

Stevenson & Johnstone

solicitors and estate agents

ST. ANN'S Hallpath Langholm



Substantial detached mansion house set in an elevated position overlooking the town of Langholm and surrounding countryside. The property has bright and spacious living accommodation and retains many of its period features. The dwelling requires modernisation to form an excellent family home but with potential to provide letting rooms or bed and breakfast. Extensive garden ground. Oil fired central heating. Stone built garage and outhouses.

Price Region £365,000.00

Features

Vestibule. Entrance Hall. Sitting Room. Dining Room. Study. Kitchen. Utility Room. Shower Room. Master Bedroom with en-suite. 4 Further Double Bedrooms. Bathroom. Toilet. 3 Large Attic Rooms. Boxroom. Gas Fired Aga. Oil Fired Central Heating. Large Garden Ground. Garage and Outbuildings.

Property Shop
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Entrance Vestibule:-

Painted solid wood entrance door. Mosaic tiles to floor. Coat hanging facilities. Wood/glass panelled door with glass side panels to hallway.

Hallway:-

Coloured mosaic floor tiles. Cornice to ceiling. Stairs to first floor landing. Radiator. Open through to rear hallway. Further radiator. Under stairs storage cupboard. Large walk-in larder. Doors to utility room, kitchen and shower room.

Sitting Room: 19' 6" x 15' 9" (into bay window) (5.95 x 4.80)

Open fire set in slate hearth with marble surround and mantle. Large bay window to front. Further window to side. Windows are of sash design with wood panelling to sides. Views over the town and surrounding hills. 2 radiators. Original decorative cornice to ceiling.



Dining Room: 17' 3" x 19' 2" (into bay window) (5.25 x 5.85)

Open fire set in tiled hearth and wood fender with marble surround and mantle. Bay window to front and further window to side. Views over Langholm and surrounding countryside. 2 radiators. Picture rail around room. Storage cupboard to fireplace wall.



Study: 15' 5" x 9' 7" (4.70 x 2.90)

2 windows to the rear. Radiator. Gas fire set in carved wood mantle and surround. Wood shelving to part walls.



Utility Room: 10' 10" x 15' 9" (3.30 x 4.80)

Stainless steel sink set in base unit. Oil fired central heating boiler. Base units with worktops. Tiles to floor. Shelving to part walls. Plumbed for washing machine. Sash window to side. Door to kitchen. Door to rear hall.

Kitchen: 11' 6" x 15' 5" (3.50 x 4.70)

Gas fired Aga. Fitted floor and wall units. Stainless steel sink and double drainer. Shelved display recess. Sash window to side. Wood panelling below dado height. Electric meter.



Shower Room & W.C.:-

Coloured wash hand basin and W.C. Separate double shower cubicle with mains powered shower system. Tiles to cubicle walls. Sash window to rear. Wall mounted fan heater.

Rear Hall:-

Large walk-in shelved larder. Solid wood door to rear. Shower Room.

First Floor Landing:-

Wrought iron staircase with wood banister. Radiator. Staircase leads on up to attic.

Bathroom: 9' 9" x 9' 5" (2.95 x 2.90)

Low access bath. Wash hand basin. Heated towel rail. Wood panelling to walls. Radiator. Sash window to side.



Toilet:-

W.C. Wood panelling below dado height. Sash window to rear.

Master Bedroom: 16' x 17' 2" (4.85 x 5.25)

Master bedroom with en-suite facilities. Large bay window overlooking town and countryside. Sash window to side. 2 radiators. Original fireplace with painted carved wood surround and mantle. Door to en-suite bathroom. Bathroom: 9' 10" x 7' 10" (3.00 x 2.40) Wash hand basin. W.C. Bath. Tiles to bath wall. Storage cupboard. Radiator. Heated towel rail. Sash window to front.

Bedroom 2: 17' 2" x 15' 9" (5.25 x 4.80)

Original fireplace with painted carved wood surround and mantle. Bay window to front and sash window to side. Wash hand basin in vanity unit. Mirror and shaver point. 2 x radiators.

Bedroom 3: 15' 10" x 11' 7" (4.85 x 3.55)

Original fire place with painted wood surround and mantle. Sash window to rear. 2 x radiators.

Bedroom 4: 12' 4" x 11' 7" overall (3.75 x 3.55)

Radiator. Sash window to side. Built-in storage/airing cupboard housing hot water tank. Built-in cupboard.

Bedroom 5: 13' x 14' 5" (3.95 x 4.40)

Original fireplace with wood surround and mantle. Sash window to side. 2 x radiators. Built-in wardrobe.

Second Floor Landing:-

Wrought iron staircase with wood banister. Open onto landing. 2 skylights. Doors to 4 rooms.

Room 1: 17' 1" x 12' 7" (5.20 x 3.85)

Coombed ceilings. Sky light.

Room 2: 8' 7" x 7' 1" (2.60 x 2.15)

Box room. Shelves to walls. Small hatch gives access into eaves.

Room 3: 16' 7" x 12' 7" overall (5.05 x 3.85)

Wood shelving to one wall. Skylight. Cold water tank.

Room 4: 16' x 19' 5" (4.85 x 5.90)

Wrought iron fire place with wood surround. Window to rear.

Outside:-

To the rear of the property is a large brick built coal/stick house with loading shoot for coal from the main driveway. Adjoining smaller shed. Outdoor water tap. Stone built garage with sliding wooden doors. Storage shed attached with side door to garden. Leanto greenhouse. Storage area for garden equipment. Parking area for 2 vehicles. The property is accessed by a shared single lane driveway. At the topside of the driveway is a vegetable and fruit garden and a large drying green. To the sides and front of the property there are gravelled pathways. Level grassed lawns with variety of well stocked flower/shrub beds. Various mature trees, shrubs and bushes. Oil tank to the side of the property. A pathway (originally the main drive) leads from Hallpath road below through a gate and up through a wooded area to the front garden at St. Ann's.



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General

Address:

ST. ANN'S
Hallpath
Langholm
Dumfries & Galloway
DG13 0EG

Amenities:

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

Extras:

All light fittings, curtains, carpets and floor coverings throughout the property are included in the sale price.

Council Tax:

Valuation Band F.

Entry:

By arrangement

Price:

£365,000.00

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.