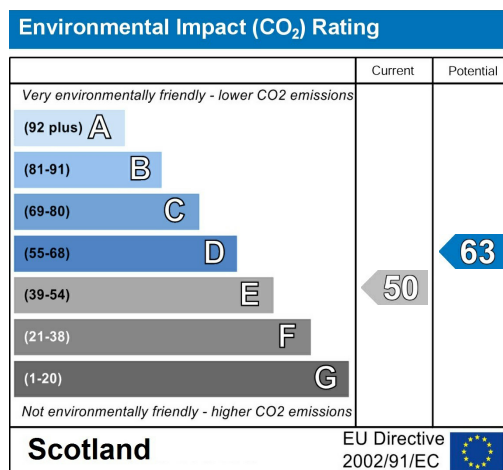
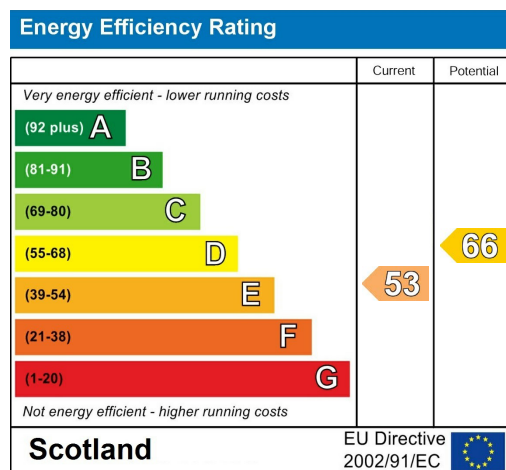








## Energy Efficiency Graph

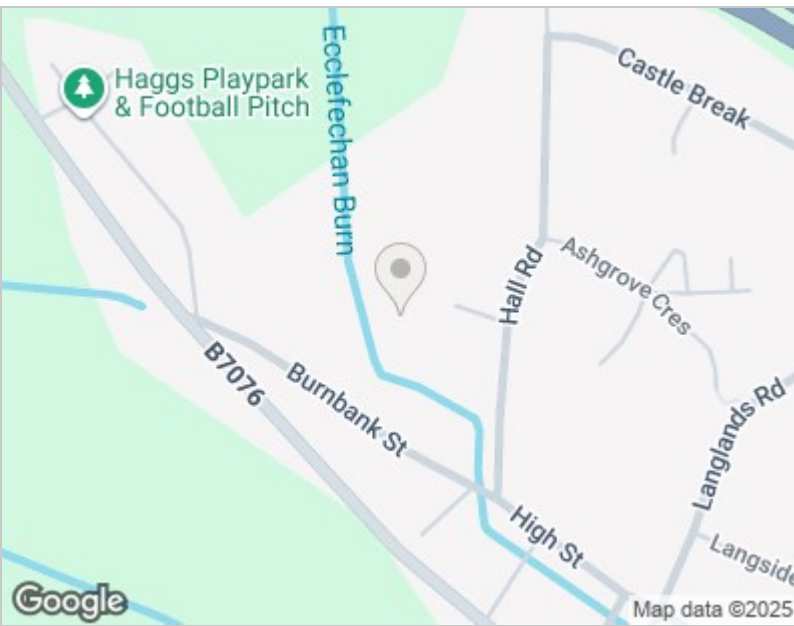


## Viewing

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







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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