



## Hallguards Mill

Hoddum, Lockerbie, DG11 1AS

Offers Over £255,000



- Exclusive Courtyard Mill Development
- Uninterrupted Views over the River Annan to the Hoddum Castle Golf Course
- Spacious Dual-Aspect Living Room
- Luxurious Master En-Suite & Family Bathroom
- Attached Garage, Parking & EV Charger
- Spacious End-Terrace Home
- Dining Kitchen with Central Island & Patio Doors
- Three Good-Sized Bedrooms
- Rear Garden with Patio & Lawn
- EPC - C

# Hallguards Mill

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Tucked away within an exclusive courtyard mill development and enjoying exceptional, uninterrupted views over the River Annan towards the Hoddum Castle Golf Course is this three-bedroom end-terrace house with garage, garden, and parking. Beautifully presented and finished to a high specification, the home boasts a large dining kitchen with a range of integrated appliances, central island, and direct access to the rear garden and spectacular outlook, a dual-aspect living room; three good-sized bedrooms, and a luxurious bathroom and master en-suite. Additionally, the property includes a large attached garage along with an EV charger, ideal for the modern commuter. Situated peacefully within Hoddum, between the towns of Annan and Lockerbie, there is excellent access to a variety of amenities, schools, and transport connections. Contact Hunters Annan today to schedule your viewing.

The accommodation, which has oil-fired central heating and double glazing throughout, briefly comprises a hallway, living room and dining kitchen to the ground floor with a landing, three bedrooms, master en-suite and family bathroom to the first floor. Externally there is garden to the rear, allocated parking and an attached garage. EPC - C and Council Tax Band - D

Hallguards Mill is a converted mill development nestled on the shores of the River Annan, a most tranquil and picturesque setting allowing endless hours of beautiful walks at the heart of nature. Located between the larger towns of Annan and Lockerbie, both are easily accessible within a 15 minute drive and provide conveniences including local shops, supermarkets, bakeries, beauty salons, bars and restaurants. For commuting, the A74(M) and A75 are both within a short drive allowing easy access throughout South West Scotland and back toward the borders.

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal double doors to the dining kitchen, further internal doors to the living room and WC/cloakroom, stairs to the first floor landing, under-stairs cupboard and underfloor heating.

### LIVING ROOM

Double glazed window to the front aspect, double glazed window to the rear aspect, recessed spotlights and underfloor heating.

### DINING KITCHEN

Fitted kitchen with central island, comprising a range of base, wall and drawer units with stone worksurfaces and tiled splashbacks above. Integrated electric double oven, electric hob, extractor unit, integrated fridge freezer, integrated dishwasher, integrated washing machine, one and a half bowl stainless steel sink with mixer tap, recessed spotlights, under-counter lighting, tiled flooring, underfloor heating, double glazed patio doors to the rear garden and two double glazed windows to the front aspect.

### WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash hand basin. Tiled splashbacks, tiled flooring, underfloor heating, extractor fan and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and bathroom, built-in cupboard, loft-access point, radiator and a double glazed window to the rear aspect. The built-in cupboard includes the water tank and recessed spotlights internally.

### MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the front aspect, double glazed window to the rear aspect, radiator, recessed spotlights and two fitted wardrobes, one with double doors and the second with double sliding doors.

Master En-Suite:

Three piece suite comprising a WC, pedestal wash basin and shower enclosure with mains shower. Tiled splashbacks, tiled flooring, chrome towel radiator, recessed spotlights and an extractor fan.

### BEDROOM TWO

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

### BEDROOM THREE

Double glazed window to the rear aspect and a radiator.

### BATHROOM

Three piece suite comprising a WC, pedestal wash basin and bath with mains shower over. Part-tiled walls, tiled flooring, chrome towel radiator, recessed spotlights, extractor fan and a double glazed Velux window.

## EXTERNAL:

Front Garden & Parking:

Low-maintenance gravelled garden area along with an allocated block-paved parking space with EV charging point. Access from the parking space into the attached garage.

Rear Garden:

Beautifully landscaped rear garden including a large paved seating area with views towards the River Annan & Golf Course, small lawned garden, external double electricity socket and a pedestrian access door into the garage.

## GARAGE

Electric roller garage door, pedestrian access door, power, lighting, cold water tap and a freestanding oil boiler.

## WHAT3WORDS

For the location of this property, please visit the What3Words App and enter - observers.passively.straws

## AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (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

This properties Home Report 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.

## PLEASE NOTE

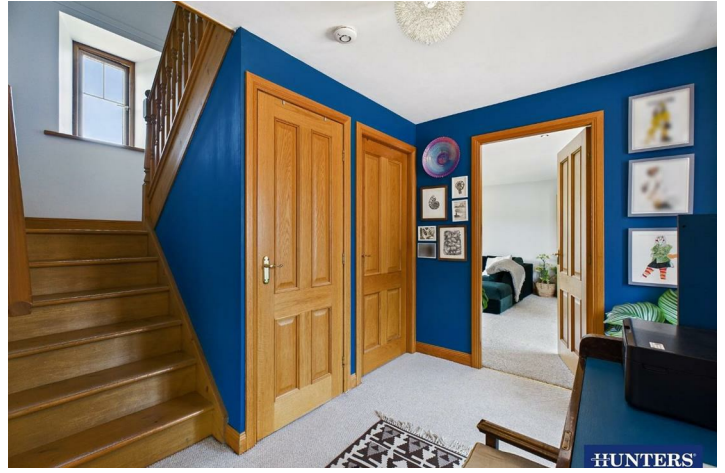
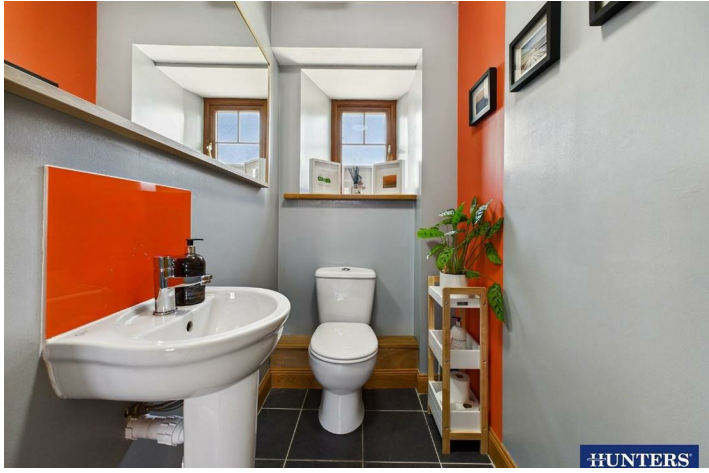
We would like to advise prospective buyer the property has a Shared Sewage Treatment Plant, the sellers currently pay £18 per month for the emptying, servicing and electricity for the running of the plant.



Floorplan



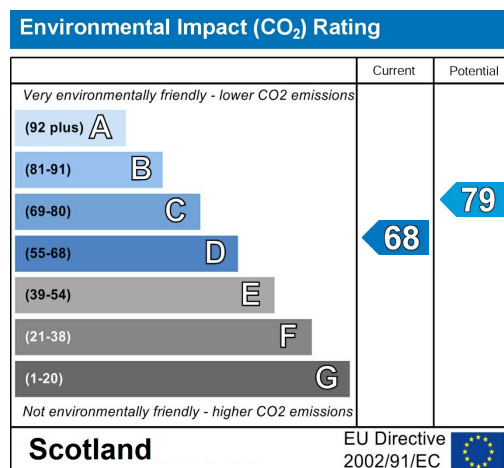
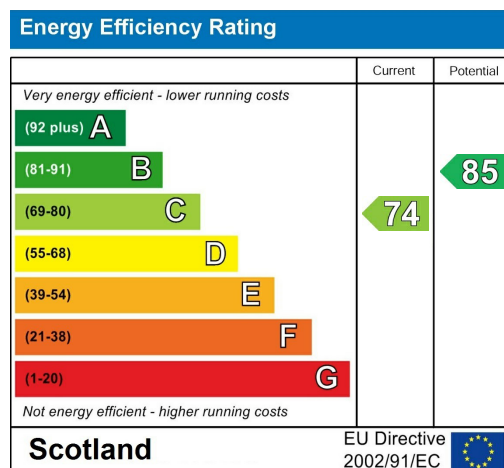








## Energy Efficiency Graph



## 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



**HUNTERS**  
HERE TO GET *you* THERE

Tel: 01387 245898



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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