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Kirtle Church House

Lockerbie, DG11 3LY

Offers Over £550,000

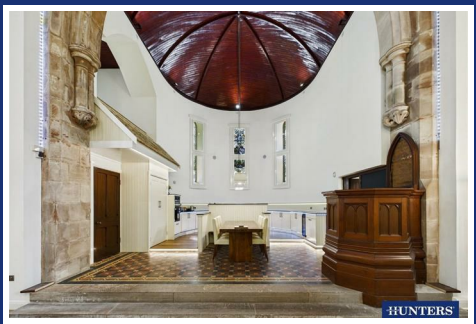
5 6 2 E

- Beautifully Converted Former Church In Kirtlebridge
- Impressive Open-Plan Living, Dining And Kitchen Area
- Retained Plaques With Display Lighting And Original Leaded-Glass Windows
- Two Ground Floor Bedrooms Ideal For Guests Or Multi-Generational Living
- Heat Recovery Ventilation, Air-Source Heat Pump And Off-Road Parking
- Vaulted Ceilings, Exposed Beams And Original Church Pulpit
- Mezzanine And Staircases Crafted From Original Church Pews
- Five Double Bedrooms, Each With Luxurious En-Suite
- Separate TV Room, Excellent Storage And Sonos Speaker System
- EPC - E

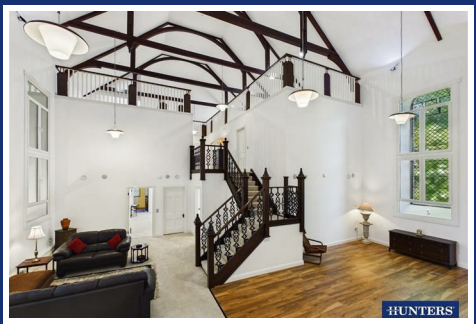
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This exceptional five-bedroom, six-bathroom converted church in Kirtlebridge offers a rare and truly bespoke lifestyle opportunity, combining outstanding craftsmanship, modern specification and beautifully retained historic character. Finished to an excellent standard, the accommodation is both impressive and highly versatile, centred around a striking open-plan living, dining and kitchen space, where bespoke finishes, vaulted ceilings, exposed beams and the original pulpit create a remarkable sense of scale and individuality. A superb mezzanine level overlooks the main living area, adding further architectural interest, with both the mezzanine and staircases thoughtfully crafted using timber from the original church pews. Throughout the home, numerous retained plaques with lighting add further depth and distinction, while the original leaded-glass windows have been preserved, with additional glazing units sympathetically installed over. The property offers five generous double bedrooms, each enjoying its own luxurious en-suite, including two bedrooms conveniently positioned on the ground floor, making the layout ideal for family living, guests or multi-generational use. In addition, there is a beautiful family bathroom featuring a slipper bath, further enhancing the home's sense of luxury. A separate TV room provides an additional relaxed living space, while excellent storage, a Sonos speaker system, heat recovery ventilation system and air-source heat pump further enhance the property's comfort, efficiency and practicality. Externally, the property offers off-road parking together with a small decked seating area, providing a pleasant space for outdoor seating or relaxation. A rare and outstanding conversion, this is a home of genuine distinction, offering an enviable blend of architectural character, high-quality finish and contemporary luxury

Utilities, Services & Ratings:
Central Heating via Air-Source Heat Pump with Underfloor Heating to the Ground and First Floors, Heat Recovery Ventilation System throughout, and Retained Leaded/Stained-Glass Windows with Additional Double-Glazed Secondary Units where stated.
EPC - E and Council Tax Band - TBC.

