

HUNTERS®

HERE TO GET *you* THERE



Dalefield, Kirkpatrick Fleming

Lockerbie, DG11 3NQ

Offers Over £357,000



- Exceptional Lifestyle Opportunity In The Dumfriesshire Countryside
- Extensive and Versatile Accommodation Ideal For Family or Multi-Generational Living
- Three Double Bedrooms Including Master Suite with Dressing Room and En-Suite
- Solar PV-Panels with Battery Storage plus EV Charger
- Established Gardens, Triple Garage, Paddock And Woodland
- Generous Private Plot Offering Space, Privacy And Tranquillity
- Six Reception Rooms Including Two Sunrooms, Living Room, Dining Room, Sitting Room and Cinema Room
- Huge Potential to Improve and Personalise to Create a Truly Special Country Home
- Oil-Fired Central Heating and Double Glazing Throughout
- EPC - D

Tel: 01387 245898

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Dalefield presents an exceptional lifestyle opportunity, perfectly suited to those seeking space, privacy and tranquillity within the beautiful Dumfriesshire countryside. Set within a generous and private plot, the property is in good order throughout while offering huge potential for the next owner to further improve, personalise and create a truly special country home to their own taste. The accommodation is extensive and wonderfully versatile, with a flexible layout ideal for family living, entertaining, working from home or multi-generational use, comprising six reception rooms including two bright sunrooms, a spacious lounge, dining room, comfortable sitting room and a stylish cinema room. There are three double bedrooms, including an impressive master bedroom with dressing room and luxurious en-suite bathroom, creating an exclusive private-suite feel, in addition to a family bathroom. The property is also well equipped for modern day living, benefiting from solar PV panels with battery storage to maximise efficiency and reduce running costs, along with an EV charger, oil-fired central heating and double glazing. Externally, Dalefield continues to impress with private, well-established gardens offering excellent space to relax, entertain and enjoy the peaceful surroundings, together with a large shared driveway, detached triple garage, paddock and woodland. A viewing is essential to fully appreciate the setting, scale, flexibility and outstanding lifestyle opportunity this wonderful home has to offer.

Utilities, Services & Ratings:

Oil-Fired Central Heating, Double Glazing, and Solar PV-Panels with Battery Storage.

EPC - D and Council Tax Band - F.

Kirkpatrick Fleming is a peaceful and well-connected village, offering an attractive rural setting while remaining within easy reach of nearby towns and key transport links. The village has a welcoming community feel and benefits from a range of local amenities, including a primary school, traditional pub, village hall, local shop and historic church. For a wider choice of services, the nearby towns of Gretna, Annan and Lockerbie provide supermarkets, schooling, healthcare facilities and everyday amenities. The area is also well suited to commuters, with mainline rail links available from Lockerbie and Gretna, offering connections to Carlisle, Glasgow and Edinburgh, while the nearby A74(M) provides convenient road access north and south. Kirkpatrick Fleming is ideal for those seeking village living with countryside surroundings, yet without compromising on everyday convenience.

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GROUND FLOOR:

ENTRANCE SUNROOM

Entrance door from the front, internal doors to the hallway and rear sunroom, double-width opening to reception two, radiator, tiled flooring, and double glazed windows to the front aspect.

HALLWAY

Internal doors to the living room, dining room, reception two, bedroom two, bedroom three, family bathroom, and the cinema room, radiator, built-in cupboard, and a loft-access point. We have been advised the loft includes part-boardings, lighting and the water tank.

LIVING ROOM

Double glazed window to the front aspect, double glazed sliding patio doors to the side garden, radiator, inset wood-burning stove, and an internal door to the master bedroom.

DINING ROOM

Radiator, opening to the kitchen, and an internal door to the boiler room.

KITCHEN

Fitted base units with worksurfaces and tiled splashbacks above. Integrated dual gas and electric range cooker, extractor unit, space with plumbing for a dishwasher, one bowl stainless steel sink with mixer tap, tiled flooring, external door to the rear garden, and a double glazed window to the rear aspect.

RECEPTION TWO

Radiator.

CINEMA ROOM

Radiator.

MASTER BEDROOM, DRESSING ROOM AND EN-SUITE

Master Bedroom:

Double glazed window to the side aspect, radiator, vanity unit with wash basin and tiled splashbacks, and an internal door to the master dressing room.

Master Dressing Room:

Double glazed window to the rear aspect, double glazed window to the side aspect, radiator, and an internal door to the en-suite bathroom.

En-Suite Bathroom:

Four-piece suite comprising a WC, vanity unit with wash basin, freestanding bathtub with hand shower attachment, and a walk-in shower with electric shower unit. Part-tiled walls, boarded walls within the shower area, designer vertical radiator, LED mirror, recessed lighting, extractor fan, and an obscured double glazed window.

BEDROOM TWO

Double glazed window to the rear aspect, radiator, and two built-in cupboards.

BEDROOM THREE

Double glazed window to the rear aspect, radiator, and a built-in cupboard.

FAMILY BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and bath with electric shower over. Fully-tiled walls, tiled flooring, radiator, extractor fan, and an obscured double glazed window.

REAR SUNROOM

Two double glazed windows to the front aspect, double glazed window to the side aspect, radiator, tiled flooring, wall-mounted wash hand basin, and an internal door to the utility room.

UTILITY ROOM AND BOILER ROOM

Utility Room:

Fitted base and drawer units with worksurface above. Space with plumbing for a washing machine, space for a tumble dryer, one bowl ceramic sink with mixer tap, fitted shelving, tiled flooring, internal door to the boiler room, and a double glazed window to the side aspect.

