



Hallguards House

Lockerbie, DG11 1AS

Offers Over £650,000



- Exceptional Category C Listed Country Residence Overlooking the River Annan
- Three Reception Rooms plus Reception Hall
- Five Genuine Double Bedrooms with Master En-Suite
- Beautifully Maintained Gardens and Grounds offering Space and Privacy
- Approx. Four Acre Paddock plus an Additional Paddock/Woodland Area
- Lovingly Maintained and Offering Substantial Versatile Accommodation
- Traditional Fitted Kitchen with Aga & Range Cookers
- Two Family Shower Rooms plus a Ground Floor WC/Cloakroom
- Sweeping Tree-Lined Driveway with Ample Parking and Detached Double Garage
- EPC - E

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Hallguards House is an exceptional Category C listed country residence of considerable character and distinction, occupying an impressive setting overlooking the River Annan and approached via a sweeping, tree-lined driveway which immediately sets the tone for this remarkable family home. Lovingly maintained by the current owners for over three decades, the property offers substantial and highly versatile accommodation, retaining a wealth of beautiful period detailing including decorative stained glass, traditional joinery, impressive fireplaces and an elegant tiled entrance vestibule. The generous ground floor provides three main reception rooms together with a further versatile reception hall, creating an excellent balance between formal entertaining and relaxed family living, while the traditional fitted kitchen features both Aga and range cookers. Upstairs, five genuine double bedrooms provide exceptional family accommodation, with the master bedroom benefiting from its own en-suite, complemented by two family shower rooms and a useful ground-floor WC/cloakroom. The sense of space and privacy continues outside, where beautifully maintained gardens and grounds surround the house, together with extensive parking and a detached double garage. Beyond the formal gardens, the grounds extend to a generous paddock, together with a further paddock and woodland area, creating an exceptional lifestyle opportunity for those with equestrian interests, those seeking additional land, or simply wishing to enjoy the rare privilege of extensive, private grounds.

In total, the property extends to approximately 7 acres, offering an enviable combination of space, privacy and versatility. Combining architectural character, impressive proportions, substantial grounds and an enviable setting overlooking the River Annan, Hallguards House represents a genuinely rare opportunity to acquire one of the area's most distinctive country homes.

Utilities, Services & Ratings:

Oil-Fired Central Heating and Single Glazing with Additional Glazing Units.

EPC - E and Council Tax Band - G.

Hoddam enjoys a peaceful rural setting in the heart of Annandale, surrounded by attractive Dumfriesshire countryside and close to the River Annan. The nearby village of Ecclefechan provides useful everyday amenities together with Hoddam Primary School, while the larger towns of Annan and Lockerbie are both within easy driving distance and offer a wider selection of supermarkets, independent shops, cafés, restaurants, leisure facilities and schooling. Excellent transport connections make the area particularly convenient for commuters, with the A74(M) providing straightforward access north towards Glasgow and south towards Carlisle and the wider motorway network, while the A75 offers connections west towards Dumfries and beyond. Lockerbie also benefits from a railway station on the West Coast Main Line, providing direct rail services to a number of major destinations. For those who enjoy the outdoors, the surrounding countryside and riverside landscape provide an excellent setting for walking, cycling and exploring this picturesque part of Dumfries and Galloway.

Tel: 01387 245898

GROUND FLOOR:

VESTIBULE

Entrance door from the front, internal door to the reception hall, and feature tiled flooring.

RECEPTION HALL

Hallway Area:

Internal doors to the lounge, sitting room and under-stairs cupboard, radiator and stairs to the first floor landing. The under-stairs cupboard includes lighting, window and external door to the rear garden.

Reception Area:

Internal doors to the dining room, kitchen and WC/cloakroom, recessed cupboard with double doors and shelving internally, original fireplace with stone pillars, mantle and hearth, stone backing and an inset multi-fuel stove, three radiators with stove connection, radiator with mains-system connection, bay window to the rear aspect, and a window to the front aspect.

LOUNGE

Bay window to the front aspect, window to the side aspect, two radiators, and a fireplace with surround, brick backing, tiled hearth and an inset wood-burning stove.

DINING ROOM

Window to the front aspect, window to the side aspect, radiator, fireplace with surround, and brick backing and hearth, and a recessed alcove shelving.

