



Rowanburn Hall  
Rowanburn | Canonbie | Dumfriesshire | DG14 0RQ

# ROWANBURN HALL









# KEY FEATURES

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Rowanburn Hall is a fine detached family home set in an attractive and highly accessible rural location close to Canonbie. Formerly the village school and school master's house, this attractive period property is set within a generous garden and has the added benefit of superb open views.

The property is in good condition throughout, with flexible accommodation, quality fixtures and fittings and quirky features, and must be viewed to be appreciated.

## Ground Floor

The property is accessed via a solid wood door that opens into a porch, with half glazed door leading into the reception hall. The hallway offers direct access to the snug, sitting room and kitchen, and there is a carpeted staircase leading to the first floor. The sitting/dining room is the most impressive space, with large windows on two elevations, high ceiling, attractive wooden floor, multi-fuel stove and a secondary staircase rising to the first floor. This room was previously the main room of the school. Adjacent to the sitting room is a useful study or boot room, which boasts direct access to the garden and a modern en suite shower room. The snug is located to the front of the building and enjoys a dual aspect and a wood burning stove set within an attractive stone surround.

The kitchen/breakfast room offers an excellent range of fitted units with complementary worksurfaces, and a central island with breakfast bar. There is an oil-fired Aga, integrated appliances and a charming stable door leading to the garden and driveway.























### First Floor

A carpeted staircase from the ground floor leads up to a landing, with built in storage cupboards. The first floor is extremely charming, with whitewashed timber floors and original beams to the ceiling. There are five bright bedrooms, all of which enjoy an abundance of natural light and open views, and most enjoying original beams to the ceiling. The family bathroom comprises of a free-standing roll top bath, WC and wash hand basin, and a modern shower room, as well as a large box room to the front of the property.

















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## Outside

The property is accessed via a driveway (owned by Rowanburn Hall and shared with neighbouring properties) that culminates in a private parking area. There is room for a garage to be erected if so desired. The mature, well stocked garden wraps around the property and is predominantly laid to lawn, with mature trees and bushes. There is a delightful raised decked area for entertaining, that makes the most of the superb open views to the rear.















## LOCAL AREA

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Rowanburn Hall is located within the heart of the village of Rowanburn, just beyond Canonbie which benefits from a primary school, doctors surgery, post office and pub. The property has excellent road links with Carlisle (M6 J44) approximately 14 miles north and Junction 21 of the M74 approximately 11 miles to the west. A wider range of amenities are available in Longtown and Langholm which are both located 9 miles away.







# INFORMATION

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**Services:**

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

**Directions:**

From the A7, turn off for Canonbie and proceed straight through the village. Continue on this road until you reach Rowanburn. The property is located on the right-hand side immediately opposite the lay-by. A For Sale board has been erected for identification purposes.

**Viewings:**

Strictly by appointment with the sole selling agents, Fine & Country South Scotland.

**Offers:**

All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country South Scotland by email to [southscotland@fineandcountry.com](mailto:southscotland@fineandcountry.com)

**Home Report:**

A copy of the Home Report is available on request from Fine & Country South Scotland.

**EPC:** F

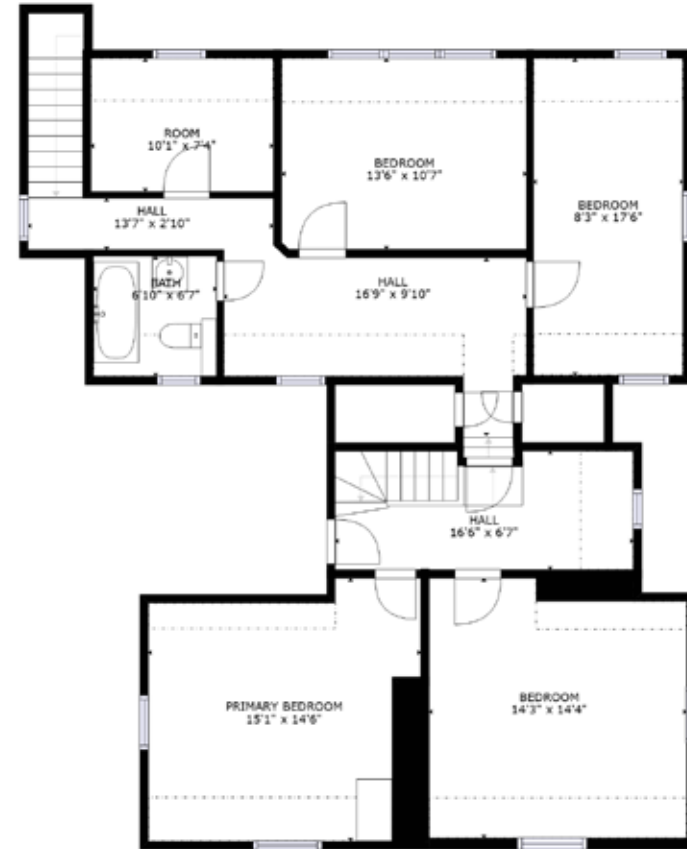
**Local Authority:**

Dumfries & Galloway Council

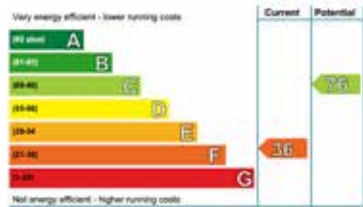




FLOOR 1



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1: 1775 sq. ft, FLOOR 2: 949 sq. ft  
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 259 sq. ft  
 TOTAL: 2724 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed







# FINE & COUNTRY

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Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a successful strategy, emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

THE FINE & COUNTRY  
FOUNDATION

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