ST. ANN’S | Langholm
Guide Price £500,000

Substantial detached 5 bedroom mansion house in elevated position overlooking the town of Langholm and surrounding countryside. Set in extensive garden grounds with a detached garage and potting shed the property boasts bright, spacious accommodation and has been fully refurbished and modernised to retain many period features. EPC = E.

Features:
✓ Aga Cooker     ✓ Coal Fire     ✓ Garage     ✓ Gas Fired Central Heating
✓ Greenhouse     ✓ Large Garden     ✓ Parking     ✓ Potting Shed
✓ Sheds     ✓ Wood Burning Stoves
**Entrance Vestibule:**
Solid wood entrance door. Mosaic tiles to floor. Wood/glass panelled door with glass side panels to hallway.

**Hallway:**
Coloured mosaic floor tiles. Cornice to ceiling. Stairs to first floor landing. Two radiators. Open through to rear hallway. Under stairs storage cupboard. Solid oak wood floor. Solid wood door with glass panel to rear.

**Sitting Room: 19' 6" x 15' 9" (into bay window) (5.95 x 4.80)**
Open fire set in wrought iron with black marble surround and mantle. Large bay window to front. Further window to side. The windows are of sash design with wood panelling to sides. Views over the town and surrounding hills. Carpet to floor. Two radiators. Original decorative cornice to ceilings.

**Dining Room: 17' 3" x 19' 2" (into bay window) (5.25 x 5.85)**
Open fire set in wrought iron with black marble surround and mantle. Bay window to front with further window to the side. Views over Langholm and the surrounding hills. Two radiators. Picture rail around room. Decorative display alcove. Carpet to floor. Original decorative cornice to ceiling.

**Study: 15' 5" x 9' 7" (4.70 x 2.90)**
Wood burner set in original carved wood mantle and surround. Two windows to rear. Carpet to floor. Radiator.
**Shower Room: 6' 2" x 8' 6" (1.90 x 2.60)**


**Kitchen/Family Room: 22' 4" x 15' 4" (6.80 x 4.65)**


**First Floor Landing:-**

Wrought iron staircase with wood banister. Radiator. Carpet to stairs and landing. Staircase leads up to attic landing.

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


**Toilet:-**

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


**En-Suite Shower Room: 9' 10" x 7' 10" (3.00 x 2.40)**


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

Bay window to front with views over the town and countryside. Further window to the side. Carpet to floor. Three radiators.

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

Original fireplace with painted wood surround and mantle. Window to the rear. Two radiators. Carpet to floor.
**Bedroom 4: 12' 4" x 11' 7" (3.75 x 3.55)**


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


**Second Floor Landing:-**

Wrought iron staircase with wood banister. Two sky lights. Doors to 3 rooms.

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

Coombed ceiling. Velux window.

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

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

**Room 3: 16' 7" x 36' 6" overall (5.05 x 11.10)**

Wrought iron fireplace with wood surround. Window to rear. Velux window. Down lights to ceiling.

**Potting Shed and Garage:-**

The potting shed has two windows and glass panelled door. Velux window. Wood burning stove. Shelving and work bench. Door through to

**Garage/workshop:-**

Sliding doors to rear lane. Coal bunker. Power and sockets.
**Gardens:-**

Large lawns around the property. Mature shrubs and trees. Gravelled pathways. Greenhouse. Outdoor water supply. Patio area. Boiler house and storage shed. A pathway (originally the main drive) leads from Hallpath through a gate and up through a wooded area to the front lawn at St. Ann's.

The property is now accessed by a single lane driveway to the rear with parking. At the topside of the driveway is a vegetable and fruit garden together with a large drying green.
Address
St. Ann's
Hallpath
Langholm
Dumfriesshire
DG13 0EG

Amenities:
Mains water, electricity, gas and drainage. Gas fired central heating.

Extras:
All carpets and floor coverings throughout the property are included in the sale price.

Council Tax
Band F

Entry:
by arrangement

Price
Guide Price £500,000

Viewing:
by arrangement with the selling agent Stevenson & Johnstone Tel: 013873 80482.

Tenure:
Freehold