Kirtlebridge is a charming rural village set within the attractive Dumfries and Galloway countryside, offering a peaceful village setting while remaining well placed for access to a range of nearby towns and transport links. Surrounded by open countryside and scenic rural views, the area is ideal for those looking to enjoy a quieter pace of life, with opportunities for walking, cycling and exploring the surrounding landscape close at hand. Despite its peaceful feel, Kirtlebridge is conveniently positioned for Lockerbie, Annan, Gretna and Ecclefechan, each offering a range of everyday amenities including shops, schools, leisure facilities and local services. For commuters, the nearby A74(M) provides excellent road connections north and south, while Lockerbie railway station, situated on the West Coast Main Line, offers rail links to Carlisle, Glasgow, Edinburgh and beyond. Combining countryside charm with practical accessibility, Kirtlebridge is an appealing choice for buyers seeking rural living without feeling remote.

GROUND FLOOR:

ENTRANCE HALL
Double entrance doors from the front with additional internal double glazed double doors to the hallway, an additional external door to the front elevation, internal door to the hallway, two radiators, retained tiled flooring, leaded-glass window, feature retained wall-mounted marble plaques with display lighting, and an access hatch to the bell tower.

HALLWAY
Internal doors to the living area, bedroom one, family bathroom, and store room, recessed lighting, and stairs to the first floor landing with an under-stairs cupboard. Positioned on the staircase is a retained stone plaque with display lighting. The store room includes a water tank, fitted shelving, power socket, lighting, and consumer unit.

LIVING AREA
Triple height ceiling, internal doors to the snug/sitting room and bedroom two, speaker system, feature open-staircase to the first floor landing with an under-stairs store, retained double-height stained-glass window with internal double glazed secondary unit, and a second retained double-height leaded-glass window with internal double glazed secondary unit.

DINING AREA
Triple height ceiling, speaker system, retained double-height leaded-glass window with internal double glazed secondary unit, and steps leading to the kitchen area.

KITCHEN AREA
Curved fitted kitchen comprising a range of base and drawer units with granite worksurfaces above. Integrated eye-level electric double oven with grill, electric five-ring induction hob, integrated wine cooler, space with plumbing for a dishwasher, double-cupboard allowing space for an enclosed tall fridge and tall freezer, inset one and a half bowl sink with mixer tap, LED feature lighting, speaker system, retained double-height stained-glass window with internal double glazed secondary unit, two retained double-height leaded-glass windows with internal double glazed secondary units, breakfast area with retained tiled flooring, original retained church pulpit, and internal doors to the utility room and store room. The store room includes power sockets, lighting, fitted shelving, and retained tiled flooring.

UTILITY ROOM
Fitted base unit with granite worksurface above. Space with plumbing for a washing machine, space for a tumble dryer, one and a half bowl stainless steel sink with mixer tap, recessed lighting, motion-sensor unit lighting, recessed cupboard with consumer unit internally, retained decorative fireplace, loft-access point, double glazed window to the rear aspect, and an external door to the side pathway.

SNUG/SITTING ROOM
Recessed lighting, and a wall-mounted unit with speaker system and TV connections internally.

FAMILY BATHROOM
Three piece suite comprising a wall-mounted WC, wall-mounted wash basin, and a freestanding slipper bath with freestanding tap and handheld shower attachment. Part-boarded walls, LED mirror, recessed lighting, motion-sensor background lighting, retained leaded-glass window with internal double glazed secondary unit, and a retained stone plaque with display lighting.

BEDROOM ONE & EN-SUITE
Bedroom One:
Retained leaded-glass window with internal double glazed secondary units, recessed lighting, speaker system, and an internal door to the en-suite.
En-Suite:
Three piece suite comprising a wall-mounted WC, wall-mounted wash basin, and a shower enclosure benefitting a mains shower. Part-boarded walls, LED mirror, recessed lighting, motion sensor background lighting, speaker system, and an extractor fan.

BEDROOM TWO & EN-SUITE
Bedroom Two:
Retained leaded-glass window with internal double glazed secondary unit, recessed lighting, speaker system, open-wardrobe area, and an internal door to the en-suite.
En-Suite:
Three piece suite comprising a wall-mounted WC, wall-mounted wash basin, and a shower enclosure benefitting a mains shower. Part-boarded walls, LED mirror, recessed lighting, motion sensor background lighting, and an extractor fan.

FIRST FLOOR:

LANDING
Stairs up from the ground floor hallway, stairs up from the ground floor living area, stairs up to the second floor mezzanine level with an under-stairs store, and internal doors to bedroom three, bedroom four, and bedroom five.

BEDROOM FIVE & EN-SUITE
Bedroom Five:
Retained leaded-glass window with internal double glazed secondary unit, recessed lighting, speaker system, walk-in wardrobe with lighting internally, and an internal door to the en-suite.
En-Suite:
Three piece suite comprising a wall-mounted WC, wall-mounted wash basin, and a shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Part-boarded walls, chrome towel radiator, recessed lighting, motion sensor background lighting, speaker system, extractor fan, and a retained leaded-glass window with internal double glazed secondary unit.

BEDROOM FOUR & EN-SUITE
Bedroom Four:
Retained leaded-glass window with internal double glazed secondary unit, recessed lighting, speaker system, and an internal door to the en-suite.
En-Suite:
Three piece suite comprising a wall-mounted WC, wall-mounted wash basin, and a shower enclosure benefitting a mains shower. Part-boarded walls, LED mirror, recessed lighting, motion sensor background lighting, speaker system, and an extractor fan.

BEDROOM THREE & EN-SUITE
Bedroom Three:
Two retained leaded-glass windows with internal double glazed secondary units, recessed lighting, speaker system, and an internal door to the en-suite.
En-Suite:
Three piece suite comprising a wall-mounted WC, wall-mounted wash basin, and a shower enclosure benefitting a mains shower. Part-boarded walls, LED mirror, recessed lighting, motion sensor background lighting, speaker system, and an extractor fan.

SECOND FLOOR:

MEZZANINE LEVEL
Open to the living, dining and kitchen below and framed with decorative balustrades including timber retained from the church pews, a vaulted ceiling with exposed beams, recessed lighting, and an internal door to the WC/store.

WC/STORE
Including a WC, wall-mounted wash basin, part-boarded walls, and the two units for the heat recovery ventilation system.

EXTERNAL:
The front of the property features a block-paved area providing off-road parking, together with a timber deck which offers a small outdoor seating area. Beneath the deck is the treatment plant, while the front elevation is fitted with an external cold-water tap, power socket and lighting. A side pathway provides access to the external utility room door and air-source heat pump unit, while the neighbouring property benefits from a vehicular right of access over part of the block-paved frontage. Beneath the air-source heat pump, there is access to a basement/cellar area, which houses a water cylinder. Located beside the double-door entrance is an external store room, which includes fitted shelving, lighting, a leaded-glass window, and the water tank for the sprinkler system.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///limits.lower.bravo

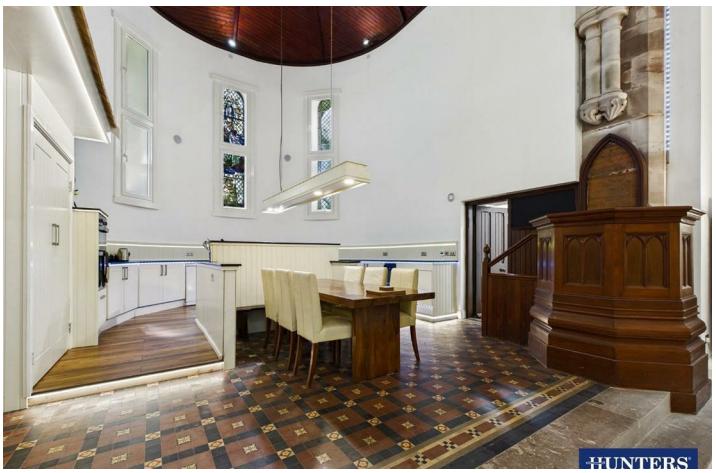
AML DISCLOSURE:
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and 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.