Boiler Room:

Space for an American-style fridge freezer, freestanding oil-fired boiler, wall-mounted solar panel inverter with two battery storage units, electricity consumer unit, tiled flooring, storage cupboard with lighting internally, and a double glazed window to the side aspect.

EXTERNAL:

Gardens:

To the front, side and rear of the property are mature gardens, featuring a variety of established trees, planted borders and raised vegetable beds. There is also a large detached greenhouse and a timber summerhouse. The oil tank is situated to the rear of the property, where there is also an external cold-water tap on the rear elevation.

Parking:

The shared driveway provides access to the plot and leads to a private parking area positioned to the front of the property, with access from here to the detached garage.

Paddock and Woodland:

The paddock and woodland are both situated to the front of the property, with an enclosed chicken coop located within the woodland area.

DETACHED GARAGE

Detached triple garage with manual up-and-over doors, power sockets and lighting internally.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [///combines.stewing.coverings](https://www.what3words.com/combines.stewing.coverings)

AML DISCLOSURE:

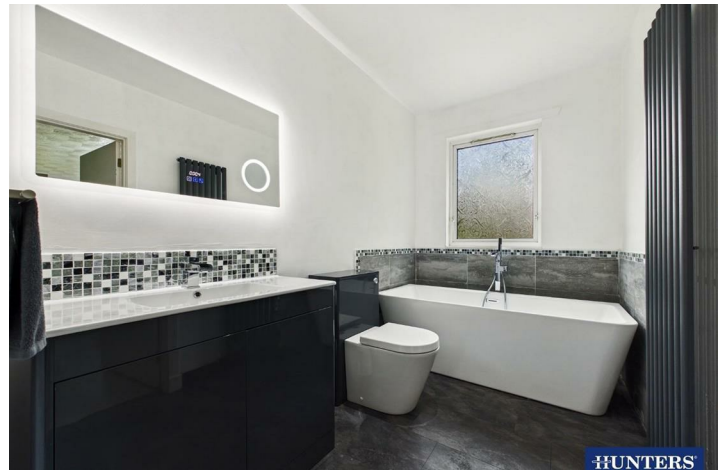
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

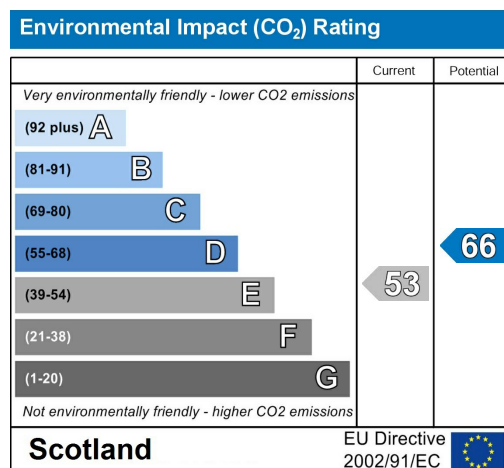
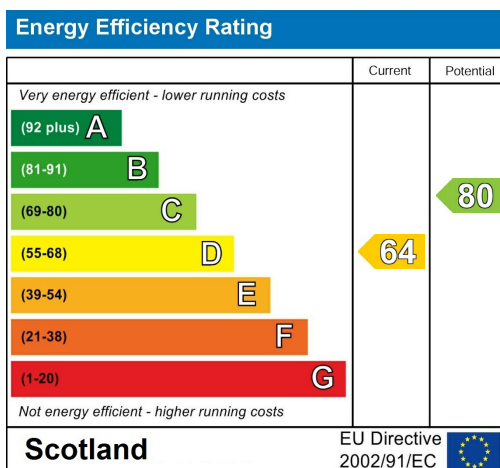






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Energy Efficiency Graph



Viewing

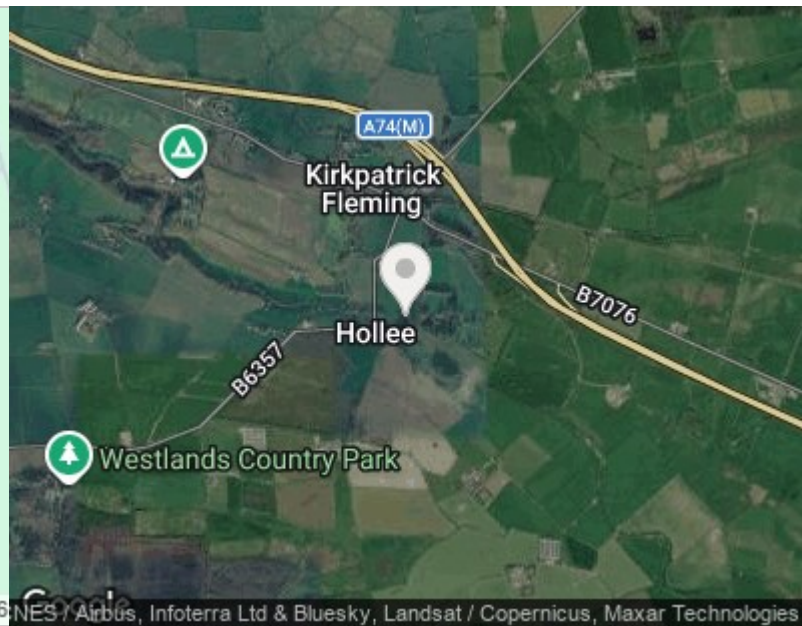
Please contact our Annan Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

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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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