



HUNTERS®

Rowan Cottage, Hollee

Kirkpatrick Fleming, Lockerbie, DG11 3NF

Offers Over £185,000

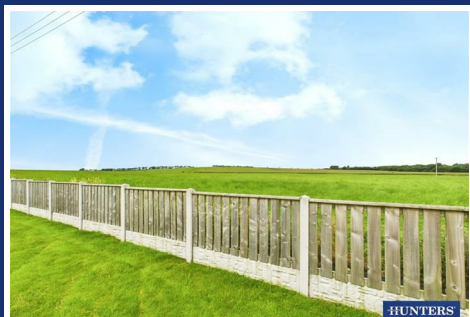


- Beautifully Presented Detached Cottage
- Lovingly Maintained with New Roof Installed in 2021
- Spacious Living Room with Cosy Open Fireplace
- Two Double Bedrooms, Main Bedroom with Fitted Wardrobes/Cupboards
- Beautifully Maintained Garden plus Gated Off-Road Parking
- Peaceful Semi-Rural Location in the Hamlet of of Hollee
- Picturesque Open-Field Outlook to the Rear
- Large Kitchen with Adjoining Dining Room/Study
- Modern Three-Piece Shower Room
- EPC - TBC

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Beautifully presented and full of charm, this detached cottage is nestled in the peaceful semi-rural hamlet of Hollee and enjoys a stunning open-field outlook to the rear, offering a truly idyllic countryside setting. Lovingly maintained by its current owner, the property benefits from a new roof installed in 2021 and offers a wonderful blend of comfort and convenience throughout. The spacious living room features a cosy open fireplace, perfect for relaxing evenings, while the large kitchen opens into an adjoining dining room or study, providing flexibility for home working or entertaining.

There are two good-sized double bedrooms, with the main bedroom benefiting from fitted wardrobes and cupboards, and a modern three-piece shower room completes the internal accommodation. Externally, the beautifully maintained garden offers a private and tranquil outdoor space, with gated off-road parking adding to the convenience of this delightful home, ideal for those seeking a peaceful lifestyle surrounded by open countryside.

The accommodation, which has oil-fired central heating and double glazing throughout, briefly comprises an entrance hall, living room, kitchen, dining room/study, two bedrooms and shower room internally. Externally there is off-road parking and a generous rear garden. EPC - E and Council Tax Band - C.

Set on the edge of the peaceful village of Kirkpatrick Fleming, Hollee offers a tranquil rural lifestyle with excellent access to nearby towns and transport links. Kirkpatrick Fleming village features a well-regarded primary school, a traditional pub, a village hall, a local shop, and a historic church, all contributing to its warm, close-knit community feel. The nearby towns of Gretna, Annan and Lockerbie provide a wider range of amenities including supermarkets, healthcare, and schools. For commuters, Lockerbie and Gretna offer mainline rail links to Carlisle, Glasgow, and Edinburgh, and the nearby A74(M) ensures quick road access to both Scotland and the north of England, making this an ideal location for those seeking countryside living with everyday convenience.

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front and internal doors to the living room and bedroom one.

LIVING ROOM

Double glazed window to the front aspect, radiator, fireplace with open coal fire and internal doors to the kitchen and inner hall.

KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Electric range cooker, extractor unit, space and plumbing for a washing machine, space for a tumble drier, one bowl stainless steel sink with mixer tap, recessed spotlights, radiator, tiled flooring, double glazed window to the rear aspect, internal door to the dining room/study and an external door to the rear garden.

DINING ROOM/STUDY

Double glazed window to the side aspect, radiator, cupboard and an internal door to the shower room.

BEDROOM ONE

Double glazed window to the front aspect, radiator and built-in wardrobes/cupboards.

INNER HALL

Internal door to bedroom two and a loft-access point.

BEDROOM TWO

Double glazed window to the rear aspect and a radiator.

SHOWER ROOM

Three piece suite comprising a vanity unit with wash basin and WC, and a shower enclosure with electric shower unit. Fully-tiled walls, chrome towel radiator, extractor fan and an obscured double glazed window.

