



The Rectory
Annan Road | Gretna | Dumfriesshire | DG16 5DH

THE RECTORY



The Rectory is a highly impressive B Listed family home with additional detached office building/ bungalow to the rear, set in a generous plot in the heart of Gretna.

This property offers so much versatility, with room for a dependent relative and/or a business/lifestyle opportunity, subject to the necessary planning permissions.

Built of traditional construction, The Rectory offers bright, well-proportioned rooms, a flexible layout and extremely high-quality fixtures and fittings throughout, with a stylish interior.

The accommodation within the main house comprises of a generous hallway, sitting room, dining room, living room, a stunning kitchen/breakfast room, utility room and cloakroom/WC to the ground floor. Upstairs are five bedrooms (one en-suite) and a superb family bathroom.

The detached office building is built to residential standards and comprises a generous hallway, two large rooms to the front elevation, a fitted kitchen, store room, disabled WC and regular WC.

The sunny grounds include areas of lawn, mature shrubs and bushes, a wood store and timber sheds, and a large gravelled driveway with parking and turning areas to the front and rear of the property.

KEY FEATURES

Ground Floor

A part glazed door to the side of the building opens into the utility/boot room, which has a range of shaker style units and granite worksurfaces, space for white goods, an undermount sink and a clothes pulley. A corridor continues through to the main reception hall, with modern cloakroom/WC off. The hallway has an attractive original balustrade and stair to the first floor, an original fireplace opening (presently not in use), a solid wood floor and a part glazed door to the rear.

The stunning, completely bespoke kitchen offers an excellent array of fitted floor and wall units with granite worksurfaces, and a central island with raised breakfast bar. There is Karndean flooring and two windows to the side elevation. Integrated appliances include Neff induction hob with grill plate and wok burner, steam oven, fan oven, microwave, coffee machine and four warming drawers. In addition, there is an integrated dishwasher, American fridge freezer, wine fridge and pull-out larder cupboard.

The attractive living room enjoys a dual aspect with tall windows, oak flooring and a decorative fireplace opening (presently not in use). Double doors can be opened into the adjacent dining room, which boasts a large window to the front elevation, a built-in cupboard and oak flooring. A cosy sitting room enjoys a dual aspect, oak flooring and a large woodburning stove set on a stone hearth.

Upstairs, five bedrooms are located off a bright and generous landing. The principal bedroom enjoys three large windows on two elevations, and a sliding door to an ensuite shower room, comprising shower cubicle, WC and wash hand basin. There are three further double bedrooms, one with fully fitted bedroom furniture to include dressing table, cupboards and open display shelves, and a single bedroom/study. The family bathroom is fantastic, and extremely generous in proportions, with windows on three elevations. This room is a real sanctuary, and boasts a deep double-ended bath, a walk-through shower with rainhead attachment, WC, wash hand basin, heated towel rails, slate floor with underfloor heating and wall tiles, and fitted storage cabinets.























Outside

A private gravelled driveway offers parking and turning for many vehicles, to the front and rear of the plot.

The garden is predominantly to the front and side of the property, with a hidden wood store and large timber shed located in the top corner of the plot. There are lawned areas, gravelled areas, mature shrubs and bushes and the garden enjoys the sun for much of the day.

Local Area

The Rectory is located in the heart of Gretna, close to good road links. Carlisle is only around 10 miles to the south with the Lake District a further 45 minutes beyond. Nearby M74/M6 connects Scotland with the Northwest of England. Gretna and Carlisle train stations also offer services to Glasgow, Newcastle, Manchester and London. The property is within walking distance to local amenities, walks and Caledonia Park, which offers an excellent range of shopping choices.

Primary schooling is available at nearby Gretna Primary with secondary schooling at the local town of Annan. Private education is also available at Austin Friars in Carlisle. Sparklers Nursery is attached to the Rectory and offers excellent childcare provision.









GROSS INTERNAL AREA
TOTAL: 1054 sq.ft, 98 m²



Office

The detached office building is built to residential standards and comprises a generous hallway, two large rooms to the front elevation, a fitted kitchen, storeroom, disabled WC and regular WC. In addition, there is a very large loft space, offering potential for further accommodation subject to the necessary consents.





INFORMATION

Services

Mains electricity and water, gas fired central heating, mains drainage. Double glazing to most rooms. Cavity wall insulation and insulated loft. Solar panels to the office building supply some of the electricity (no feed-in tariff).

Note

Change of use from commercial to residential would be required for the single storey office building if it were to be utilised as a residential dwelling.

Fixtures and Fittings

Certain contents may be available by separate negotiation. All kitchen appliances are included in the sale.

