

ROWANCROFT NO 11 SMALLHOLDING, HOWES NR ANNAN, DG12 5RA



COUNTRY COTTAGE TUCKED AWAY AT THE END OF A TREE LINED DRIVEWAY. NEWLY FITTED U.P.V.C DOUBLE GLAZING & RECENTLY INSTALLED OIL CENTRAL HEATING. COMFORTABLE ACCOMMODATION COMPRISING:- ENTRANCE PORCH. INNER HALLWAY. BATHROOM. 2 BEDROOMS. LOUNGE. NEWLY FITTED KITCHEN. SIDE PORCH. APPROXIMATELY 2 ACRES OF LAND. FULL PLANNING PERMISSION HAS BEEN GRANTED FOR AN EXTENSION WHICH WOULD DOUBLE THE FLOOR AREA AND WOULD PROVIDE SUPERB STUDENT ACCOMMODATION OR A GRANNY ANNEXE. DETACHED GARAGE. WORKSHOP WITH UTILITY AREA, STORE ROOM & 2 ADJOINING LOOSE BOXES. HAY BARN/FEED SHED.

PRICE OFFERS OVER £250,000

ACCOMMODATION

ENTRANCE PORCH

(2.09m x 1.30m)

Entered through a U.P.V.C part glazed front door. U.P.V.C. double glazed window to the front. Quarry tiled floor.

INNER HALLWAY

Coat hooks. Thermostat control switch. Doors off to bathroom & rear bedroom. Fitted carpet. Radiator. New plumbing to accommodate the proposed extension has been installed beneath the floor in this area.

BATHROOM

(2.47m x 2.12m)

Having a coloured three piece suite comprising bath, wash-hand basin & W.C. U.P.V.C double glazed windows to the side. Partially tiled walls. Fitted carpet. Radiator.

BEDROOM 1

(3.35m x 2.50m)

With U.P.V.C double glazed window to the rear & side. Useful storage cupboard. Radiator.

LOUNGE

(5.15m x 3.64m)

A bright & airy room with U.P.V.C double glazed windows to either side. Television point. 2 Radiators. Door through to bedroom 2 & fitted kitchen.

BEDROOM 2

(3.60m x 3.03m)

With U.P.V.C double glazed window overlooking the front garden. Spacious built-in shelved airing cupboard housing the newly installed hot water tank. Fitted carpet. Radiator.

FITTED KITCHEN

(3.56m x 2.81m)

With a good range of contemporary styled wall & base units incorporating a stainless steel single drainer sink unit. Cupboard housing the electricity meter & fusebreaker system. Partially tiled walls. Electric cooker point. Hatch to partially floored & insulated attic. Smoke alarm. Striplight. Telephone point. Recently installed Worcester greenstar boiler. Laminate effect vinyl flooring. Radiator. Part glazed door leading through to the side porch.



SIDE PORCH

(2.15m x 1.31m)

With U.P.V.C part glazed door. U.P.V.C double glazed window overlooking the side. Partially tiled walls. Coat hooks. Tiled floor. Part glazed inner door through to the fitted kitchen.



OUTSIDE

Paved patio area to the front with neatly kept lawn areas. Wide selection of mature trees, bushes & shrubs.

Approximately two acres of totally screened land is included with the Cottage and would perhaps be ideal for someone with equestrian interests.



DETACHED GARAGE

(5.13m x 3.46m)

WORKSHOP WITH UTILITY AREA, STORE ROOM & ADJOINING LOOSE BOXES

(9.13m x 6.30m)

With power & light supply.



LOOSE BOX 1

(3.46m x 3.24m)

LOOSE BOX 2

(3.32m x 3.10m)

HAY BARN/FEED SHED

(5.40m x 4.00m)

NOTES

The details have been carefully prepared by the solicitor acting for the seller of the property and they are believed to be correct but are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded.

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 "C".

