



ROWANBURN HALL

ROWANBURN, CANONBIE, DUMFRIES AND GALLOWAY

Galbraith



ROWANBURN HALL, ROWANBURN, CANONBIE, DUMFRIES AND GALLOWAY

An attractive period property set in a peaceful edge of village location.

Canonbie 1.5 miles ■ Langholm 7.5 miles ■ Carlisle 16 miles

Guide Price £350,000

- 2-3 reception rooms. 5 bedrooms
- Extensive family home
- Stunning Reception space (formerly the main school room)
- Large garden
- Far reaching countryside views
- Parking/space for garage
- Accessible location

Galbraith

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 OnTheMarket





SITUATION

Rowanburn Hall is situated in the peaceful rural hamlet of Rowanburn. Formerly the village school and headmaster's property, now a charming home a short distance from Canonbie. The rural location is particularly scenic with far reaching countryside views. The house is in a sheltered private location with the garden grounds wrapping around the property. Canonbie is a charming village on the Border Esk river only a mile from the border with England and is steeped in history. It benefits from an excellent primary school and lies in the catchment for Langholm Academy for secondary level education (6 miles). Local amenities include a Health Centre, Post Office/convenience store, village hall, recreation ground, church, hairdresser and hotel. The river is well known for salmon and sea trout angling, and attracts many fishing visitors. A local angling club offers annual membership at a modest cost. Around 14 miles distant, Carlisle is the nearest cultural, commercial and industrial centre for the area and the M6/M74 motorway is nearby. Carlisle has good rail links to London (3.5 hrs), Glasgow (1hr) via the West Coast Main Line and to Edinburgh (1hr 15m). Carlisle airport also recently reintroduced passenger flights to London-Southend, Belfast and Dublin.

DESCRIPTION

Formerly the School masters House & School, Rowanburn Hall now offers a substantial family home in a peaceful, edge of village location enjoying far reaching countryside views. The property is adaptable in its layout and is tastefully finished throughout.

The main reception space undoubtedly is a star feature of the property, multiple aspect with stunning wood flooring, wood burning stove formerly served as the principal school room providing a stunning multi functioning space that can be split to provide dining/office/living space - perfect entertaining and family space. The snug provides a cosier reception space with wood burning stove, enjoying a dual aspect. The kitchen/breakfast room provides a modern 'country' kitchen with a range of fitted door & wall units as well as a central island breakfast bar, at the heart of the kitchen is an oil-fired Aga (deep blue) together with other integrated appliances. Modern fitted bathrooms, two to the ground floor and one on the first floor, together with 5 bedrooms and open office space on the hallway landing complete the accommodation offering. From the boot room doors open to the garden at the rear, and a raised decking area provides the ideal space to dine and entertain with friends whilst enjoying the countryside views.



The front porch leads directly to a further patio area ideal for seating or dining. The garden wraps around the property and is predominantly laid to lawn with off street parking for 2 vehicles, with potential for an outbuilding where the previous garage stood. (Subject to relevant permissions).

Rowanburn Hall presents a unique and attractive family home in a desirable rural location with a flexibility in accommodation space and offering that could be easily adapted to suit any buyers specific needs.

ACCOMMODATION

Ground Floor:

Front Entrance. Hallway. Bathroom. Kitchen/Breakfast room. Family Room. Living/Dining Room. Bathroom. Boot Room.

First Floor:

Master Bedroom. Bathroom. 3/4 Bedrooms.

GARDEN (AND GROUNDS)

Accessed via driveway, owned by Rowanburn Hall with right of access for the neighbouring properties, this leads to an area for parking and potential to for the addition of a garage/shed should the new buyer wish. The private garden grounds wrap around the property and are predominantly laid to lawn with some mature shrubs and trees planted. A raised deck area to the rear provides the perfect spot to dine 'al fresco' and soak up the stunning far reaching countryside views. A further patio area to the rear.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	Oil Central Heating	Band A	F	FTTP / FTTC*	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>



ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Neighbouring properties exercise a right of access over the access road to Rowanburn Hall.

POST CODE

DG14 0RQ

DIRECTIONS

From the A7, turn off for Canonbie and proceed straight through the village. Continue on this road until you reach Rowanburn. The property is located on the right-hand side immediately opposite the lay-by.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: Reckon. Advice. Supported