SITTING ROOM

Bay window to the rear aspect, patio doors to the side garden, radiator, retained open fireplace with surround, stone backing and a tiled hearth, and a recessed cupboard with double doors.

KITCHEN

Fitted base, wall and display units with worksurfaces and tiled splashbacks above. Freestanding oil AGA cooker, dual-fuel 'N Special edition' range cooker, space with plumbing for a dishwasher, one and a half bowl sink with mixer tap and draining board, radiator, internal door to the utility room, window to the front aspect, and a window to the side aspect. We have been advised that enclosed behind the range cooker is a staircase that ascends up to the first floor bedroom five.

UTILITY ROOM

Fitted base and wall units with worksurfaces and tiled splashbacks above, space with plumbing for a washing machine, one and a half bowl stainless steel sink with mixer tap and draining board, radiator, extractor fan, internal doors to the kitchen, store room one, and store room two, and a window to the side aspect.

STORE ROOM ONE

Fitted base and wall units with worksurface above, two built-in cupboards with double doors, loft-access point, extractor fan, and a window to the rear aspect.

STORE ROOM TWO

Window to the side aspect, fitted tall units, three built-in cupboards, and an extractor fan.

REAR HALL & BOILER ROOM

Rear Hall:

External door to the side patio, internal doors to the utility room and boiler room, and a window to the side aspect.

Boiler Room:

Freestanding oil-fired boiler, window to the side aspect, lighting, fitted shelving, and a ceiling clothes airer.

WC/CLOAKROOM

WC, vanity unit with inset wash basin, radiator, and an extractor fan.

FIRST FLOOR:

LANDING

Stairs up from the ground floor reception hall, internal doors to five bedrooms and two shower rooms, built-in linen cupboard with double doors, loft-access point, radiator, window to the front aspect, window to the rear aspect, and a double glazed Velux window.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Bay window to the front aspect, window to the side aspect, two radiators, and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin, and a bathtub with hand shower attachment. Mirrored splashbacks, radiator, towel radiator, extractor fan, fitted cupboard, and a window to the front aspect.

BEDROOM TWO

Window to the front aspect, window to the side aspect, and a radiator.

BEDROOM THREE

Bay window to the rear aspect, and a radiator.

SHOWER ROOM ONE

Three piece suite comprising a WC, pedestal wash basin, and a corner shower enclosure with electric shower unit. Part-tiled walls, radiator, loft-access point, and an extractor fan.

BEDROOM FOUR

Bay window to the rear aspect, radiator, built-in cupboard, and a low-level cupboard with double doors.

BEDROOM FIVE

Window to the front aspect, high-level window to the rear aspect, radiator, built-in cupboard with shelving and water-cylinder internally, and a walk-in wardrobe/cupboard with lighting internally. We have been advised the walk-in wardrobe/cupboard includes the upper section of the enclosed staircase that ascends from the ground-floor kitchen.

SHOWER ROOM TWO

Three piece suite comprising a WC, pedestal wash basin, and a shower enclosure with electric shower unit. Part-tiled walls, towel radiator, loft-access point, and an extractor fan.

EXTERNAL:

Gardens:

The property is surrounded by beautifully established gardens and grounds, offering an impressive combination of formal lawned areas, mature planting and more natural spaces. To the lower side of the property is a generous lawn, framed by an attractive variety of mature trees, shrubs and established borders, creating a wonderfully private and peaceful setting. The lower garden is bordered by the River Annan and enjoys phenomenal views across the river and surrounding landscape, adding greatly to the property's appeal. Pathways wind through the gardens, connecting the various areas of the grounds, while further lawned and grassed sections provide excellent additional outdoor space, with direct access from the property. The gardens are complemented by a paved patio area adjoining the house, together with a number of useful outbuildings, sheltered areas and a detached greenhouse. External cold-water taps are positioned to the side elevations of both the property and garage, while the lower garden also benefits from a water supply and external power points.

Driveway & Parking:

The approach to the property is via an impressive gated splayed entrance with substantial stone gate piers, opening onto a sweeping tree-lined driveway. To the front of the property is a red-gravel driveway, extending to a generous gravelled parking area positioned in front of the detached garage. A further access is available to the side of the plot, leading over a small bridge towards Hallguards Mill. Within the parking area is the oil storage tank, together with an external cold-water tap.

