



## Hoddom Church & Caretakers Cottage

Main Road, Ecclefechan, DG11 3BY

Guide Price £200,000

- Hoddom Church & Caretakers Cottage
- Truly Unique Building
- Modernisation & Upgrading Required
- Wealth of Fine Original Church Features
- Viewing Imperative to Appreciate
- Dated 1865 with Simplified Gothic Detailing
- Heart of Ecclefechan Village
- Potential to Become Magnificent Homes
- Vaulted Ceilings, Exposed Beams & Original Church Doors
- EPC - F

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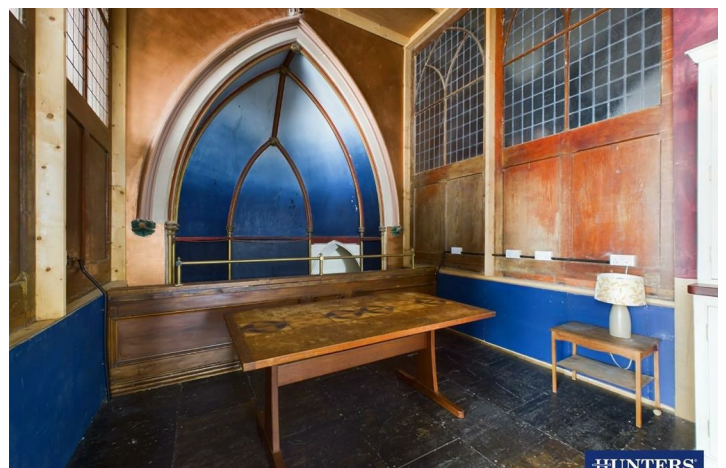
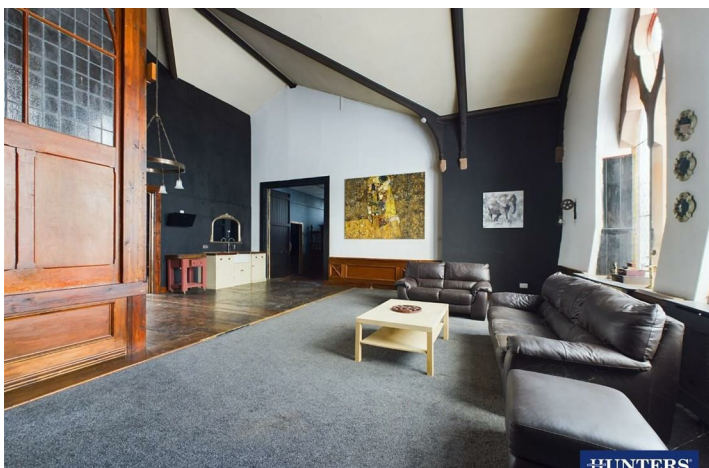
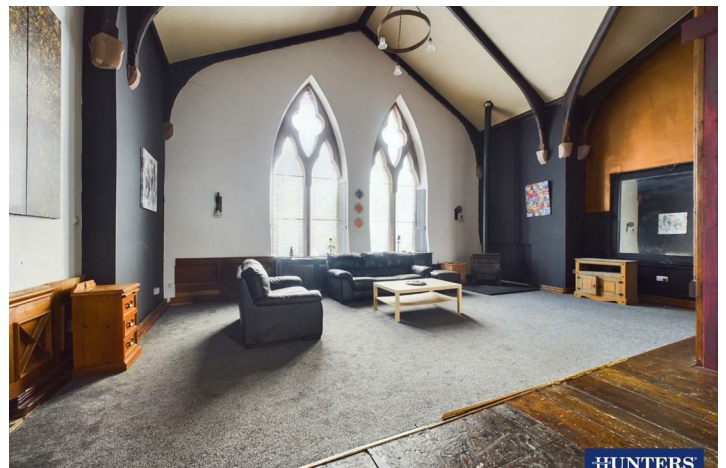
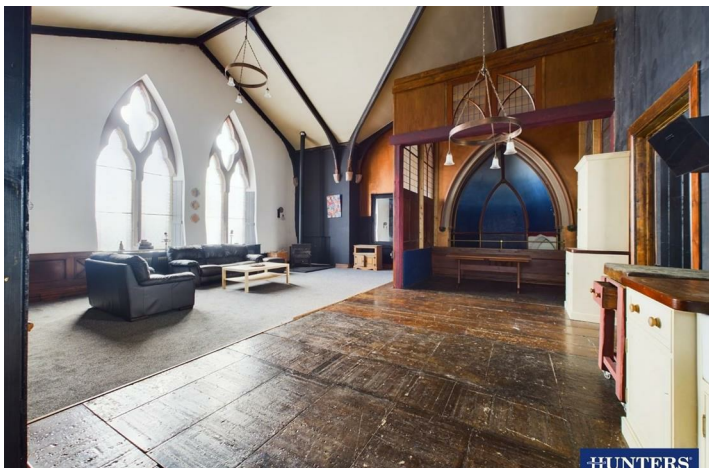
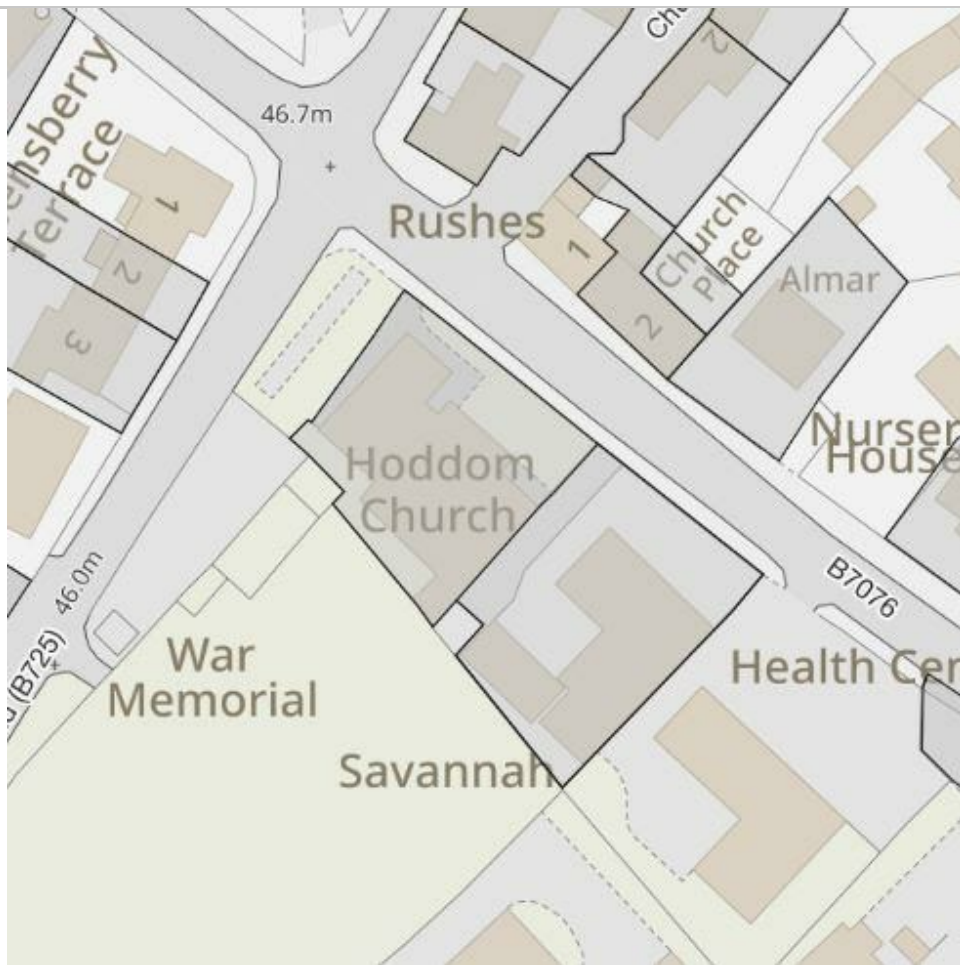


