



Sunnybrae House

Lockerbie, DG11 3NY

Offers Over £365,000



- Traditional Grade B listed Detached Family Home Set within Generous Mature Gardens
- Showcasing a Wealth of Character and Charming Features
- Country Kitchen with Dining Area and useful Adjoining Pantry
- Mature Gardens Attracting a Diverse Range of Wildlife
- Efficient Air-Source Heat Pump Central Heating
- Nicely Located to the Outskirts of Eaglesfield and Enjoying Open-Field Views
- Spacious Living Room and a Cosy First-Floor Sitting Room, Both with Multi-Fuel Stoves
- Four Good-Sized Bedrooms plus Family Bathroom with Roll-Top Bathtub
- Gated Off-Road Parking with EV Charging Point
- EPC - D

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Sunnybrae House is an impressive, traditional Grade B listed detached country home, beautifully positioned within generous mature gardens on the outskirts of Eaglesfield, where far-reaching open-field views and a wonderful sense of privacy combine to create an idyllic rural setting. Rich in character and charm, this substantial family home offers a rare blend of traditional appeal, warmth and practicality, with spacious and versatile accommodation perfectly suited to modern family life. At the heart of the home is a welcoming country-style kitchen with a dedicated dining area and useful adjoining pantry, creating a relaxed and sociable space for everyday living and entertaining. The generous living room is enhanced by a multi-fuel stove, providing an inviting focal point during the colder months, while a particularly cosy first-floor sitting room, also featuring a multi-fuel stove, offers a delightful additional retreat. Four well-proportioned bedrooms provide excellent flexibility for family living, guests or home working and are complemented by an appealing family bathroom complete with a traditional roll-top bathtub. Externally, the extensive mature gardens are undoubtedly one of Sunnybrae House's standout features, beautifully established to create a peaceful and private haven with an impressive variety of planting, wildlife and areas in which to relax, entertain or simply enjoy the surrounding countryside. Gated off-road parking adds both security and convenience, while an EV charging point and efficient air-source heat pump central heating provide thoughtful modern touches. Combining generous proportions, character, privacy, established gardens and a superb countryside setting, Sunnybrae House is a distinctive and highly appealing family home in a truly special position.

Utilities, Services & Ratings:

Central Heating via Air-Source Heat Pump and Single Glazing (where stated).

EPC - D and Council Tax Band - E.

Eaglesfield is a well-situated village in South West Scotland, lying just off the A74(M) motorway and offering excellent connectivity to Carlisle continuing further south and to the north. The village sits approximately 8 miles from Lockerbie and 7 miles from Annan, providing convenient access to both towns and their wide range of services. Within Eaglesfield itself, residents benefit from everyday amenities including a general store, primary school, public hall and a regular bus service linking the surrounding communities. For further facilities such as supermarkets, bakers, butchers, hair and beauty salons, leisure facilities and secondary education, both Lockerbie and Annan are within easy reach by car or bus. The nearby town of Lockerbie also offers a mainline railway station with regular connections to Glasgow, Edinburgh and Carlisle, making the location particularly attractive for those who commute. Surrounded by beautiful countryside, the area also provides excellent opportunities for walking, cycling and enjoying the scenic landscapes of Dumfriesshire.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the side driveway, internal doors to the living room, kitchen and WC/cloakroom, stairs to the first floor landing, timber parquet flooring, radiator, and two single glazed sash windows to the rear aspect.

LIVING ROOM

Single glazed sash window to the side aspect, single glazed sash window to the rear aspect, external door to the garden, radiator, timber flooring, and a sandstone fireplace with inset multi-fuel stove.

KITCHEN

Fitted timber base units with worksurfaces, upstands and tiled splashbacks above. Freestanding electric 'Rangemaster' cooker, space with plumbing for a dishwasher, one bowl 'Belfast' sink with mixer tap and worksurface draining grooves, timber flooring, opening to the dining room, doorway opening to the pantry, external door to the rear decking, and a single glazed sash window to the rear aspect.

DINING ROOM

Single glazed sash window to the front aspect, radiator, timber flooring, and a decorative sandstone fireplace.

PANTRY

Power sockets, lighting, stone flooring, and a doorway opening to the utility room.

UTILITY ROOM

Heat-pump cylinder, space with plumbing for a washing machine, space for a tumble dryer, radiator, stone flooring, and an external door to the garden.

WC/CLOAKROOM

Two piece suite comprising a WC and wall-mounted wash hand basin. Half-panelled walls, and a double glazed window to the rear aspect.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms, bathroom and sitting room, exposed floorboards, and a skylight window.

BEDROOM ONE

Two single glazed sash windows to the front aspect, exposed floorboards, and a radiator.

BEDROOM TWO

Single glazed sash window to the front aspect, exposed floorboards, and a radiator.

BEDROOM THREE

Single glazed sash window to the rear aspect, exposed floorboards, and a radiator.

BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and a roll-top bathtub with shower over. Half-panelled walls, exposed floorboards, radiator with towel rail, double glazed Velux window, and a single glazed sash window to the rear aspect.