PADDOCKS

Paddock (Beside Driveway):

A paddock extending to approximately four acres is positioned alongside the driveway and benefits from both vehicular and pedestrian access gates.

Paddock/Woodland (Riverside):

A further paddock/woodland area is situated beside the riverside, with gated access and a pathway leading down from beside the summerhouse, together with an additional access gate positioned by the bridge at Hallguards Mill.

DETACHED GARAGE

Garage Area:

Double garage complete with two electric up-and-over garage doors, a pedestrian access door, and window. Open to the workshop area:

Workshop Area:

Fitted shelving, two pedestrian access doors, and two windows.

OUTBUILDING & SUMMERHOUSE

Outbuildings:

Positioned to the side of the access road leaving towards Hallguards Mill, the outbuilding is split over two levels and includes two pedestrian access doors, windows, power sockets and lighting.

Summerhouse:

Positioned to the side of the detached garage, with paving around, the summerhouse enjoys an elevated and open outlook over the River Annan and towards the Golf course.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter -
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AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (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:

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.

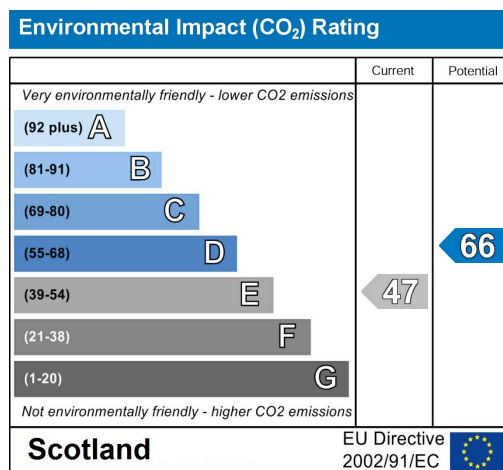
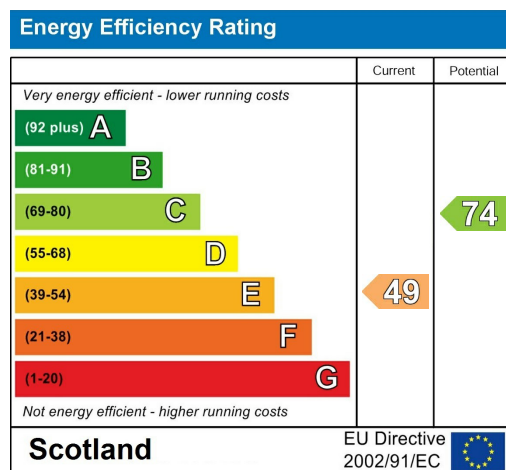
Floorplan







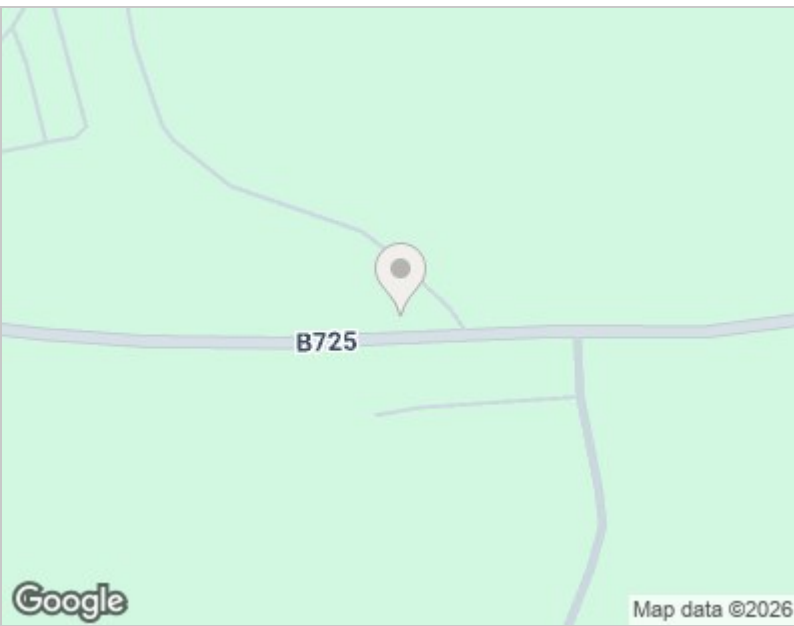
Energy Efficiency Graph



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





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.

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