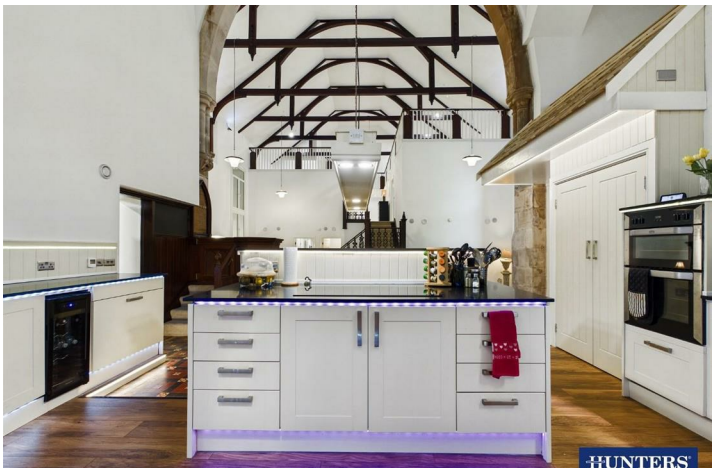
Further Information
We would like to confirm the electricity costs for the property from January to early October were approximately £960.

Floorplan


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Ground Floor
Floor 1
Floor 2
Approximate total area(1)
3986 ft²
370.2 m²
Reduced headroom
49 ft²
4.5 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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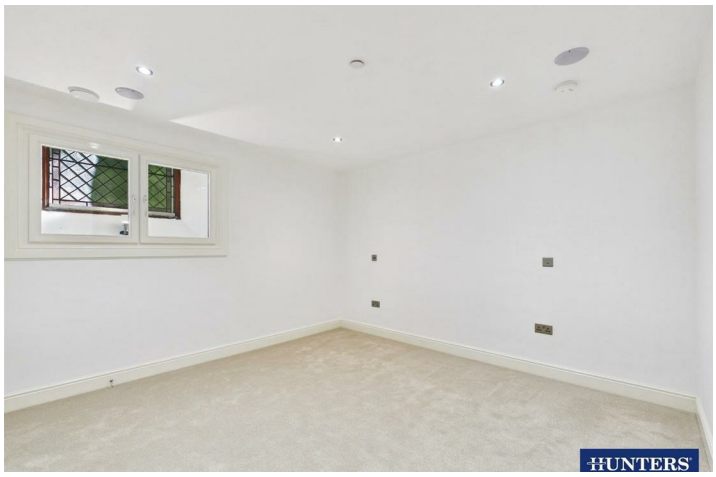


