



The Broats, Annan, DG12 6RS

Offers over £760,000



The Broats, Annan, DG12 6RS

KEY FEATURES

- Fully refurbished, five bedroom Georgian house
- Finished to an incredibly high standard
- Plenty of period features including new timber sash windows
- Modern kitchen featuring a centre island, oil fired AGA and dining area
- Five bedrooms and three bathrooms
- Oil fired central heating
- Beautiful gardens and grounds with magnificent views of the countryside
- Attached traditional barn, boarded out ready for use
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- Large fully insulated building, suitable for a variety of uses
- Rural location in easy reach of local amenities and road network

Spacious and versatile, fully refurbished five bedroom detached house situated in a pleasant rural location with excellent outdoor space and private amenity woodland.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





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The Broats is a beautiful, Category B listed Georgian property occupying an elevated position in open countryside. The property has been fully refurbished to an incredibly high standard, whilst maintaining period features and viewings are highly recommended to appreciate what this unique home has to offer.

Sitting in a generous 5.53 acres, the property offers ample outside space including an extensive driveway, a large three bay building and strip of private amenity woodland.

The Accommodation

The front door opens to a bright and welcoming hallway finished with a beautifully tiled floor and doors off to each of the main reception rooms on the front elevation. The first reception room boasts dual aspect traditional windows and enjoys comfort from the log burner. The large living and dining room enjoys a larger multi-fuel stove set on sandstone in a marble fireplace. Double French doors provide access from the dining area to the outside patio.

A bespoke and modern kitchen completes the ground floor accommodation featuring an excellent breakfast island finished with a quartz stone worktop and built-in sink with mixer tap. For cooking, the kitchen benefits from an oil fired AGA and AEG integrated ovens. The kitchen is tastefully decorated, with dark grey kitchen cabinet units and contrasting white walls and tiles. A fully paned uPVC door provides access to the flagstone patio and outdoor eating area. A separate W/C and utility room, housing the boiler and hot water tanks, completes the ground floor.

The master bedroom, located above the kitchen/dining room has an exceptional en-suite, with copper freestanding bath, built-in storage, shower with rainwater head and W/C. The master bedroom is accessible from the primary staircase in the main hallway or a secondary staircase off the kitchen to the fifth bedroom which would once have been the maid's bedroom. There are four further generous double bedrooms on the first floor. The fully tiled, gold themed family bathroom with freestanding bath, walk-in shower and W/C completes the first floor. From the bath, you can enjoy magnificent views. A second family bathroom is located on the half landing, perfect for guests.





Externally, The Broats sits over 5 acres of beautiful and private grounds with delightful views of the Dumfriesshire countryside. Within the beautifully landscaped grounds there is a summer house and a large, fully insulated building which could be used for business purposes, subject to necessary consents. To the rear of the property is a strip of private amenity woodland. An attached barn to the property has been plaster boarded and would make a great place for an office or other use.

Situation

The property is located in a desirable and tranquil area several miles from the charming town of Annan in Dumfries and Galloway. Annan is known for its welcoming community, rich history, and scenic surroundings, offering a blend of rural beauty and convenient town living. For commuters, Annan railway station is just a short drive away, providing regular services to both Carlisle and Glasgow, making it ideal for those who travel for work or leisure. The nearby A75 provides easy road access to the M74, connecting to major cities across Scotland and Northern England.

The town itself boasts a variety of amenities, including supermarkets, independent shops, cafes, and restaurants. For families, the property is well-served by excellent local schools, such as Newington Primary School and Annan Academy, both offering high-quality education.



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.

Listing: Category B Listing

EPC Rating: E

Broadband: Standard

Safety: There is an intruder alarm system fitted to the property.

Services: The Broats is serviced by mains water supply, mains electricity, private septic tank and oil central heating.

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.

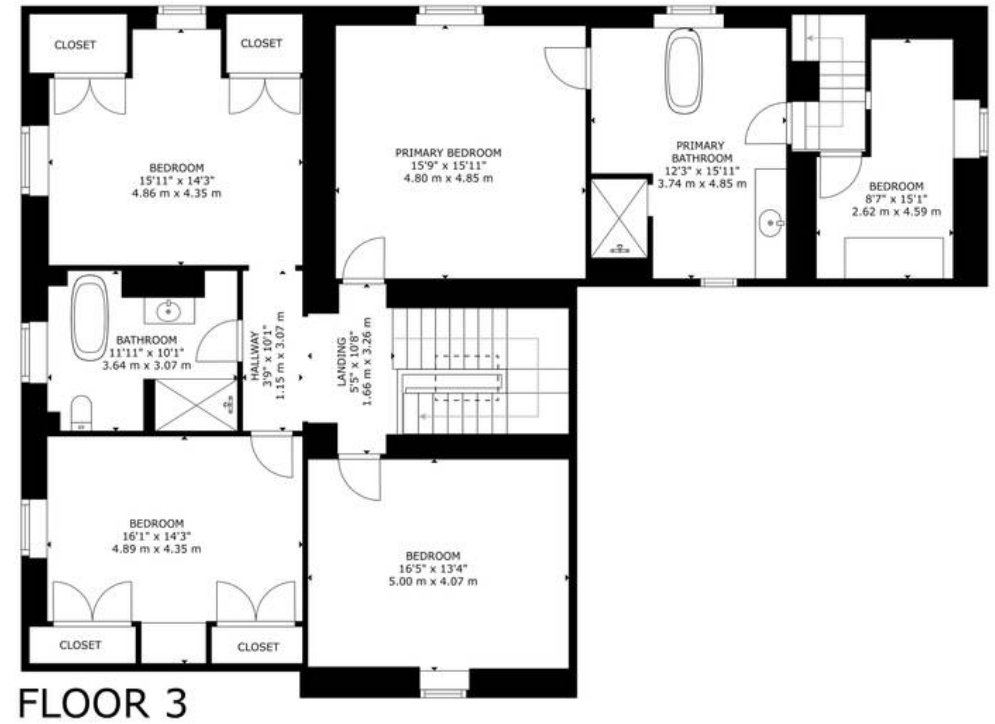
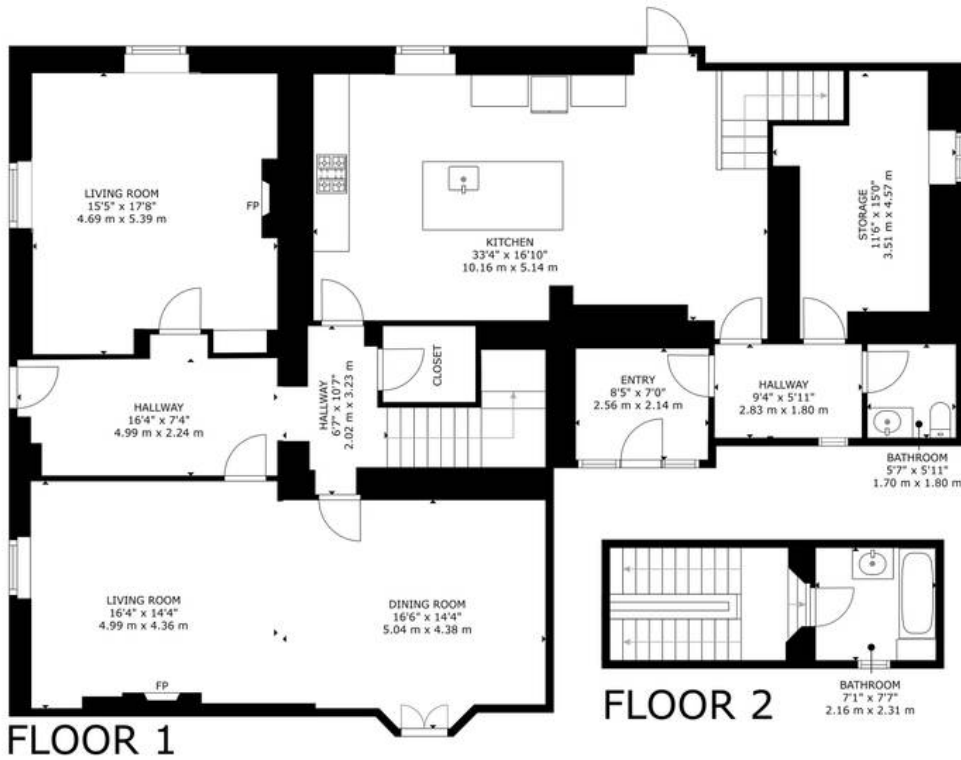
Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

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.



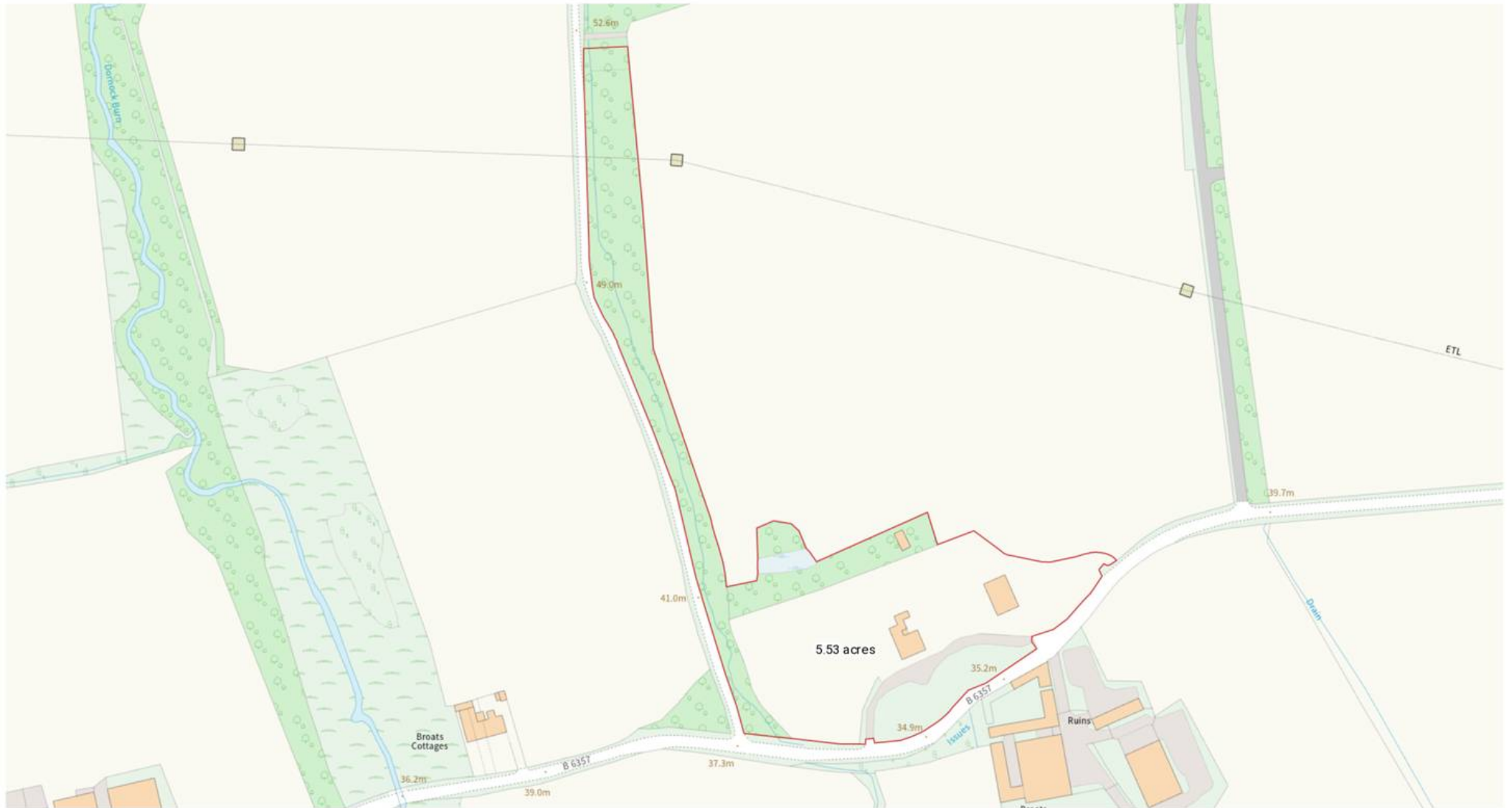






GROSS INTERNAL AREA
 FLOOR 1: 1,990 sq. ft, 185 m², FLOOR 2: 145 sq. ft, 13 m²
 FLOOR 3: 1,839 sq. ft, 171 m², TOTAL: 3,975 sq. ft, 369 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Broats, Annan





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