

# Glendell Barns

TUNDERGARTH, LOCKERBIE, DUMFRIES AND GALLOWAY, DG11 2QE



*THIS PROPERTY IS SUBJECT TO A  
BUYERS PREMIUM*



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McEwan Fraser Legal are delighted to bring to the open market this beautifully converted and immaculately presented five-bedroom steading property, situated in a picturesque rural setting and benefiting from wonderful countryside views.

The property has been carefully designed to capture the unique feel and character of the original farm building by retaining many magnificent traditional features, whilst offering a truly stunning flexible living space to suit modern family life.

The main entrance perfectly depicts this wonderful home and offers a taste of what's to come in this truly unique property. The floor-to-ceiling glazed panels surrounding patio doors allows ample natural light to flood the entrance hall and grants immediate access to the formal lounge, family room, kitchen/diner and upper level via a beautiful solid oak stairway.



The property boasts a wonderfully spacious and bright lounge which would suit an array of furniture configurations. There are many eye-catching features such as floor-to-ceiling windows, with open countryside views and an inglenook fireplace complete with log burning fire. The high standard of finish and the solid oak flooring, however really capture your attention.





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Modern times and growing families dictate the requirement for more than one living area and this property is no exception, with a large family room benefiting from the same window formation as the formal lounge.

This unique layout offers a great space for a growing family as it gives adults and kids a separate place to relax. At the heart of this family home is the real versatility of space provided by way of the stunning modern kitchen/dining area. This impressive kitchen boasts an array of stylish modern floor and wall units with striking granite worktop surfaces and central island feature. It further benefits from an integrated Aga making this the ideal kitchen for an aspiring chef.

This open-plan dining/kitchen space allows for a large dining table and chairs, ideal for families and those who love to entertain. This area is filled with ample natural light due to an array of glazed patio doors which access the rear courtyard, dual aspect window formation and large Velux windows.

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**Family Room**





Adjacent to the kitchen lies a generously sized and well-equipped utility room, benefiting from additional floor and wall units with a spacious pantry cupboard and further access to the rear courtyard.



At the lower level the property benefits from 3 spacious double bedrooms with bedroom 2 featuring dual aspect windows, a large cupboard and an en-suite consisting of a two-piece suite with double shower cubicle. One of these rooms is currently being used as a study. The accommodation at the lower level is completed by a spacious WC/shower room which can be accessed from the utility room or by hall outside the bedrooms.





**Bedroom 4**



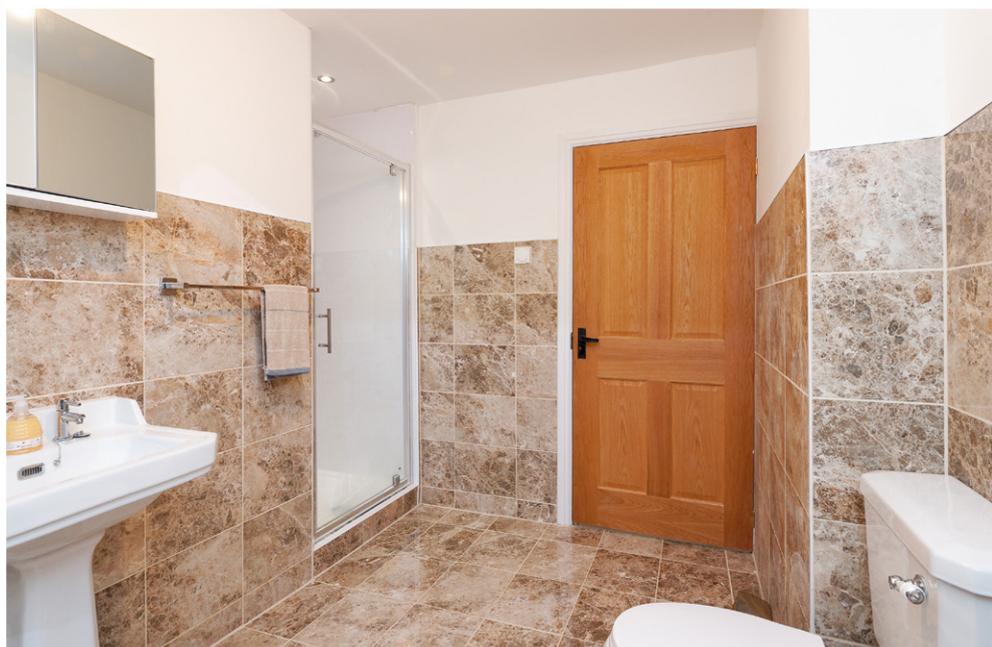




**Bedroom 5**



Upstairs the extensive accommodation consists of a generous master bedroom with a dressing area and luxury en-suite bathroom continuing a mains shower and a double Jacuzzi bath. A further two spacious double bedrooms, both with ample space for free-standing furniture and built in wardrobes. To ensure the home remains clutter free at all times the upper corridor has excellent built in storage cupboards.





**Master Bedroom**







**Bedroom 2**





**Bedroom 3**





### Approximate Dimensions

(Taken from the widest point)

#### GROUND FLOOR

Kitchen/Diner	13.30m (43'8") x 5.20m (17'1")
Lounge	9.00m (29'6") x 5.50m (18'1")
Family Room	4.80m (15'9") x 4.80m (15'9")
Bedroom 4	5.40m (17'9") x 4.20m (13'9")
En-suite	1.90m (6'3") x 1.10m (3'7")
Bedroom 5	3.50m (11'6") x 3.30m (10'10")
Study	3.50m (11'6") x 3.00m (9'10")
Utility	3.80m (12'6") x 3.80m (12'6")
Shower Room	3.50m (11'6") x 2.00m (6'7")
Boiler Room	3.50m (11'6") x 1.80m (5'11")
Garage/Workshop	10.60m (34'9") x 5.50m (18'1")

#### FIRST FLOOR

Master Bedroom	6.50m (21'4") x 4.60m (15'1")
Master En-suite	3.50m (11'6") x 2.60m (8'6")
Bedroom 2	3.70m (12'2") x 3.30m (10'10")
Bedroom 3	4.60m (15'1") x 3.00m (9'10")
Bathroom	3.30m (10'10") x 2.10m (6'11")

Gross internal floor area (m<sup>2</sup>): 360m<sup>2</sup>

EPC Rating: C

Buyer's Premium Value: £14,000



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The exterior of the property mirrors the excellent condition of the interior and is complemented with well-tended gardens to both front and rear. There's ample parking at the front of the property and for additional security a large triple garage is provided. Broadband speed is a healthy 40 mbp's download and 20 mbp's uploading.

The property is accessed via a private road and as well as being a beautiful family home it has the additional benefit of being located in just over 7 acres of land. This large swathe of land along with the substantial steel portal/cattle building is sure to appeal to a wide spectrum of prospective purchasers including commercial interest and the farming market alike.

A home of this quality rarely graces the market and will undoubtedly create high interest. Early viewing is recommended.

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Glendell Barns sits just outside Lockerbie town which is served by several large supermarkets whilst also preserving a friendly market town feel with access to superb quality locally grown produce. Lockerbie has excellent schools, with higher education resources available in Dumfries, 12 miles to the West. Dumfries and Carlisle, 25 miles to the South, offer numerous high-quality shops and further cultural opportunities.

Lockerbie is a charming market town with a history dating back to the nearby Roman fort at Burnswark. Its name confirms a later Viking influence and in the 18th Century, it became a flourishing farming settlement and trading post between London and Glasgow. Its key role was further established by the building of the Carlisle to Glasgow road by Thomas Telford in 1816 (now the M74 motorway) and then the Caledonian railway in 1847 (now the main West coastline). To this day, Lockerbie remains an excellent base for reaching many areas in Scotland and North England, with Edinburgh, Glasgow and Newcastle and their airports all reachable within 90 minutes by road. Excellent rail links to Edinburgh, Glasgow and London further enhance Lockerbie as a thriving commuting base.

