

Hayward Tod

5 Bed Detached House | Anvil View | St. Ninians Grove | Gretna | DG16 5LN

£750,000







An outstanding modern home, built and finished to the highest specification inside and out. Five bedrooms. Five bathrooms. Three garages. Impressive kitchen diner with balcony. Generous living space. A real gem.

large entrance hallway and stairs | living room | open plan dining kitchen | balcony | utility room | ground floor en-suite bedroom one | ground floor en-suite bedroom two | first floor en-suite bedroom three with dressing area | bedroom four - Jack and Jill en-suite with bedroom three | family bathroom | bedroom five | large TV and games room | lower ground en-suite studio room with shower and W.C. | double garage | detached kennel block with single garage, offering scope for conversion to additional habitable space if desired | ample secure gated driveway parking | low maintenance rear garden | security lights and CCTV | electric gates with secure intercom system | EPC B | Council tax band G | freehold | Home report available upon request - Marketed at £50,000 below Home Report Valuation

APPROXIMATE MILEAGES Gretna railway station 0.4 (8 min walk) | M6/M74 motorway 1.1 | Carlisle 10 | Glasgow 85 | Edinburgh 90

WHY GRETNA? Offering a good range of local amenities including a Co-op and primary school, Gretna is well connected to the rest of the region thanks to the proximity of the motorway and A75 making it an ideal base for commuting further afield if required. Located on the picturesque Solway Coast the property benefits from access to a wide range of outdoor leisure opportunities.

ACCOMMODATION Beautifully presented throughout, the property has been built and finished to the highest standards both inside and out. Offered in genuine turn-key condition and ready to be immediately enjoyed by the new owners. From first approaching the property the quality is evident as you are welcomed in through electric gates and down towards a large

tarmac driveway and parking area. Walking in through the front door in to a spacious entrance hall Oak stairs lead to a gallery landing above. Further oak accents sit around the doors. The living room, with a large square bay window, is beautifully proportioned and has a large feature fireplace as its focal point. The kitchen dining space has windows on three sides, flooding the space with light. Double doors lead out from hear to a balcony. Off the kitchen is an additional living space with another feature fireplace. The main bedroom on the ground floor has a large walk-in shower en-suite and a full wall of fitted wardrobes and storage. The second bedroom on the ground floor also has an en-suite shower and W.C. which can also be accessed off the main hallway. There is a useful utility room which also provides access to the rear garden and patio. On the first floor there is another double bedroom, with the benefit of a shared en-suite shower room and its own private dressing area as well as double glazed doors out to another balcony. The fourth bedroom at the rear of the property is another good double room and shares the en-suite shower. Along the large open landing is the fifth bedroom, another double room, and the main family bathroom with a stylish freestanding bath. At the far end of the corridor is another impressive space, running front to back along the property, and is currently configured as a cinema ang games room with its own bar area, however the room could be utilised in a number of other ways as required. On the lower ground level the property has an externally accessed studio room, which has a small kitchenette and en-suite shower with W.C. An ideal home office, guest suite. There is also a large double garage. Adjacent to the house is a detached kennel block with a further single garage. Built in such a way that it could easily be converted in to additional accommodation if required. The quality of build is evident outside as well as in, with the property flanked by brick walls and ample paving. At the rear there is a large area of low maintenance artificial grass and a paved patio. The property is underfloor heated throughout the ground floor and incredibly secure, protected by an ADT alarm system, electric gates, CCTV and ample security lighting.

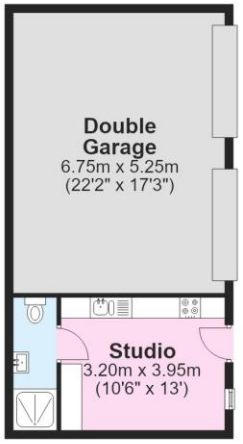






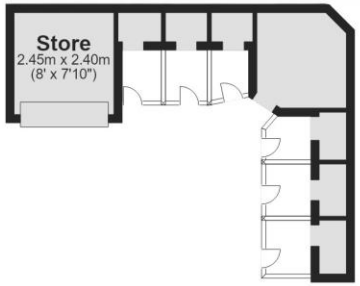
Lower Ground Floor

Approx. 52.3 sq. metres (562.6 sq. feet)