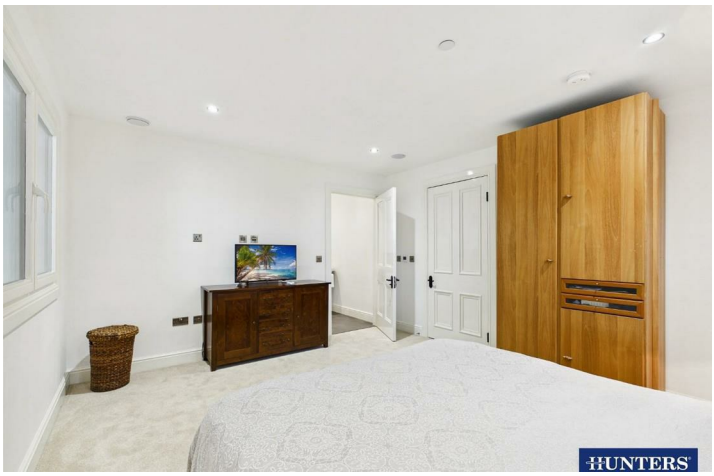


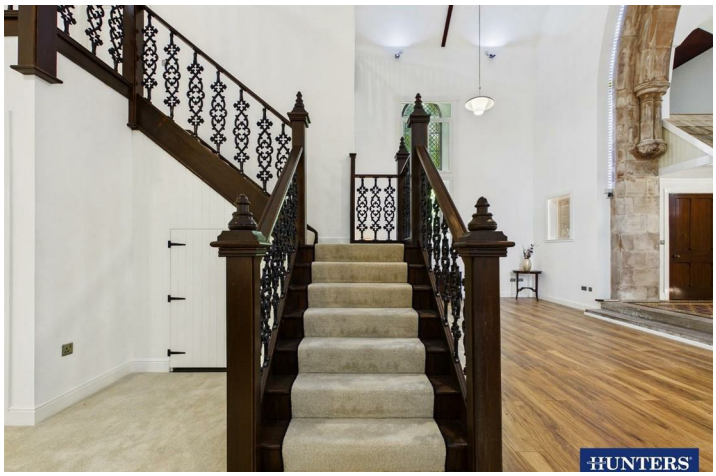




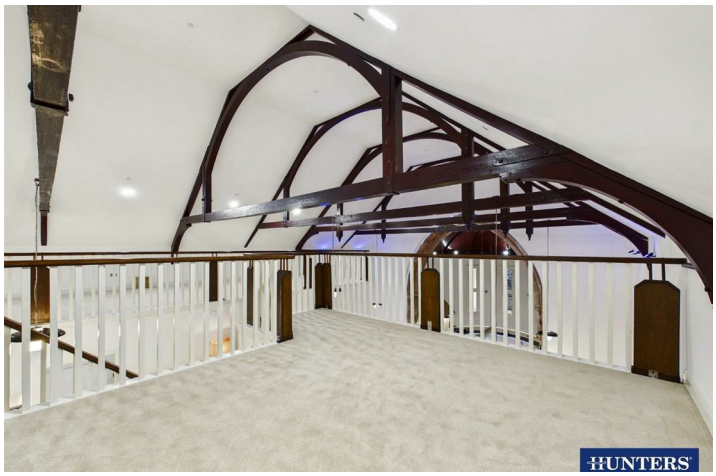


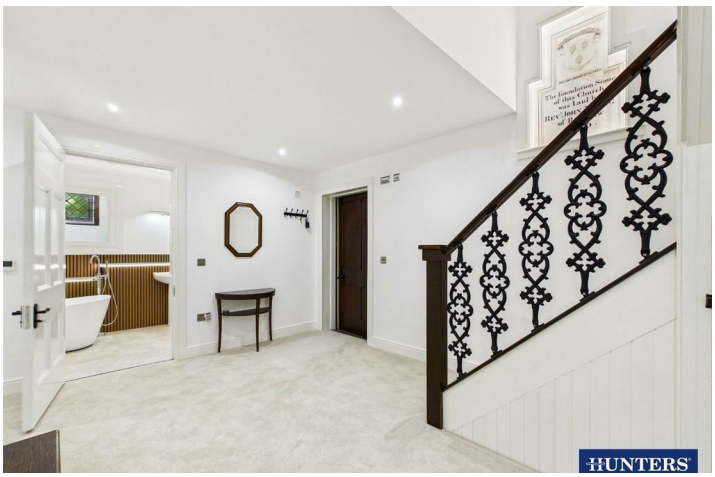


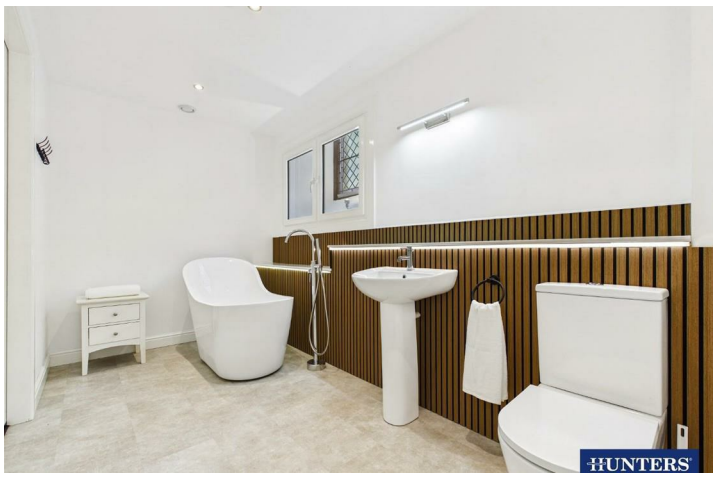






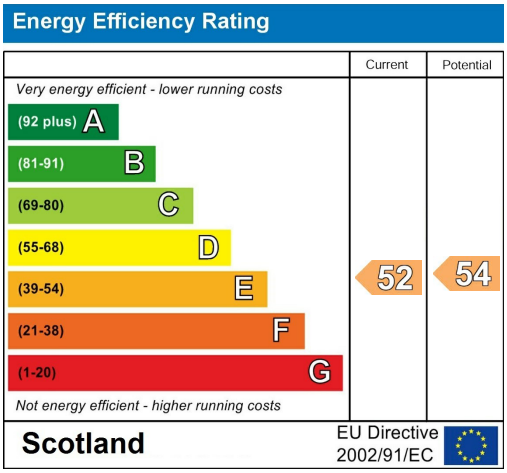


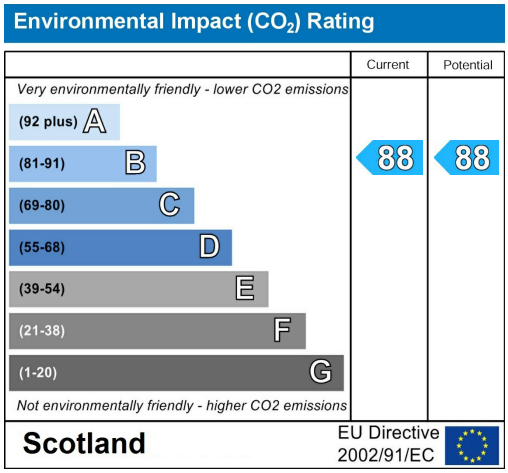






