



The Grange, Eastriggs, DG12

Offers Over **£355,000**



The Grange

Eastriggs, Annan, DG12 6PJ

- Spacious and versatile four bedroom detached former farmhouse
- Three reception rooms
- Large kitchen space with integrated appliances and breakfast bar
- Recently refurbished shower room on the ground floor
- Elevated position with lovely views of Cumbria
- Large driveway and single garage
- Extensive landscaped gardens with a variety of beautiful plants
- Oil fired central heating
- Requires modernising
- Sits in approximately 0.45 acres of grounds and gardens

Traditional four bedroom former farmhouse with extensive gardens, driveway and garage situated in the lovely village of Eastriggs.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E



The Grange is a deceptively spacious four bedroom detached former farmhouse situated within a generous 0.45 acres of well landscaped gardens with exemplary views of Cumbria and the Bowness Wrath. The property has been in the family for several generations and is now offered for sale as a unique opportunity for someone to modernise and transform this wonderful property into a loving home.

The front door opens to a small vestibule before stepping into the welcoming hallway with stairs to the first floor and reception rooms to the left and right. The living room enjoys dual aspect with a large, bay window to the front elevation boasting lovely views of the garden and an open fire with scope to install a woodburning stove. On the opposite side of the house is a second reception room also featuring a bay window and feature fire play with the dining room conveniently located between the two reception rooms in the centre of the house. The hallway wraps around the dining room to provide access to the recently renovated downstairs shower room and kitchen. The shower room is fully tiled complete with walk-in shower with glass screen and rainwater head, WC, towel rail and wash hand basin. The kitchen, located at the rear of the property offers a great space for cooking and dining, featuring an integrated electric hob, double oven and dishwasher with solid floor and wall kitchen units and breakfast bar, both finished with a granite worktops.

There is a useful utility room off the kitchen with plumbing for white goods, additional fitted cabinets and a stainless steel drainer sink with mixer tap. The property benefits from oil fired central heating and is double glazed throughout. The boiler is approximately five years old.

The first floor comprises of four generous double bedrooms each with a range of fitted wardrobes to suit. The landing benefits from a storage cupboard and storage room with built-in shelving. The family bathroom is also fully tiled comprising of a bath, WC, wash hand basin, towel rail, mirror and corner unit. There is access from the landing to a partially boarded loft offering additional storage.





Externally, The Grange sits in approximately 0.45 acres of gardens and grounds with potential scope to develop at the bottom of the plot. The gardens are well maintained and landscaped with a beautiful variety of blooming plants and mature hedges. There is an open paved patio section with steps leading to the lower section of lawn. The gardens are primarily laid with grass. There is an extensive driveway offering ample parking and a single garage benefiting from electric doors with plenty of power sockets inside. At the rear of the property is an additional paved walled yard with back door access into the house and a shared yard which provides access to the rear of the property and garage as well as the oil tank. The property was fully rendered approximately 6 years ago and the roof was re-done before Covid-19.

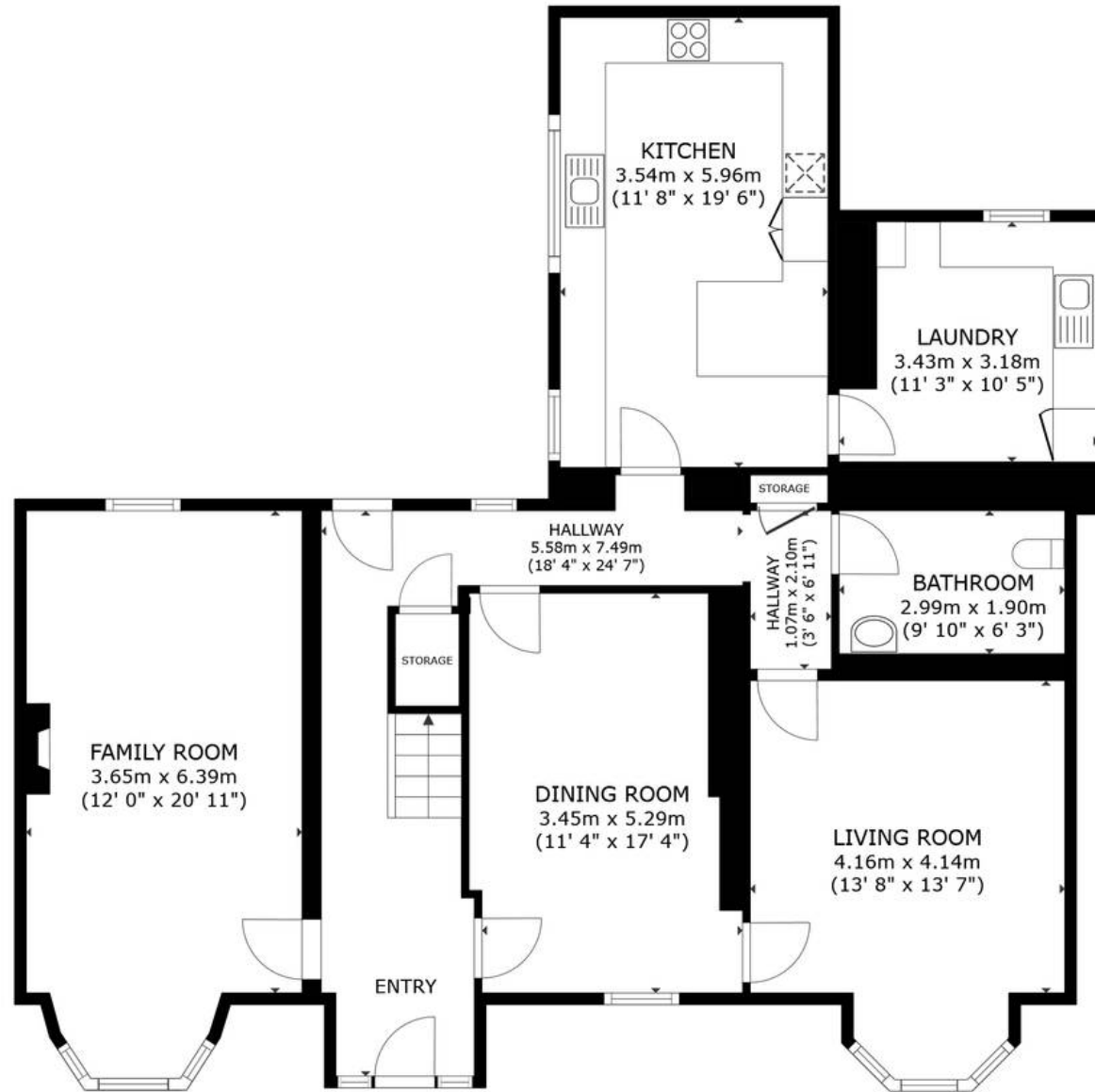
It should also be noted that the commercial property behind the property is also for sale and for buyers who might be interested in purchasing a home with business potential, please contact our office for further enquiries.