SITTING ROOM

Single glazed sash window to the front aspect, single glazed sash window to the rear aspect, fireplace with inset multi-fuel stove, alcove shelving, loft-access point, radiator, and an internal door to the rear hall.

REAR HALL

Internal door to bedroom four, external door to the rear pathway, and a single glazed sash window to the rear aspect.

BEDROOM FOUR

Double glazed external door to the garden with double glazed side windows, radiator, and a decorative fireplace.

EXTERNAL:

Gardens:

Surrounding Sunnybrae House are beautifully maintained, mature gardens, comprising generous lawned areas bordered by established planting, trees and hedging. To the front of the property is a small pond, regularly attracting frogs, spawn and newts, while a wide variety of birdlife can also be enjoyed throughout the gardens. Elevated above the main garden and accessible directly from bedroom four is a gravelled seating area, enjoying a lovely outlook across the gardens and surrounding countryside. Tucked away to the front is an orchard featuring a selection of fruit trees and soft fruits, together with a timber summerhouse, two timber stores and a useful brick outbuilding currently used as a log store. The air-source heat pump unit is positioned beside the utility room door, where there is also an external cold-water tap, while to the rear of the property, accessed directly from the kitchen, is a timber deck providing an attractive spot for outdoor seating and morning coffee.

Parking:

Positioned to the side of the property is a substantial driveway, secured by a timber five-bar gate and providing off-road parking for multiple vehicles. The driveway also benefits from an EV charging point, together with convenient access through a side entrance into the hallway, as well as direct access to the gardens and rear decking.

WHAT3WORDS:

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

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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.

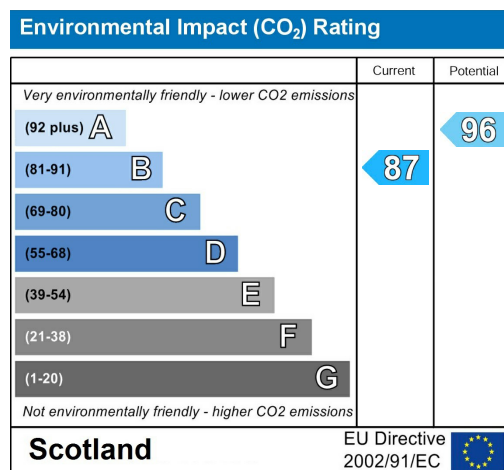
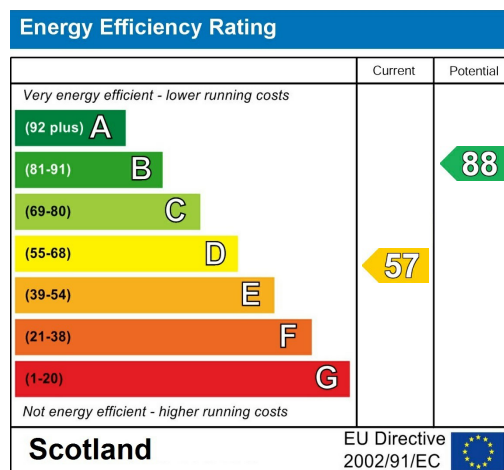
Floorplan







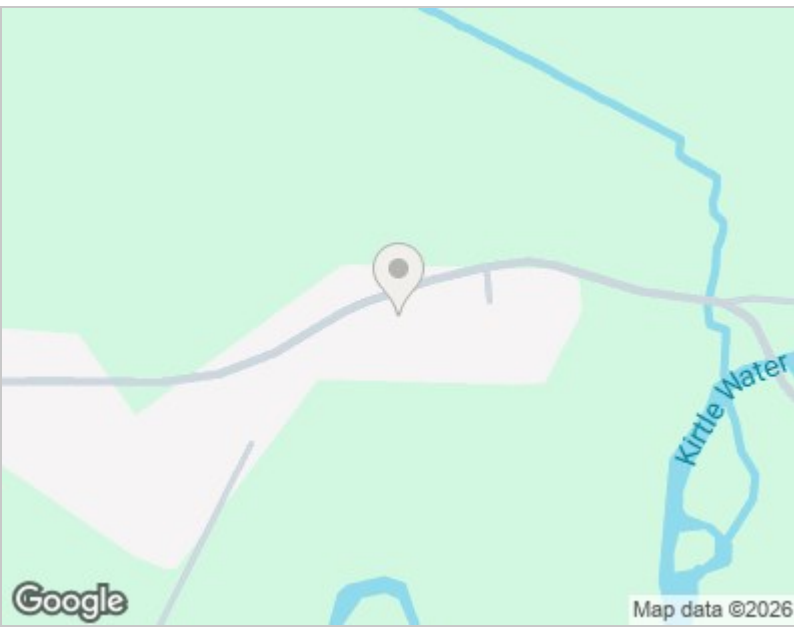
Energy Efficiency Graph



Viewing

Please contact our Annan Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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HERE TO GET *you* THERE

Tel: 01387 245898



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Bridgend High St, Dumfries, Annan, DG12 6AG
Tel: 01387 245898 Email: annan@hunters.com
www.hunters.com

