



Walnut Grove
Hightae | Lockerbie | Dumfriesshire | DG11 1JY

FINE & COUNTRY

WALNUT GROVE









OVERVIEW

Walnut Grove is a highly impressive detached property that has been sympathetically renovated and modernised by the present owner over recent years. Rare to the market, this lovely home dates back to 1880 and offers bright, well-proportioned accommodation, with retained period detail blending well with quality modern fixtures and fittings.

The house sits within beautifully maintained gardens that extend to just under one acre. There is a generous driveway and a detached stone outbuilding with barn storage, utility room and log store. Views of the surrounding countryside can be enjoyed from all rooms, and there are excellent walks on the doorstep.

There is scope to extend the house if desired, or perhaps convert the detached outbuilding, subject to the necessary planning consents.

Accommodation

The front door opens into a welcoming entrance vestibule, with quarry tiled floor, a shelved storage cupboard and direct access to a useful ground floor WC. Access to the kitchen is gained from the vestibule. The kitchen is a lovely size; it offers an attractive quarry tiled floor and is fitted with cream Shaker style wooden cabinets, with solid wood worksurfaces. There is a useful island unit, an LPG gas range cooker, Belfast sink, integrated fridge and space for a dishwasher. Directly off the kitchen is a useful shelved pantry, which also houses the combi boiler.

The family room adjoins the kitchen, separated by a sliding pocket door, and was added as an extension to the home by the present owners. This excellent flexible use room enjoys windows on three elevations, superb views of the surrounding countryside, an engineered oak floor and French doors leading out to the terrace and garden. It is a wonderful space to entertain in, bird watch, dine or just relax with a book.

The sitting room is generous in size and boasts a multifuel stove, a shelved display recess and a dual aspect, with lovely views of the garden and beyond.

From the inner hall carpeted stairs lead up to a bright first floor landing. It is worth noting that there is a generous understair cupboard. The principal bedroom is bright, spacious and enjoys lovely views, with a dual aspect. There are fitted wardrobes and an additional built-in shelved cupboard. The second bedroom is a spacious double bedroom with large window to the rear elevation and the third bedroom is a smaller double bedroom, with built in cupboard and large window to the front elevation. The family bathroom comprises a bath with rainhead shower over, and separate handheld attachment. There is also a WC, wash hand basin, and a heated towel rail.



















Outside

The property is approached via a gated tree-lined driveway that provides off-road parking for many vehicles.

The extensive grounds are fully enclosed and extend to just under an acre, with an array of interesting features and areas to explore. The garden features many interesting trees, mature shrubs and flowering borders and is a haven for wildlife, with otters, pheasants, woodpeckers, and red squirrels visiting, along with red legged partridge who come to breed in the garden each year. The main area of garden is laid to lawn, and a burn gently flows through the grounds. There is a folly and an enclosed wildlife garden, as well as a former vegetable garden at the entrance to the property. To the north of the driveway is a generous grassed area, previously used as a paddock.

The detached outbuilding is stone built under a slate roof and was a former dairy and barn. It now offers an insulated utility room with power, light, a sink and plumbing for white goods. Sliding barn doors open into the main barn, which is presently just used for storage and there is also a lean-to log store and an attached potting shed. Subject to the necessary planning consents, this charming building could be converted to provide home office space or an annexe for a dependant relative perhaps.

Location

The property is located between Dalton and Hightae, the latter being one of the four Royal towns founded by King Robert the Bruce early in the fourteenth century during the War of Independence.

The property is situated on the Lochmaben to Annan Road (B7020) but is set back from the road and is approximately nine miles from Dumfries and just over five miles from Lockerbie. There are a range of shops and amenities in nearby Lochmaben including a primary school, medical practice, dentist, sailing club, tennis and bowling club, public houses and an 18-hole golf course. A wider range of shops and services are available in nearby Lockerbie and Dumfries. There are various points to join the nearby Annandale Way for designated walks.

Communications to the area are excellent with train stations at Dumfries, Carlisle and Lockerbie, the latter having direct connections to Edinburgh (1hr), Glasgow (1hr) and London (4hr). The M74 motorway network is available at Lockerbie, and Carlisle can be reached in approximately 30 minutes. Glasgow is around 80 minutes' drive and Edinburgh, about 90 minutes.













INFORMATION



Services: The property is serviced by mains electricity, mains water and private drainage to a septic tank (registered with SEPA). It is worth noting that the septic tank is inspected and emptied every three years. There is LPG gas central heating. Fibre broadband to the premises. Double glazed throughout. Sky television installed. External lighting fitted. Solar panels provide an income of approximately £1000 per annum.

EPC: F

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000.

Council Tax: Walnut Grove is within Dumfries and Galloway council tax band E.

Solicitor: Karen Norman-Thorpe, Henderson & Mackay, 35 High Street, Lockerbie, DG11 2JP.

Tenure and Possession: The property is held freehold and offered for sale with vacant possession.

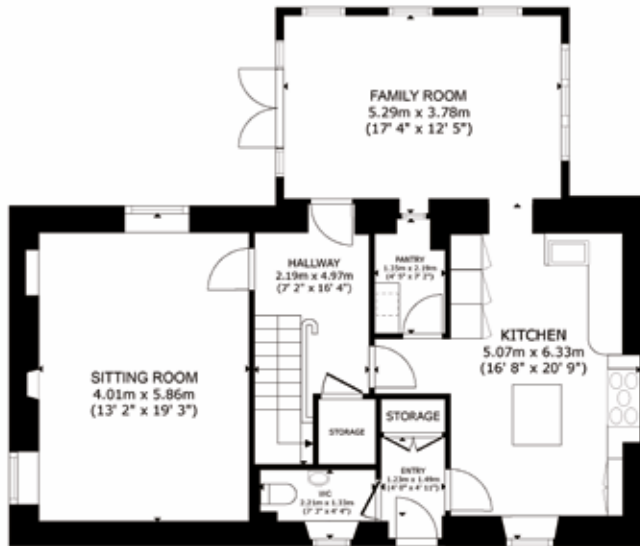
Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale. Other items may be available by separate negotiation.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

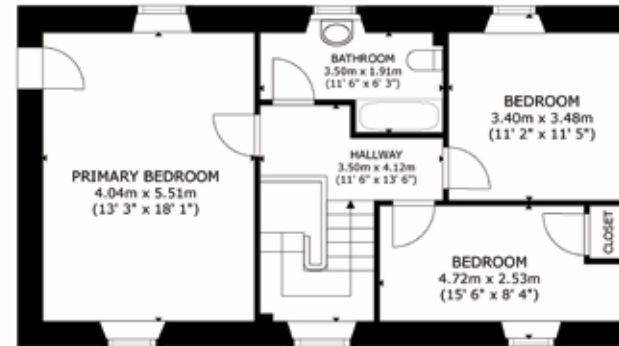
Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Viewing: Strictly by appointment only through the sole selling agents, Fine & Country South Scotland (01387 460180)

Offers: Offers should be submitted in Scottish Legal Form to the selling agents by email to southscotland@fineandcountry.com. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

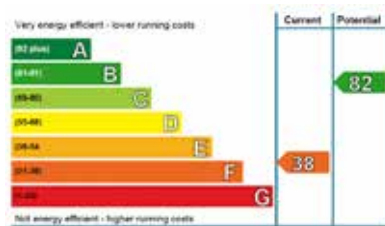


FLOOR 1

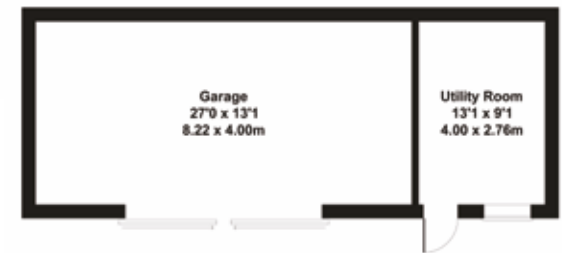


FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 86.2 m² (928 sq.ft.) FLOOR 2 63.6 m² (684 sq.ft.)
 TOTAL : 149.8 m² (1,612 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Walnut Grove
 Approximate Gross Internal Area
 484 sq ft - 45 sq m



Not to Scale.
 For Illustrative Purposes Only.



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





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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.

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FOUNDATION

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