The village of Eastriggs is situated between the towns of Annan (3.8 miles west), and Gretna (4.5 miles east). The nearest primary schools are Eastriggs, Hecklegirth, Elmvale, St. Columba's and Gretna with Annan Academy being the nearest secondary. Eastriggs is located just off the A75 which links Dumfries (17 miles) and Gretna where the M74 motorway offers easy transport links to the north and south. Annan and Gretna also have train stations providing services to Carlisle, Dumfries and Glasgow.



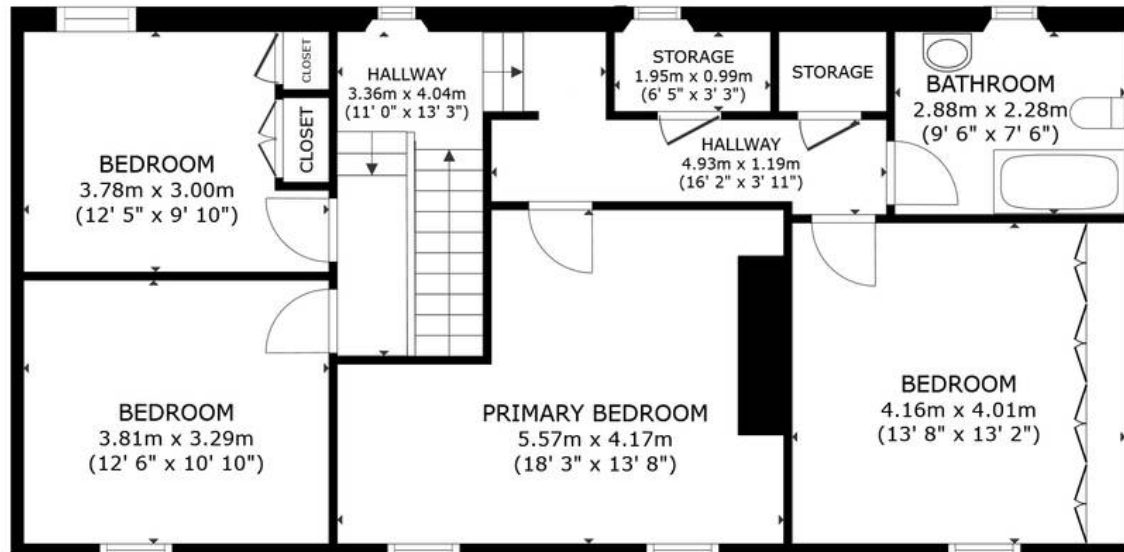






FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 130.7 m² (1,407 sq.ft.) FLOOR 2 88.3 m² (950 sq.ft.)
 TOTAL : 219.0 m² (2,357 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 130.7 m² (1,407 sq.ft.) FLOOR 2 88.3 m² (950 sq.ft.)
 TOTAL : 219.0 m² (2,357 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

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.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: E

Services: The Grange is serviced by mains water supply, mains electricity, mains drainage and oil fired central heating. Mobile coverage and broadband is good.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. 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.

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. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band F

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on @cdrural.

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT..



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Important Notice C & D Rural and its clients give notice that:- 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents.