



## Anderson Hall, Dornock

Eastriggs, Annan, DG12 6SU

Offers Over £340,000



- Unique Detached Sandstone Former Village Hall Conversion
- Showcasing High-Quality Craftsmanship & Immaculate Presentation
- Impressive Double-Height Vaulted Ceiling with Exposed Beams
- Luxurious Family Shower Room and Master En-Suite
- Air-Source Central Heating & Double Glazing Throughout
- Outstanding Views over Open-Fields with Solway Coast & Northern Lakeland Fells Backdrop
- Show-Stopping Open-Plan Kitchen, Dining & Family Room with Mezzanine Living Room
- Three Double Bedrooms, Each with Built-In Wardrobes
- Thoughtfully Landscaped Gardens & Excellent Off-Road Parking
- EPC - C

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Set against a truly stunning backdrop of open fields, the Solway Coast and the northern Lakeland fells, this unique three-bedroom detached sandstone former village hall conversion offers a rare opportunity to acquire a home of exceptional character, quality and design, equally suited as a luxurious main residence or an impressive second home. Showcasing high-quality craftsmanship throughout and presented in immaculate condition, the property combines striking original features with a superb contemporary finish, while naturally large windows flood the interior with light and further enhance the wonderful sense of space. At the heart of the home is a show-stopping open-plan kitchen, dining and family room, perfectly designed for modern living and entertaining, complemented by a magnificent double-height vaulted ceiling with exposed beams that creates real impact. Overlooking the main living space is a superb mezzanine living room with stylish glass balustrades, adding to the property's striking architectural appeal. The home also offers three generous double bedrooms, each with built-in wardrobes, together with a luxurious family shower room and a beautifully appointed en-suite to the master bedroom. Externally, the thoughtfully landscaped gardens include a raised veranda that perfectly captures the stunning outlook, a neat lawn and planted borders, while excellent off-road parking adds further practicality to this already exceptional home. Combining individuality, quality and breathtaking surroundings, this is a remarkable property that must be viewed to be fully appreciated.

#### Utilities, Services & Ratings:

Air-Source Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - E.

Dornock is conveniently located between Annan and Eastriggs, on the B721. Annan is accessible within a five minute drive, boasting excellent access to a wealth of amenities and transport links including an array of shops, supermarkets, public houses and conveniences perfect for the everyday needs. Within Eastriggs, there are several shops, a pre-school playgroup and a primary school, with nursery class, a dispensing chemist, garden centre, car servicing and repairs, beauty and hairdressing salons, a bar/restaurant, and takeaways. There is also a modern museum, The Devils' Porridge, a popular tourist attraction that tells the WW1 history of the village and surrounding area. The property has excellent transport links, regular buses pass the property that connect Dumfries to Gretna and Carlisle, making this corner of South West Scotland and the Borders very accessible for all ages. The A74(M), A75 and M6 motorway are all within a short commute.

Tel: 01387 245898

## GROUND FLOOR:

### ENTRANCE/UTILITY

Entrance door from the front, internal doors to the hall and WC/cloakroom, fitted base unit with matching quartz work surface and upstand above, one bowl stainless steel sink with mixer tap, space with plumbing for a washing machine, radiator, and a double glazed window to the front aspect.

### HALL

Internal doors to the kitchen dining & family room, master bedroom and family shower room, radiator, and a double glazed Velux window.

### KITCHEN, DINING & FAMILY ROOM

A double-height and open-plan space, with feature vaulted ceiling with exposed beams, staircase with glass balustrades to the mezzanine living room, recessed spotlights, double glazed sliding patio door to the rear veranda, two double glazed windows to the side aspect, two radiators, under-stairs cupboard, and an internal door to the inner hall. The modern fitted kitchen with breakfast bar includes base and larder units with matching quartz work surfaces and upstands above, an integrated CDA electric oven, CDA electric hob, integrated BOSCH dishwasher, one and a half bowl sink with mixer tap, and an extractor fan.

### MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the front aspect, radiator, three built-in wardrobes each with double doors, and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, vanity unit with wash basin, and a shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Boarded splashbacks within the shower enclosure, radiator, extractor fan, and an obscured double glazed window.

### FAMILY SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin, and a shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Boarded splashbacks within the shower enclosure, radiator, extractor fan, and two obscured double glazed windows.

### WC/CLOAKROOM

Two piece suite comprising a WC and vanity unit with wash basin. Radiator, extractor fan, obscured double glazed window, and a built-in cupboard housing the cylinder/equipment for the air-source heat pump.

### INNER HALL

Internal doors to bedroom two and bedroom three.

### BEDROOM TWO

Double glazed window to the rear aspect, double glazed window to the side aspect, radiator, and a built-in wardrobe with double doors.

### BEDROOM THREE

Double glazed window to the side aspect, radiator, and a built-in wardrobe with double doors.

## FIRST FLOOR:

### MEZZANINE LIVING ROOM

Open to the kitchen, dining & family room below, complete with glass balustrades to the mezzanine and staircase, exposed beams to the ceiling, two radiators, recessed spotlights, two double glazed windows to the side aspect, and a loft-access point.

### EXTERNAL:

Rear & Side Gardens:

To the rear of the property is an elevated veranda which features glass balustrades and enjoys an open-field outlook towards the Solway and northern Lake District fells, steps down with paved pathways to the gravelled rear garden. Additionally, to the side of the property is a lawned garden with planted border, a timber garden shed, and tarmac driveway with double gates. The air-source heat pump unit is situated to the adjacent side of the property, with additional access gate back to the front.

Parking:

Parking for multiple vehicles is available to the front of the property, along with timber double-gates allowing vehicular access to the side garden which includes an additional tarmac driveway, which could accommodate further vehicles, caravan or campervan.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - leopard.broccoli.outermost

### AML DISCLOSURE:

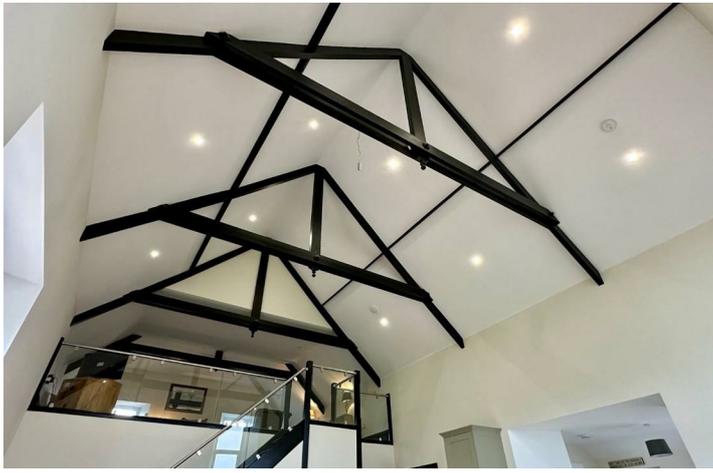
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