EXTERNAL:

Front Driveway:

To the front of the property is a large gravelled driveway with both vehicular access gate and separate pedestrian access gate. The driveway allows off-road parking for multiple vehicles, with space to accommodate a caravan or campervan. Access from the driveway into the entrance hall along with a pedestrian access gate to the rear garden. Please note, the neighbouring property has a pedestrian right of access over a strip of the driveway.

Rear Garden:

To the rear of the property is an enclosed garden, beautifully landscaped and maintained, benefitting lawn, a paved seating area and concrete hardstanding area to the side. Within the rear garden is a small brick outbuilding/store, oil tank, oil-fired boiler and an external cold water tap.

WHAT3WORDS

For the location of this property please visit the [What 3 Words App](#) and enter - [pets.hothouse.starlight](#)

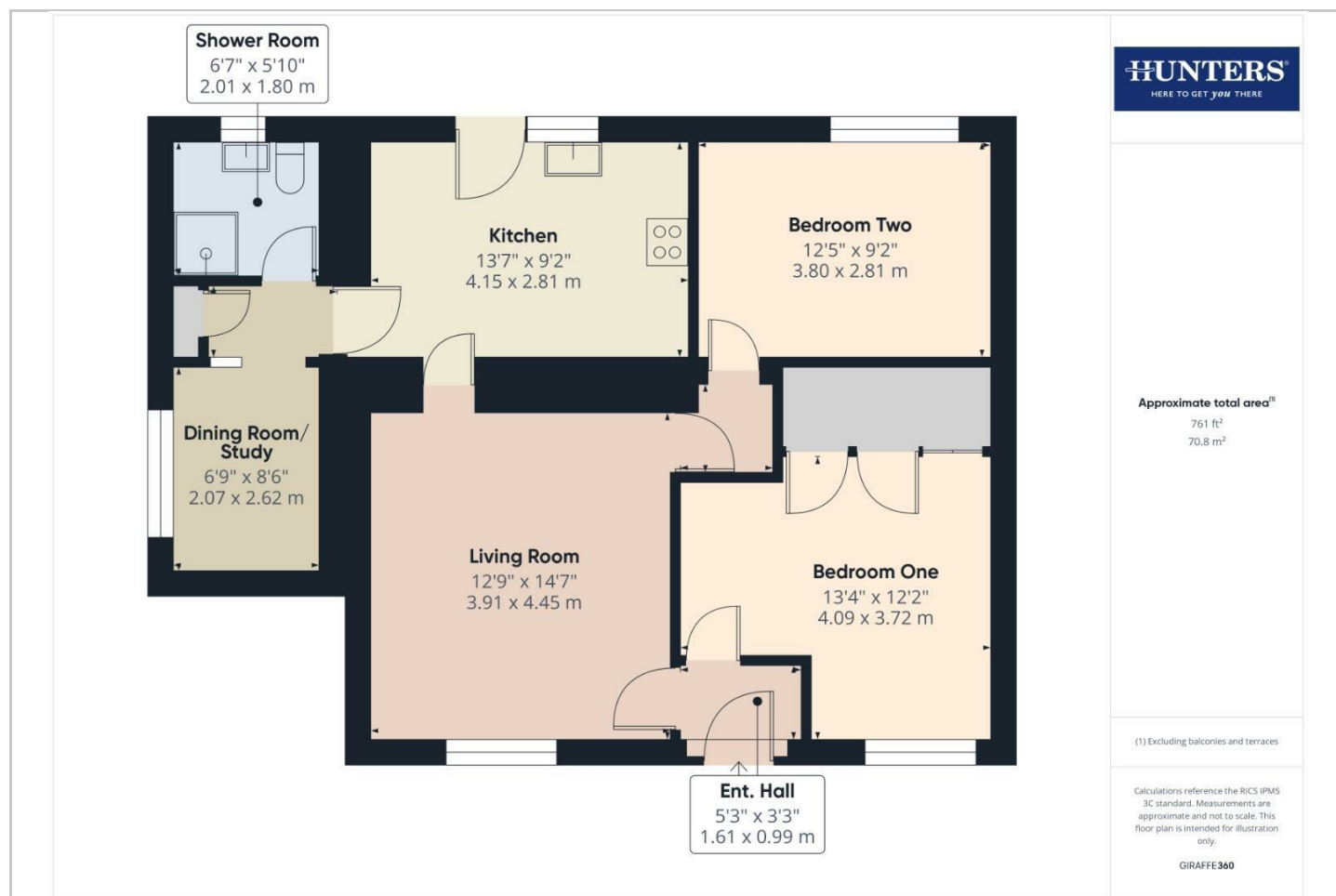
AML DISCLOSURE

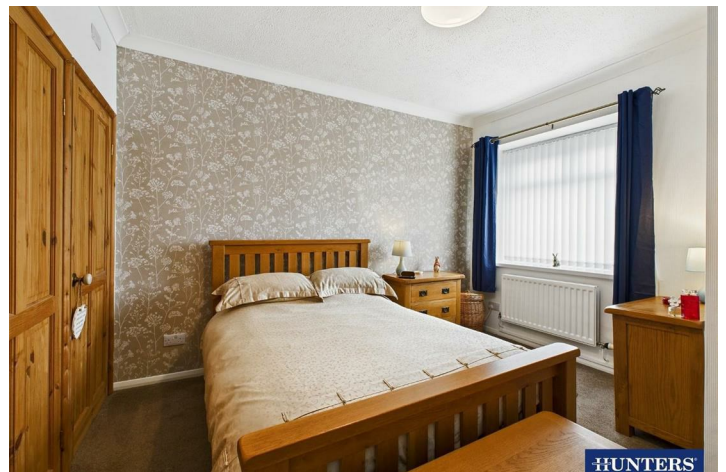
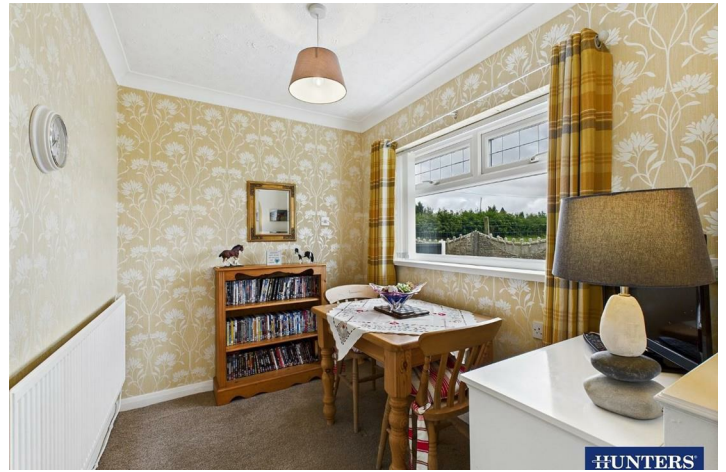
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HOME REPORT

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.

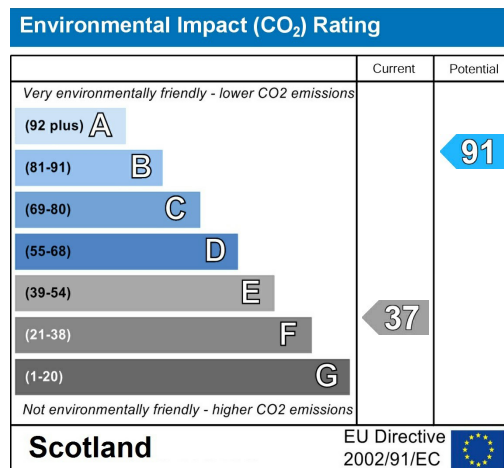
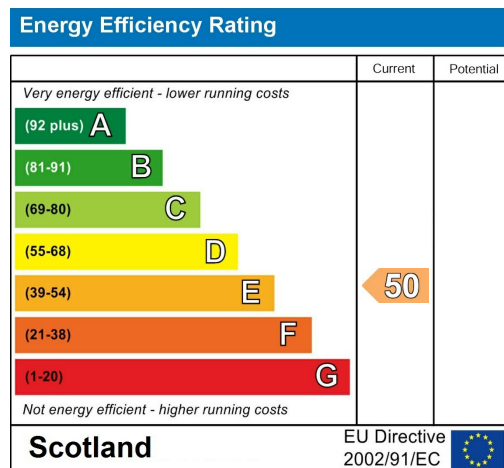
Floorplan







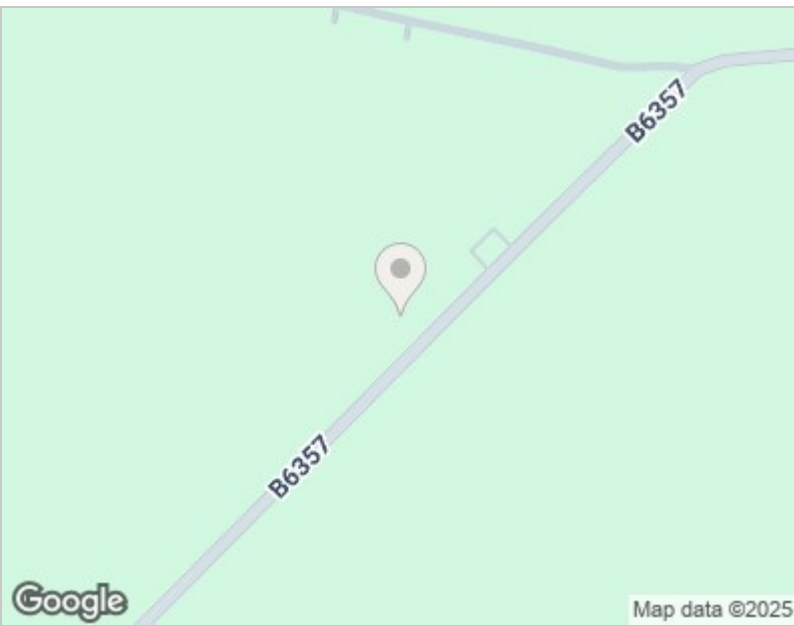
Energy Efficiency Graph



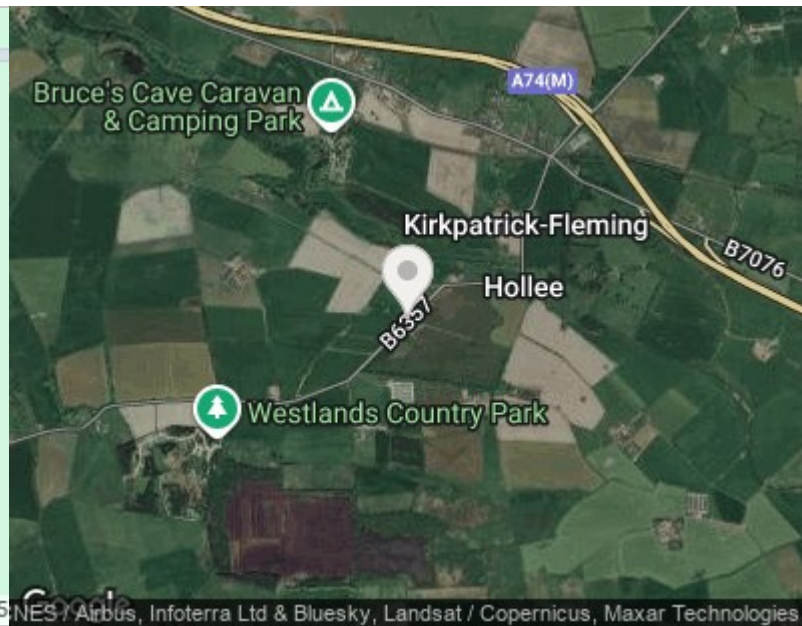
Viewing

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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