SOLICITORS

Please add

LOCAL AUTHORITY

Dumfries & Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

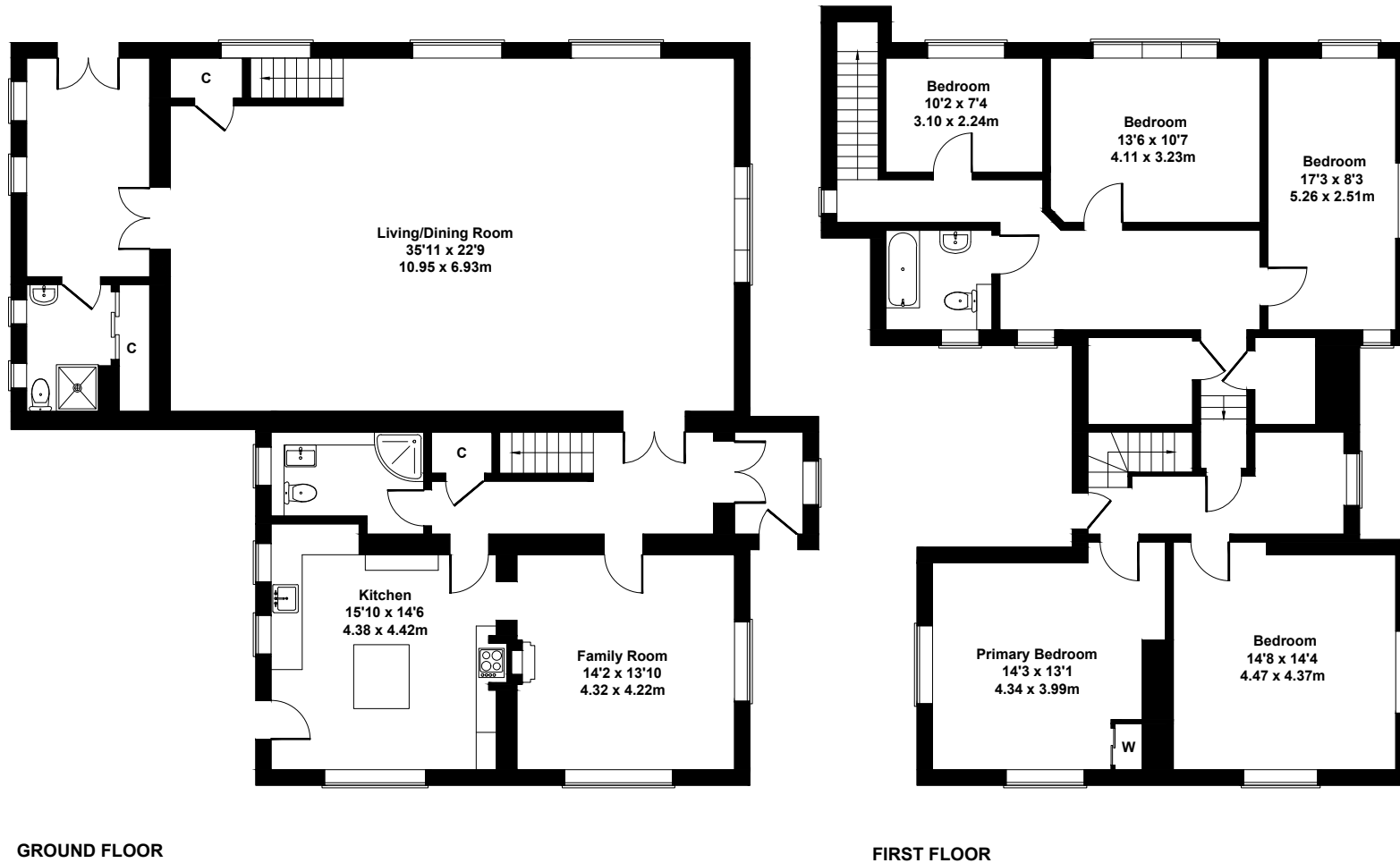
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.



Rowanburn Hall Canonbie DG14 0RQ

Approximate Gross Internal Area
3016 sq ft - 280 sq m



GROUND FLOOR

FIRST FLOOR

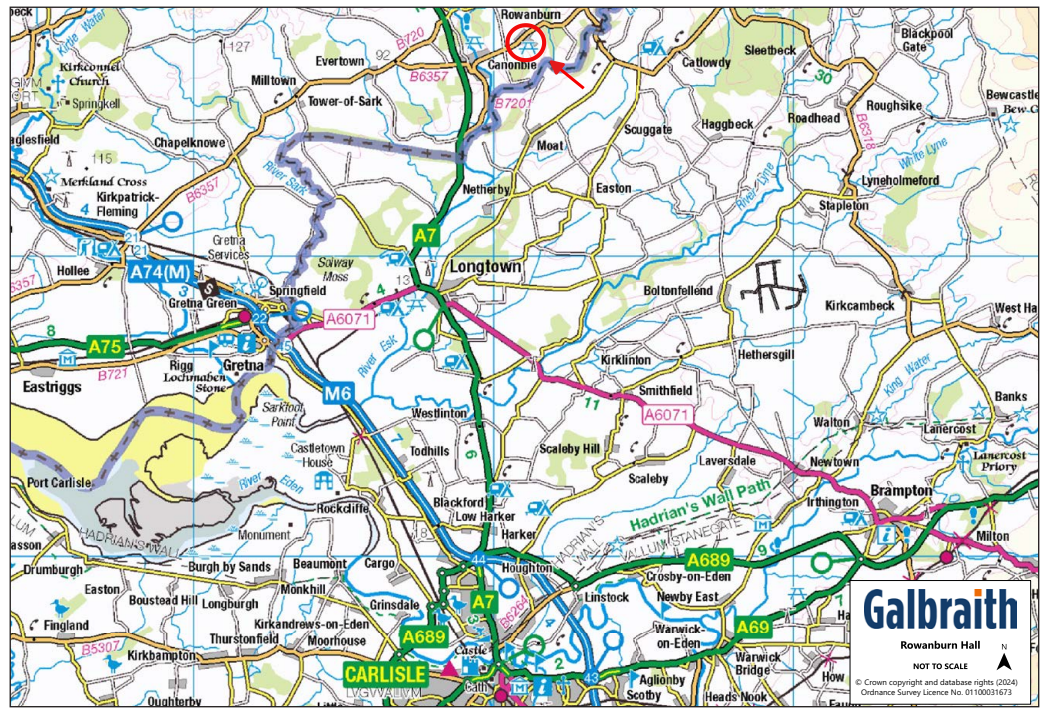
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2024



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