Energy Efficiency Graph

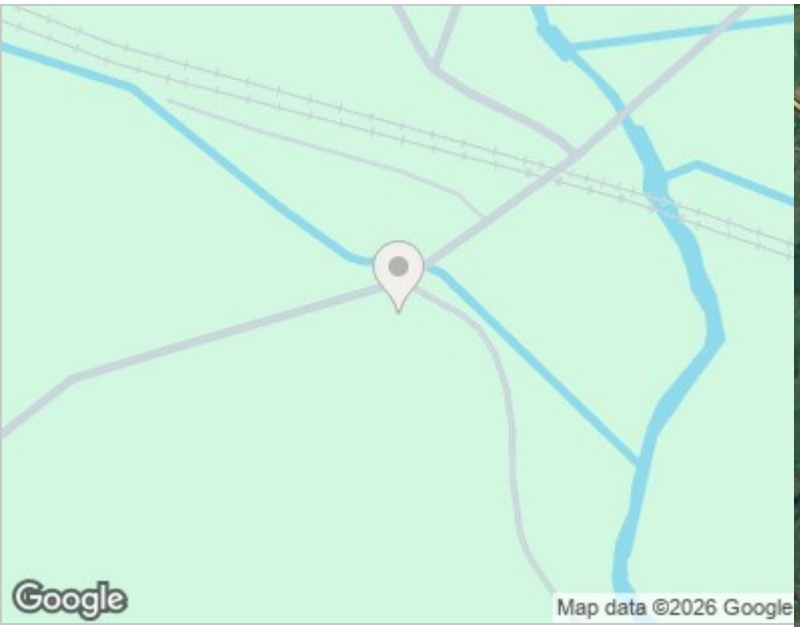




Viewing

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

Road Map



Hybrid Map



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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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