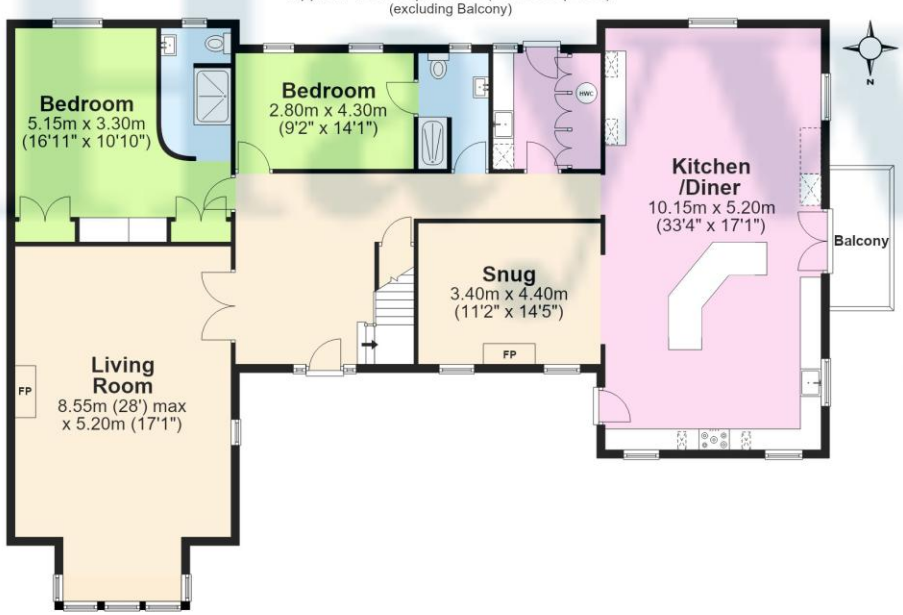
Outbuilding

Approx. 15.6 sq. metres (168.3 sq. feet)



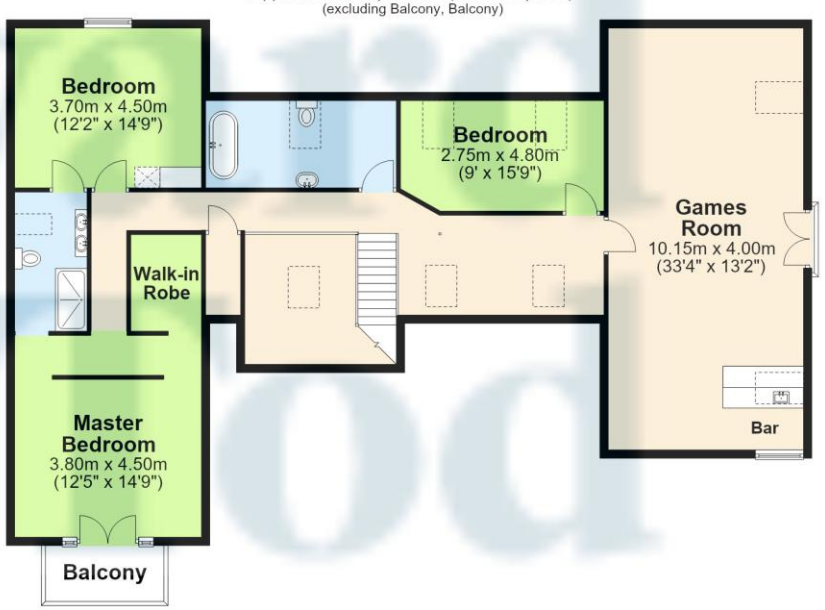
Ground Floor

Approx. 188.2 sq. metres (2025.8 sq. feet)
(excluding Balcony)



First Floor

Approx. 149.8 sq. metres (1612.7 sq. feet)
(excluding Balcony, Balcony)



Total area: approx. 405.9 sq. metres (4369.5 sq. feet)

Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

01228 810 300
info@haywardtod.co.uk
haywardtod.co.uk

Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.