Dated 1865 and finished with simplified Gothic detailing is Hoddom Church & Caretakers Cottage, an exceptional opportunity to purchase a truly unique building, right at the heart of Ecclefechan Village. The properties are in requirement of substantial modernisation and upgrading throughout however both have the potential to become magnificent homes showcasing a wealth of their fine original church features including vaulted ceilings, exposed beams, arched windows and original church doors. A viewing is imperative to appreciate the potential of this unique proposition. Category B Listed.

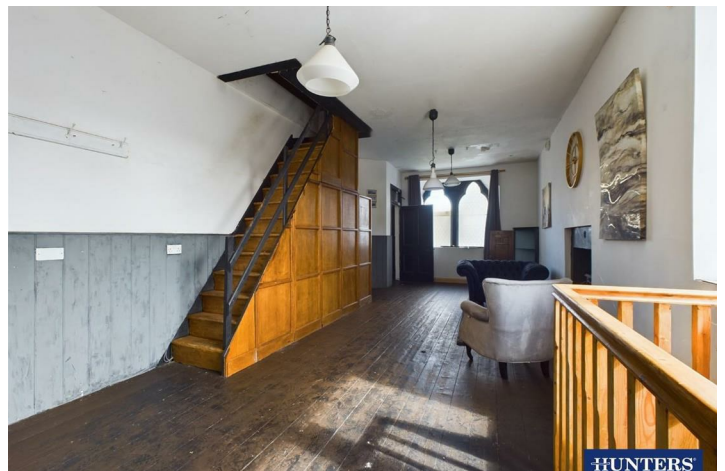
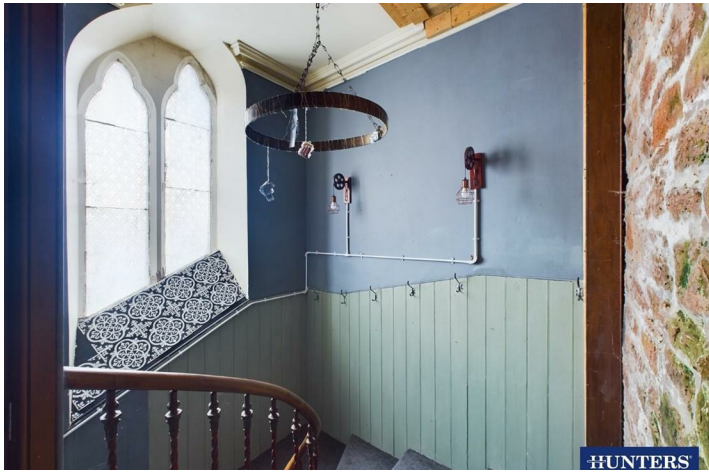
Ecclefechan is a wonderful village located to the south of Lockerbie and boasts an excellent array of amenities including pub & restaurant at the Cressfield Hotel, primary school and convenience store. For commuting, the A74(M) is minutes away providing direct access north towards Glasgow and Edinburgh and south towards Carlisle and the borders. For rail links, Lockerbie Railway Station offers direct access to the West Coast mainline allowing high-speed rail both north and south.







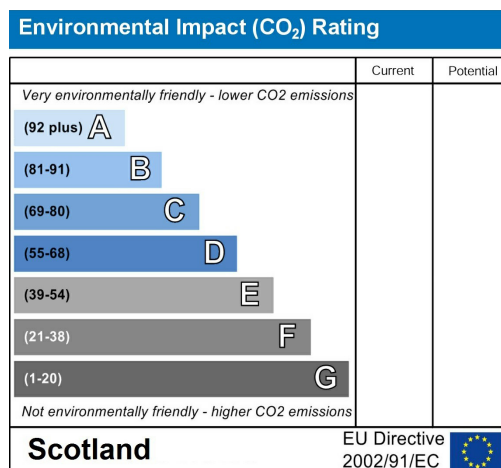
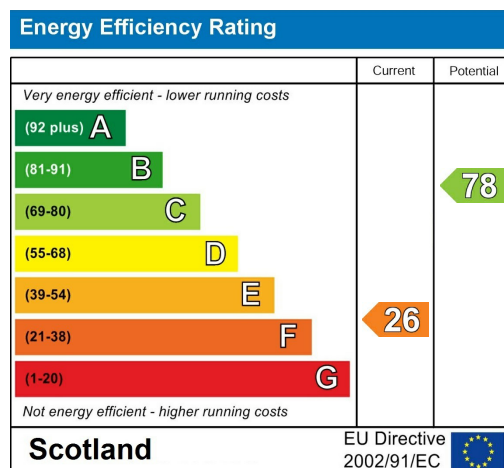








## Energy Efficiency Graph

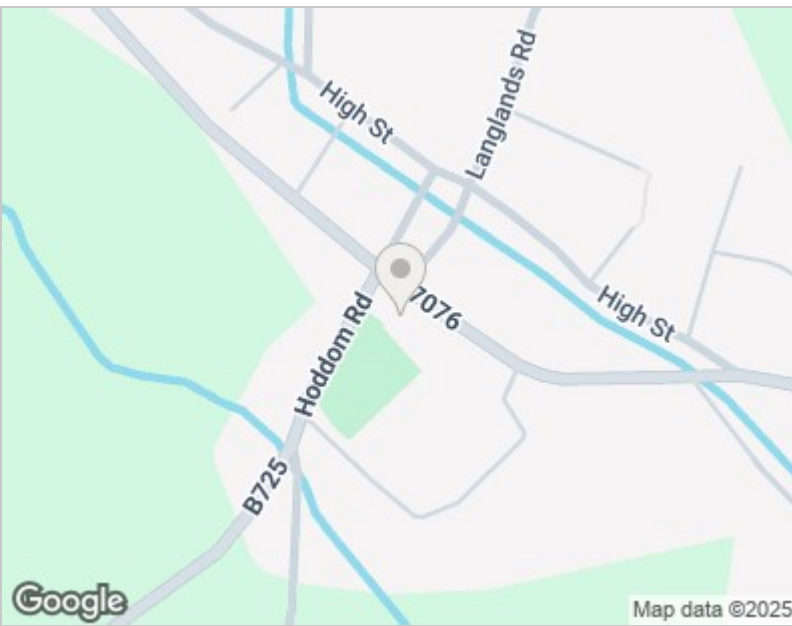


## Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





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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