



Stoneybridge Cottage

Gretna, DG16 5HG

Offers Over £195,000



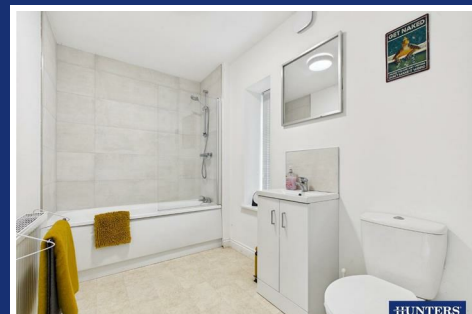
- Traditional Stone Cottage just Outside Gretna
- Spacious Living Room plus Modern Kitchen
- Two Contemporary Bathrooms
- Detached Two-Floor Garage/Outbuilding
- Air-Source Heat Pump and Solar PV Panels

- Excellent Presentation and Décor Throughout
- Three Double Bedrooms, One Positioned on the Ground-Floor
- Off-Road Parking with EV Charging Point
- Shared Rear Courtyard, Ideal for Additional Parking
- EPC - C

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Stoneybridge Cottage is a beautifully presented traditional stone-built home situated just outside Gretna, offering a superb combination of character, modern finishes and versatile accommodation. Immaculately maintained and stylishly decorated throughout, the property features a spacious and welcoming living room alongside a modern fitted kitchen, together with a generous ground-floor double bedroom and contemporary bathroom, providing excellent flexibility for guests, older relatives or those seeking predominantly ground-floor living. Upstairs are two further well-proportioned double bedrooms and a second stylish bathroom, completing the impressive accommodation. Externally, the property benefits from off-road parking with an EV charging point, while the shared rear courtyard provides useful additional parking and access. A particular highlight is the substantial detached two-storey garage/outbuilding, offering exceptional additional space with potential for garaging, storage, a workshop, or conversion to a home office, studio or hobby space, subject to any necessary consents. Further enhanced by an air-source heat pump and solar PV panels, Stoneybridge Cottage successfully combines the charm of a traditional property with modern energy-efficient features and excellent ancillary space, creating a distinctive and highly appealing home.

Utilities, Services & Ratings:

Central Heating via Air-Source Heat Pump and Double Glazing Throughout.

EPC - C and Council Tax Band - C.

Positioned along the B7076 between Gretna Green and Kirkpatrick Fleming, the property enjoys an attractive semi-rural setting while remaining exceptionally well connected to the surrounding area. Gretna and Gretna Green are only a short drive away and provide a useful range of everyday amenities, including local shops, cafés, bakeries, leisure facilities and the popular Caledonia Park Designer Outlet, together with the world-famous Gretna Green attractions. Kirkpatrick Fleming also offers useful village amenities, with a wider range of services and facilities available in nearby Annan and Carlisle. Transport connections are particularly convenient, with easy access to the A74(M) providing swift links north towards Glasgow and south into Cumbria, while the A75 offers straightforward travel towards Dumfries and the wider south-west of Scotland. Gretna Green railway station provides regular services towards Carlisle and Dumfries, with Carlisle offering onward connections on the West Coast Main Line. Surrounded by open countryside yet within easy reach of excellent road and rail links, the location combines the appeal of rural living with convenient access to neighbouring towns, employment centres and the wider Border region.

Tel: 01387 245898

GROUND FLOOR:

PORCH

Entrance door from the front, internal door to the hallway, tiled flooring, and two double glazed windows to the front aspect.

HALLWAY

Internal doors to the living room and hall, radiator, stairs to the first floor landing, and a built-in cupboard which includes motion-sensor lighting and the heat-pump cylinder internally.

LIVING ROOM

Double glazed window to the front aspect, radiator, and a decorative fireplace.

HALL

Internal doors to bedroom three, kitchen and bathroom, external door to the rear garden, and a radiator.

BEDROOM THREE

Double glazed window to the front aspect, and a radiator.

KITCHEN

Modern fitted kitchen comprising base, wall and drawer units with worksurfaces, upstands and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, integrated fridge freezer, integrated dishwasher, space with plumbing for a washing machine, space for a tumble dryer, one bowl stainless steel sink with mixer tap, radiator, and two double glazed windows to the rear aspect.

BATHROOM

Three piece suite comprising a WC, vanity unit with inset wash basin, and a bath with mains shower over. Part-tiled walls, radiator, extractor fan, and a double glazed window to the rear aspect.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to bedroom one, bedroom two and bathroom, skylight window, and a built-in cupboard which includes the solar-panel inverter internally.

BEDROOM ONE

Double glazed window to the front aspect, and a radiator.

BEDROOM TWO

Double glazed window to the front aspect, and a radiator.

BATHROOM

Three piece suite comprising a WC, vanity unit with inset wash basin, and a bath with electric shower over. Part-tiled walls, radiator, extractor fan, and an obscured double glazed window.

EXTERNAL:

Driveway:

To the front of the property is a tarmac driveway allowing off-road parking for three vehicles. Access from the driveway into the porch, along with vehicular access down the side of the property to the shared rear courtyard.

Rear Garden:

To the rear of the property is a small gravelled garden area, ideal for outdoor seating, pots and planters. Additionally, the rear garden includes the air-source heat pump unit, and an external cold water tap. A gate allows access to the shared rear courtyard.

Shared Rear Courtyard:

The courtyard is shared between three properties and provides access into the detached garage/outbuilding.

GARAGE/OUTBUILDING

To the ground floor of this building is a garage, which includes double barn-style doors, along with a separate store room which includes a pedestrian access door. Positioned on the side of the building are some external stone steps, which allow access to the first floor. The first floor includes one large room with window.

WHAT3WORDS:

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

AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (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.

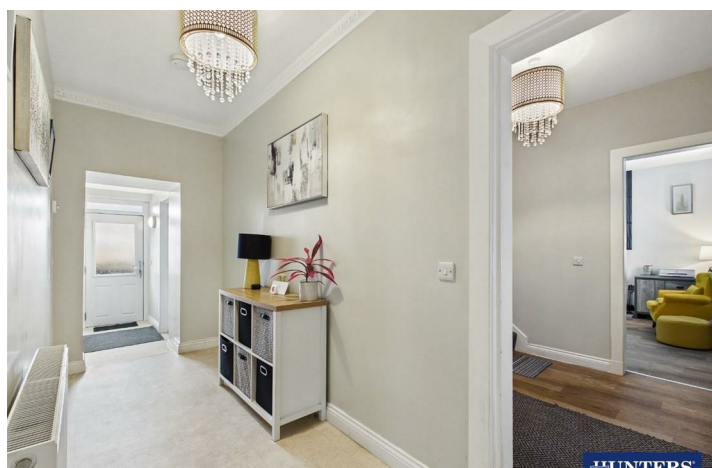
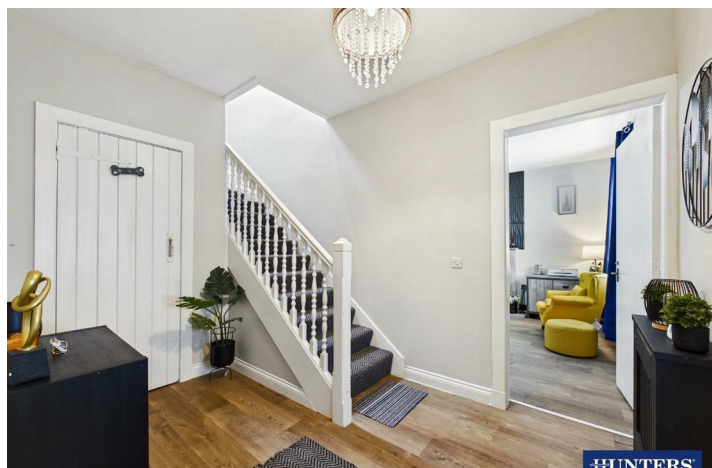
HOME REPORT:

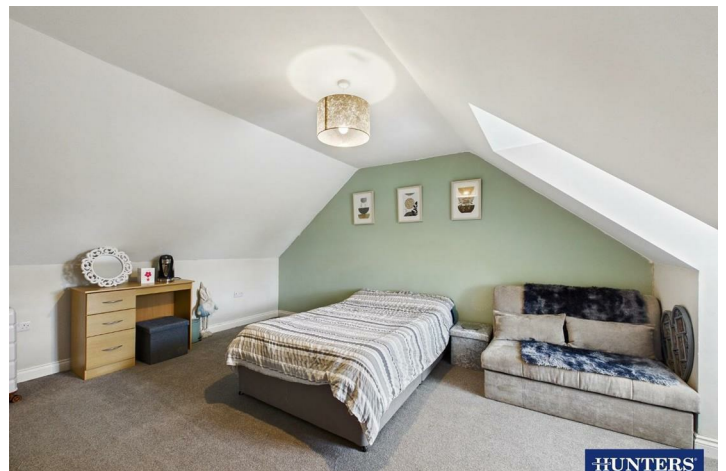
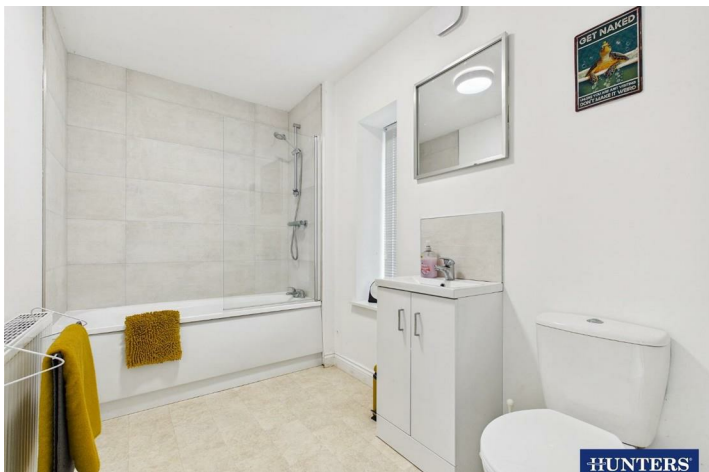
The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

FURTHER INFORMATION

We would like to inform interested buyers the enclosed garden area shown forms part of the communal garden area. This is not formalised in the title.

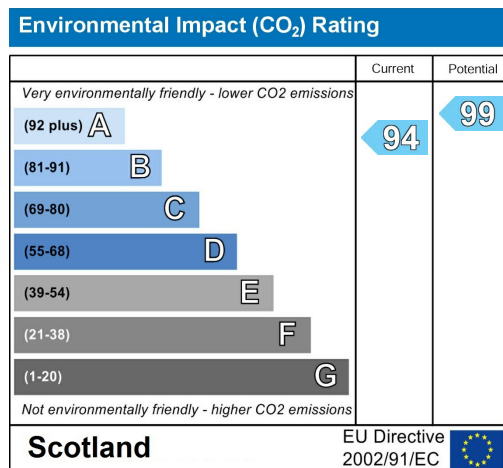
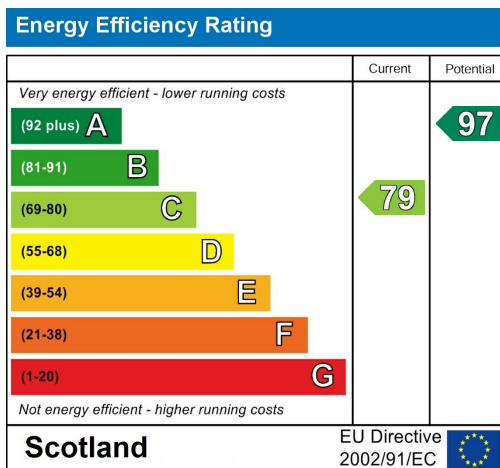
Floorplan







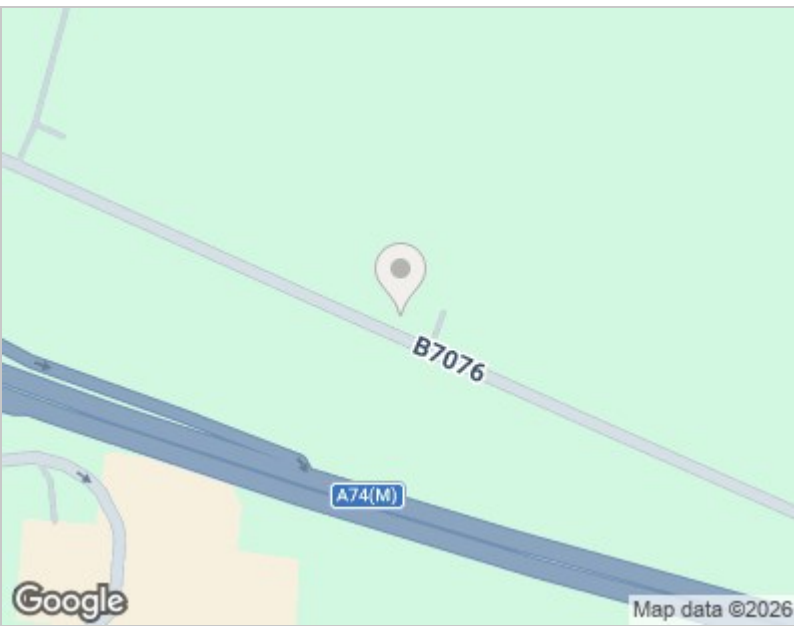
Energy Efficiency Graph



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





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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