### HOME REPORT:

The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

# Floorplan





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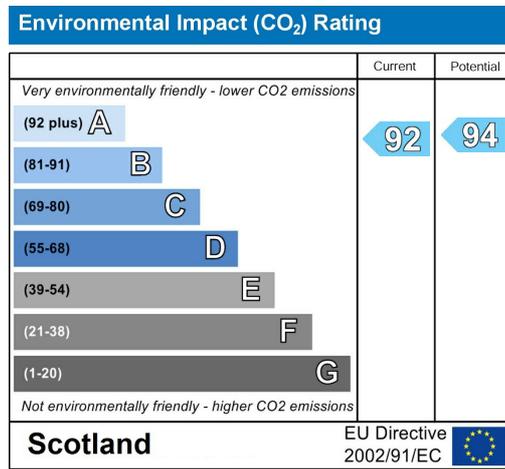
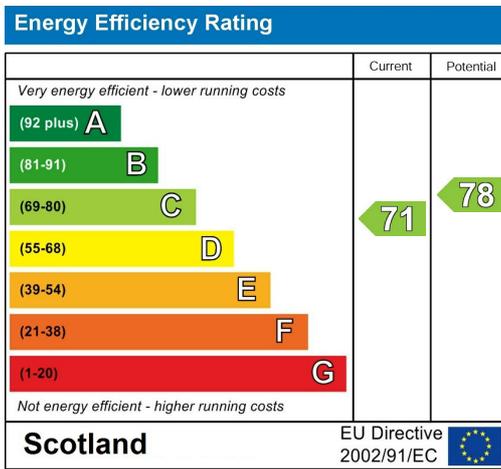
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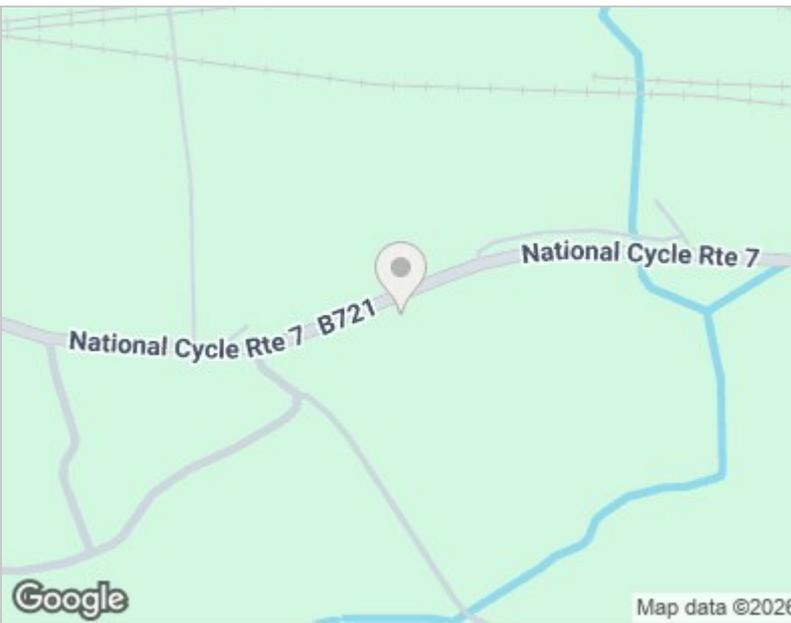
## Energy Efficiency Graph



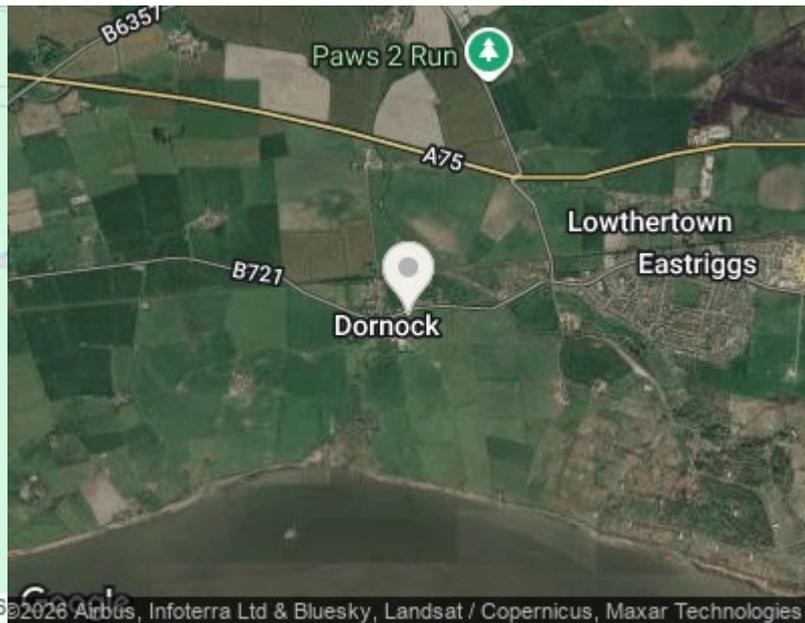
## Viewing

Please contact our Annan Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



**HUNTERS**  
HERE TO GET YOU THERE

Tel: 01387 245898



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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