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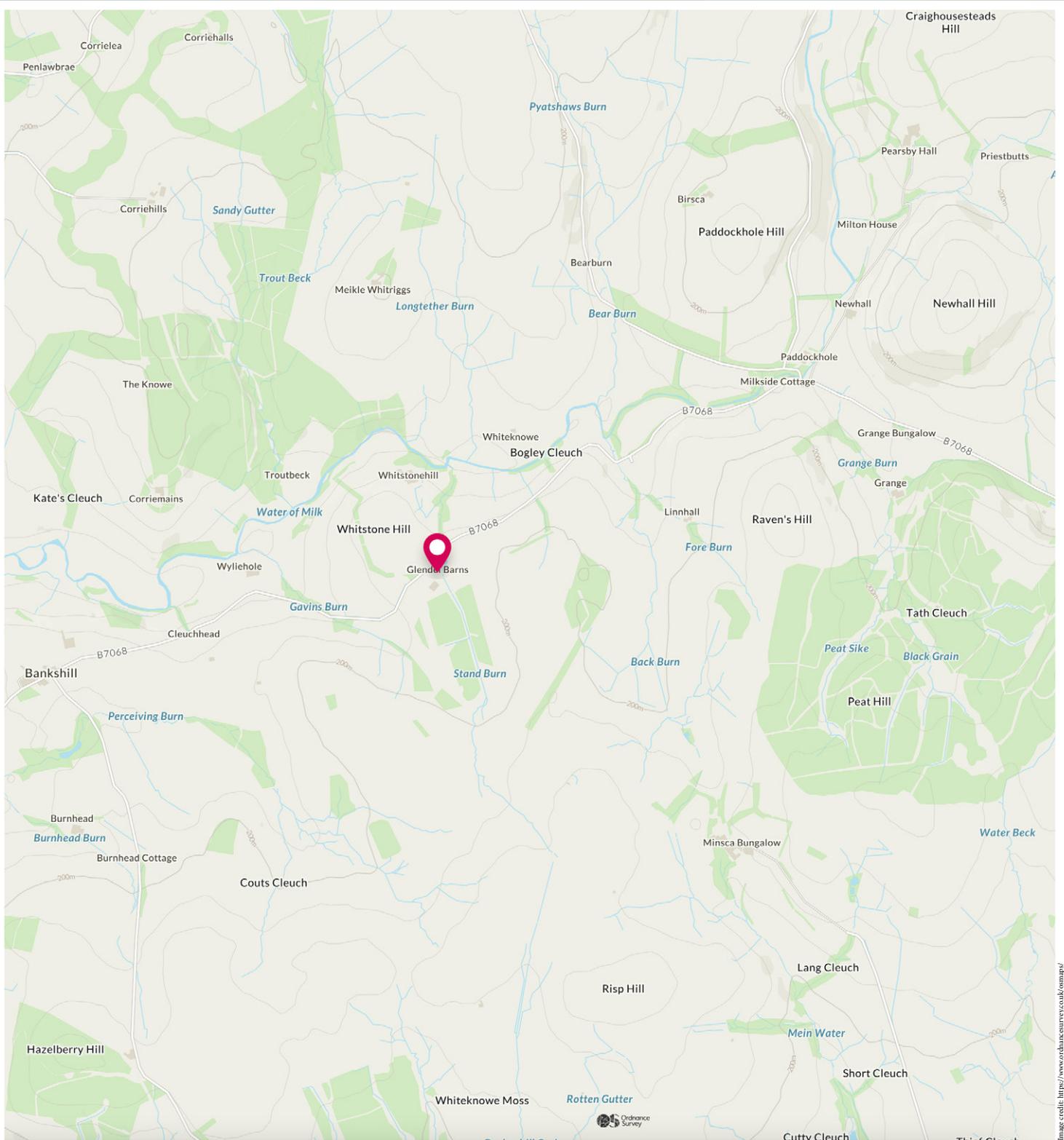


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