

Stevenson & Johnstone

solicitors and estate agents

LOOPHILL Canonbie



Exceptional detached farmhouse in elevated position commanding fine views over the surrounding countryside. The property has been tastefully refurbished and modernised and is in excellent order throughout. There is a range of outbuildings one of which has been converted to provide office accommodation and the other has planning consent for conversion to a dwellinghouse.

Offers Over £470,000.00

Features

Vestibule. Sitting Room. Living Room. Hallway. Study. Dining Kitchen. Utility Room. Conservatory. Shower Room. 4 Bedrooms. Bathroom. Oil Fired Central Heating. Double Glazing. Garage. Large Garden. Offices. Outbuildings.

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Vestibule:-

Solid wood entrance door to vestibule. Tiled floor. Double glazed window to front. Radiator. Coat hanging facilities. Wood/glass panelled door to Sitting room.

Drawing Room: 25' 8" x 14' 11" (7.85 x 4.60)

Open fire set in slate and tiled hearth with wood surround. Recessed shelved book cases to either side of fireplace. Double glazed window to front. 2 x radiators. Cornice to ceiling. Picture lights to walls. Door to hallway. Door to bedroom. Open staircase to 1st floor landing.



Bedroom 1: 12' 8" x 13' 6" (3.90 x 4.10)

Double bedroom. Open fire with tiled hearth and wood mantle. Double glazed window to front. Radiator. Panel heater.

Hallway:-

Shelved office area with internet and telephone points. 2 x radiators. Access to loft space. 2 x velux windows. Small window to rear yard. Door to study.



Shower Room:-

Shower cubicle with electric shower system. Tiles to cubicle walls. Wash hand basin. W.C. Radiator. Heated towel rail. Shaver point. Wall mounted fan heater. Double glazed window.

Study: 10' x 5' 8" (3.05 x 1.70)

Double glazed window to front. Coombed ceiling. Door to hallway.



Bedroom 2: 10' 7" x 12' 4" overall (3.25 x 3.75)

Radiator. 2 x windows to rear yard.

Living Room: 12' 6" x 13' 8" (3.80 x 4.15)

Multi-fuel stove set in stone hearth with wood surround. Double glazed window to front. Cornice to ceiling. Shelved recess. Storage cupboard. T.V. point.



First Floor Landing:-

Double glazed window to rear. Radiator. Storage cupboard

Bedroom 3: 14' 3" x 13' 1" (4.35 x 3.95)

Double glazed window to the front. Coomed ceiling. Radiator.

Bathroom:-

Wash hand basin. W.C. Bath. Heated towel rail. Double glazed window to front. Wall heater. Part tiles to walls.

Bedroom 4: 10' 6" x 14' (3.20 x 4.35)

Wall panel heater. Double glazed window to front. Radiator. Fitted wardrobes to one full wall. Coombed ceiling. T.V. point.



Dining/Kitchen: 15' x 23' 4" (4.60 x 7.10')

Full range of fitted floor and wall units. Wood panelling to part walls. Stainless steel sink and drainer. Wood flooring. Oil fired Aga Cooker. Radiator. 2 x double glazed windows to rear. Door to utility room. French doors to conservatory.

Conservatory: 11' 8" x 12' 3" (3.55 x 3.75)

Fully double glazed conservatory with perspex roof. Wood flooring. Door to patio and garden. Beautiful panoramic views over the surrounding countryside.

Utility Room: 15' x 7' 9" (2.40 x 4.60)

Base units. Stainless steel sink and double drainer. Wood flooring. Plumbed for washing machine. Large double glazed window to side. Coat hanging facilities. Access to loft space.

Stabling:-

Various outbuildings surround a large yard with ample parking space. Dog kennels with run attached. Large corrugated tin shed. One large outbuilding (formerly a byre and garage) now has Planning Permission for conversion to a dwellinghouse.

Offices:

Further outbuilding has been converted into offices. Main entrance door. Large walk-in storage room. Office 1: 10' 3" x 17' (3.10 x 5.20) Double glazed window to front. Various power points and Telephone point. Office 2: 14' 7" x 29' 7" (4.45 x 9.00) 3 Double glazed windows to front. Shelves to 1 wall. 2 panel heaters. Telephone point. Various power points. Spotlights to ceiling.

Garden:-

To the front of the property is a lawned garden edged with flower/shrub beds and enclosed by a stone dyke wall. Gravelled pathway leads around the side of house to a gravelled patio area and steps up to the conservatory.



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General

Address:

LOOPHILL
Canonbie
Dumfries & Galloway
DG14 0XW

Amenities:

Mains water and electricity. Private septic tank drainage. Oil fired central heating. Double glazing.

Extras:

All curtains, carpets and floor coverings are included in the sale price.

Entry:

By arrangement

Price:

Offers Over £470,000.00

Viewing:

By arrangement with the selling agents Stevenson & Johnstone (Tel: 013873 80482)

Offers:

Offers should be submitted in correct Scottish legal terms to the selling agents Stevenson & Johnstone Solicitors and Estate Agents, 38 High Street, Langholm through whom all negotiations must be conducted.

Tenure:

Freehold

N.B

These particulars, whilst believed to be correct, are not guaranteed and intending purchasers must satisfy themselves as to the accuracy of the information and measurements contained herein.