

# Stevenson & Johnstone

solicitors and estate agents

## ROWANBURN HALL Rowanburn Canonbie



Built in 1860-1863 this former primary school and headmaster's home has been tastefully refurbished to form a stunning 5 bedrooomed dwellinghouse retaining its recognisable old bell tower and many other original features. Situated on the edge of the peaceful hamlet of Rowanburn with open views over the surrounding countryside the property boasts a large reception room, library and a fully fitted kitchen with oil fired AGA cooker and central heating throughout. Viewing is highly recommended.

**Price Region £375,000.00**

### Features

**Entrance Porch. Reception Hall. Library. Kitchen. 2 Shower Rooms. Bathroom. 5 Bedrooms. Sun Room. Large Garden. Decked Area with Hot Tub. Garage. Oil Fired Central Heating.**

Property Shop  
38 High Street  
Langholm  
Dumfries & Galloway  
DG13 0JH

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## Entrance Porch:-

Tiled floor and double doors to hallway.

## Understairs Cupboard:-

Built-in wine rack. Coat hanging facilities.

## First Shower Room: 9' 4" x 5' 5" (2.9m x 1.7m)

Shower cubicle with Mira shower system. W.C. and wash hand basin. Original wood floorboards.

## Library: 13' 11" x 13' 8" (4.3m x 4.2m)

Sandstone fireplace. Built-in bookshelves. Original wood floorboards.

## Kitchen: 15' 8" x 13' 11" (4.8m x 4.3m)

Fitted kitchen with oak worktops. Feature lighting. Belfast sink. Island unit. Double oven oil fired AGA cooker. Integrated dishwasher, fridge and freezer. External stable door.

## Reception Hall: 35' 7" x 22' 6" (10.9m x 6.9m)

Originally the old classroom this has been tastefully refurbished to form a reception room. Wood burning stove set in a sandstone fireplace. Wood panelling to walls and wood floorboards. Open wood spindle staircase to first floor.

## Sun Room: 14' 1" x 7' 11" (4.3m x 2.4m)

Solid oak flooring. Door to a second shower room. Double doors lead to a decked seating area in the garden and a 6 person Canadian Hot Tub with feature lighting set in a private south facing direction.

## Second Shower Room: 9' 2" x 7' 11" (2.8m x 2.4m)

Shower cubicle with Mira shower system. W.C. and wash hand basin. Built-in cupboard housing central heating boiler and plumbing for washing machine.

## Bedroom 1: 13' 2" x 13' 2" (4.0m x 4.0m)

## Bedroom 2: 14' 1" x 13' 2" (4.3m x 4.0m)

## Passageway:-

Feature lighting and wood beams, leading to remaining bedrooms. Large storage cupboard.

## Bedroom 3: 17' 3" x 8' 3" (5.3m x 2.5m)

Feature beams.

## Bedroom 4: 13' 5" x 10' 6" (4.1m x 3.2m)

Feature beams and large windows to appreciate the rural views.

## Bedroom 5/Study: 10' 1" x 7' 3" (3.1m x 2.2m)

Feature beams

## Bathroom: 6' 9" x 6' 7" (2.1m x 2.0m)

Roll top bath. W.C. Wash hand basin. Feature beams and lighting.



**Garden:-**

Mature enclosed lawned gardens with fruit trees give way to a private decked area with six person Canadian hot tub and feature lighting and is accessible from the sun room.

**Garage:-**

Wood framed single car garage with power and heat exchanger for hot tub.



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## General

**Address:**

ROWANBURN HALL  
Rowanburn  
Canonbie  
Dumfries & Galloway  
DG14 0RQ

**Amenities:**

Mains electricity, water and drainage. Oil fired central heating.

**Council Tax:**

The property is currently assessed at band A

**Entry:**

By arrangement

**Price:**

£375,000.00

**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.

**Directions:**

Travel North from Carlisle on A7 turn right towards Canonbie on the B7201. Once through Canonbie climb the hill to Rowanburn. The property sits on the right hand side in the village.

**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.

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