Viewings

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

Offers

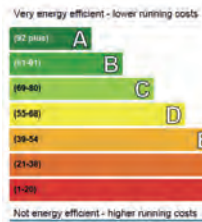
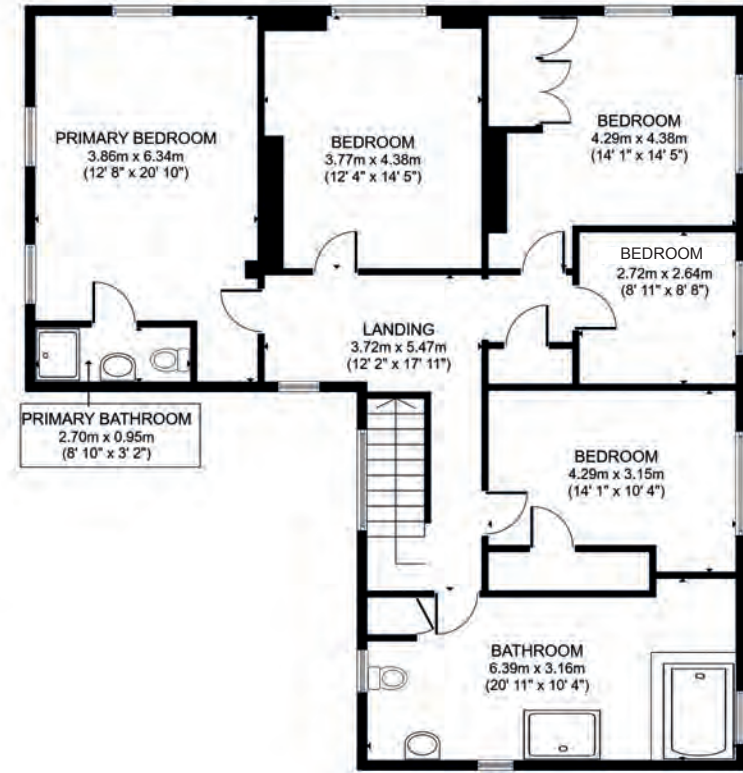
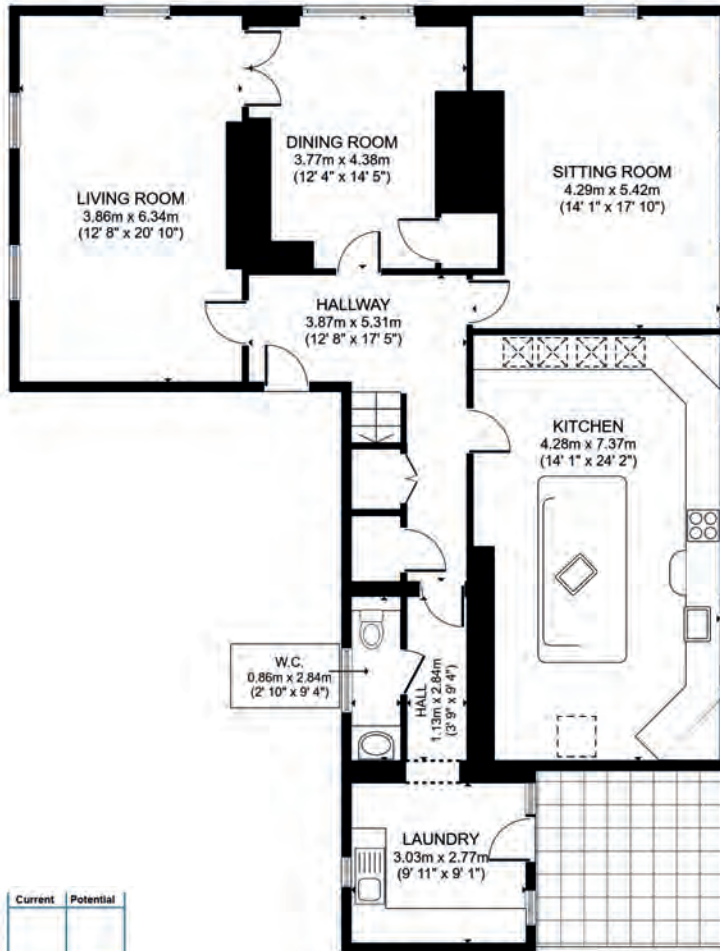
All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country South Scotland by email to southscotland@fineandcountry.com

Home Report

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

Local Authority

Dumfries & Galloway Council – Council Tax Band E



Current	Potential
72	73

GROSS INTERNAL AREA
 FLOOR 1 128.3 m² (1,381 sq.ft.) FLOOR 2 118.7 m² (1,278 sq.ft.)
 TOTAL : 247.0 m² (2,659 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 06.04.2023





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FOUNDATION

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