

# 3 REDKIRK FARM REDKIRK GRETNA DG16 5EY



AN ENCHANTING SEMI-DETACHED DWELLINGHOUSE WITH STUNNING ESTUARY VIEWS. U.P.V.C DOUBLE GLAZING & OIL CENTRAL HEATING THROUGHOUT. ACCOMMODATION ENTRANCE HALL. INNER HALL. LOUNGE. SITTING ROOM. FARMHOUSE STYLE DINING KITCHEN THROUGH TO THE EXTENSION CONSISTING OF A SNUG, BATHROOM, GAMES ROOM WITH MINI-BAR, UTILITY ROOM & OFFICE/STUDY. STAIRS & LANDING. STYLISH FURTHER BATHROOM. 3 BEDROOMS. ADDITIONAL STAIRS TO A CONVERTED ATTIC BEDROOM WITH EN-SUITE SHOWER ROOM. NEATLY KEPT FRONT GARDEN. REAR COURTYARD AREA WITH CAR PORT. AMPLE PARKING. 4 ACRES OF GRAZING LAND. 2 EXTENSIVE OUTBUILDINGS CURRENTLY USED AS STABLES WITH PLANNING PERMISSION TO CONVERT INTO TWO HOLIDAY COTTAGES.

PRICE OFFERS OVER £399,999

## **ACCOMMODATION**

### **ENTRANCE HALL**

Entered through a wooden front door with arched obscured glazed panel above. Fitted carpet. Part glazed inner door with obscured panels to either side. Honeywell thermostat. Smoke alarm. Walk-in storage cupboard with shelving, light & coat hooks. Door through to lounge & sitting room.



### **LOUNGE**

**(5.70m x 5.17m)**

A lovely comfortable room with double glazed windows to the side. Television point. Curtain pelmets. 5 – Light pendant. Cornicing. Electric coal effect fire set on tiled hearth contrasting fascia & decorative wooden surround. Fitted carpet. Radiator. Door through to hall & dining kitchen.



### **SITTING ROOM**

**(5.70m x 5.20m)**

A generously proportioned room with double glazed window the side & double glazed window overlooking the front garden. Electric coal effect fire set on a stone tiled hearth with contrasting fascia & wooden surround. Television point. Cornicing. 5 – Light pendant. Fitted carpet. 2 Radiators.



### **FITTED DINING KITCHEN**

**(6.10m x 3.76m)**

A very attractive & appealing farmhouse style kitchen with a good range of wall & base units incorporating a granite single drainer sink with vegetable compartment & chrome mixer taps. Double glazed windows to the rear. Plumbed for automatic washing machine & dishwasher. Diplomat range cooker is to be included in the sale. Chimney hood extractor. Triple spotlight fitment. Partially tiled walls. Character ceiling beams. Wooden stable type door to the rear. Space for an "American Style" fridge freezer. Tiled effect vinyl flooring. Radiator. Door & step down into lounge & a further door leads through to the extension.



**SNUG****(5.86m x 3.37m)**

A lovely bright room with double glazed window to the front. Double glazed french doors leading out to a patio area. Television point. Laminate flooring. Radiator. Radiator. Doors off to bathroom & games room.

**BATHROOM****(3.69m x 2.74m)**

Having a white three piece suite comprising roll top bath, wash-hand basin & W.C with high level cistern. Shower cubicle with mains powered shower. Extractor fan. Storage cupboard with shelving. Double glazed obscured window to the rear. Partially tiled walls. Laminate flooring. Radiator.

**GAMES ROOM****(7.01m x 4.62m)**

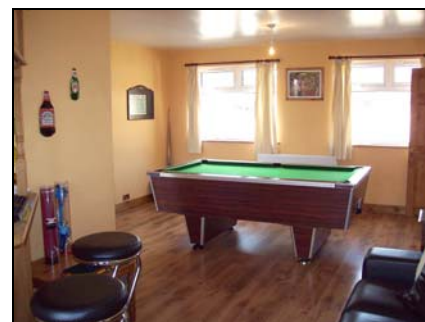
With double glazed windows to the front & rear. Custom made mini-bar area. Laminate flooring. 2 Radiators. Door through to utility room.

**UTILITY ROOM****(3.20m x 2.63m)**

With double glazed window to the side. Smoke alarm. Coat hooks. Laminate flooring. Radiator. Door through to office/study. Part glazed U.P.V.C rear door.

**OFFICE/STUDY****(4.22m x 3.07m)**

Double glazed windows to the front & side. Telephone point. Built-in shelved storage units. Fitted carpet. Radiator.

**STAIRS & LANDING**

Double glazed window to the rear. Fitted carpet. Smoke alarm. Carpeted display recess under stairs. Doors off to bathroom & 3 bedrooms.

**BATHROOM****(3.30m x 1.95m)**

A recently completed contemporary bathroom with white three piece suite comprising bath, wash-hand basin & W.C. Chrome shower mixer over the bath with curved shower screen attached. Extractor fan. Chrome triple spotlights. Glass display shelf. Double glazed obscured window to the rear. Stylish stone floor. Radiator.



**BEDROOM 1****(4.75m x 3.30m)**

With double glazed window overlooking the rear. One wall has fully fitted wardrobes with inset spotlights. Character beam. Fitted Carpet. Radiator.

**BEDROOM 2****(3.54m x 2.72m)**

Double glazed window to the side. Character beam. Fitted carpet.

**BEDROOM 3****(3.86m x 3.20m)**

Double glazed window overlooking the front garden & views over open farmland towards the estuary. Smoke alarm. Built-in wardrobe. Wall mounted character beam. Fitted carpet. Radiator.

**FURTHER STAIRS TO ATTIC BEDROOM WITH EN-SUITE****ATTIC BEDROOM****(7.59m x 5.24m)**

A lovely addition to this property with beautiful scenic views. Double glazed Velux window to the front & two double glazed windows to the side. 3 Under the eaves storage compartments. Further wall mounted storage compartment. Chrome spotlights. Fitted carpet. Door through to en-suite.

**EN-SUITE****(2.30m x 1.80m)**

With white wash-hand basin & W.C. Double shower cubicle with curved screen. Extractor fan. Fitted carpet.

**OUTSIDE**

The neatly kept front garden is laid out in lawn with a variety of mature shrubbery. Paved patio area. Car port to the rear offering ample parking for a number of vehicles. 4 Acres of grazing land situated to the rear of the stables/outbuildings. Planning permission has been granted to convert the stables into two holiday cottages.

### **HOME REPORT**

A Home Report will be available on this property. Prospective purchasers can access or obtain a copy. An administration fee may apply. Please contact Harper, Robertson & Shannon for further information.

### **SERVICES**

Mains water, electricity & drainage to septic tank. The telephone is subject to the usual B.T. Regulations.

### **VIEWING**

By arrangement with the Selling Agents  
**HARPER, ROBERTSON & SHANNON,**  
**SOLICITORS & ESTATE AGENTS**

**Council Tax Band "E".**

**PLEASE CONTACT US IS YOU REQUIRE A  
LAYOUT PLAN FOR THE CONVERSION OF  
THE STABLES**



FRONT ELEVATION



FRONT GARDEN



FRONT GARDEN



VIEWS FROM ATTIC BEDROOM