



*A charming three-bed, three-public room detached period property, immaculate condition, idyllic location, beautiful gardens*



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McEwan Fraser Legal are delighted to offer 'Ashbank' to the market. This charming stone-built three-bed, three-public room detached period home is set within the the charming Parish of Applegarth with breathtaking views all around it. Lovingly upgraded by the current owners to an immaculate standard, no expense has been spared in the creation of what can only be described as a captivating home in an exceptional location.

This is the 'someday' type of home many people dream of owning, and the immaculately landscaped gardens that surround the property offer the perfect spot to relax and take things a little slower for once. The property oozes timeless period charm and due to the many upgrades lavished upon it, now offers a home that is not only extremely comfortable but very relaxing too.

## THE LOUNGE



The accommodation comprises a very bright and comfortable lounge (one of two) containing a feature fireplace, with period detailing throughout and generous dimensions which offer a plethora of furniture configuration options. The dining room is very adaptable and offers room for more formal dining occasions with friends and family.

# THE DINING ROOM



# THE KITCHEN



Leading through to the beautiful kitchen which is finished in a range of white units with an electric hob, oven and grill, and an integrated fridge freezer and dishwasher. It's the perfect space for any chef to serve up a marvellous meal.

The family room is very relaxing and the feature fireplace offers a cosy spot to unwind and take things easy.

# THE FAMILY ROOM



# THE SUNROOM



Without a doubt, one of the joys of this magnificent home is the beautifully bright sunroom. The light pours in and the warm and relaxing space will be hard to resist, even if the weather outside isn't ideal. The space easily affords the room to double as a handy utility space and contains the tumble dryer and washing machine.



There are three generous bedrooms in this home, all bright with ample space for free-standing furniture and excellent built-in storage. The shower room is beautifully finished with a quadrant shower cubicle containing an electric shower which ensures an instant supply of hot water.

## THE SHOWER ROOM



# BEDROOM 1





# BEDROOM 2



# BEDROOM 3



The outside space of this home also adds so much lifestyle value for the new owners. The stunning garden is sizeable and beautifully landscaped, from the sun patio to the greenhouse it's generous and beautifully cared for. The large side aspect workshop offers excellent space for those who love to get things done or just to tinker.

Central heating and double-glazing keep the home warm, comfortable and energy-efficient. The driveway can cater for many vehicles.

Wildlife and many birds will regularly visit the garden. Some properties tick many boxes, rarely, however, do we come across a property that seems to tick all the boxes. If you are searching for attributes like authentic period design, with modern spacious and flexible accommodation, set in a quaint friendly parish, stunning setting, and an all-around great family home, then this is it. Here's the chance to change to an altogether more relaxed pace of life.

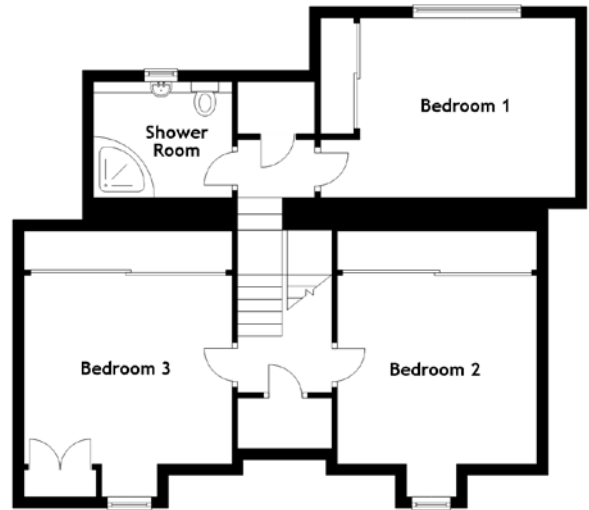
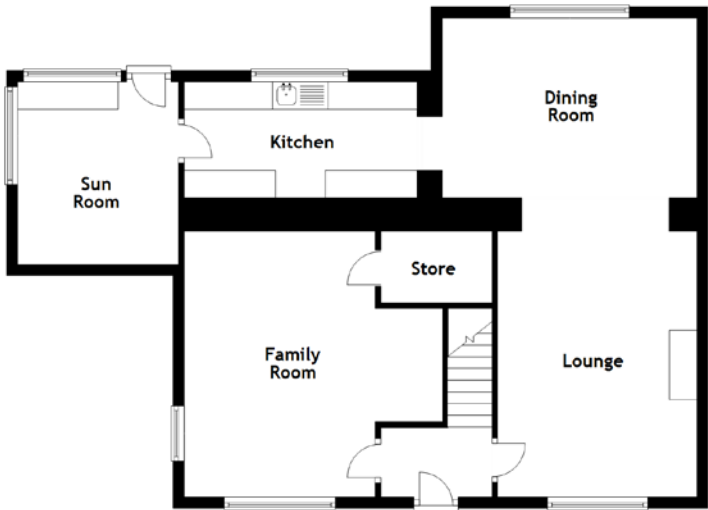
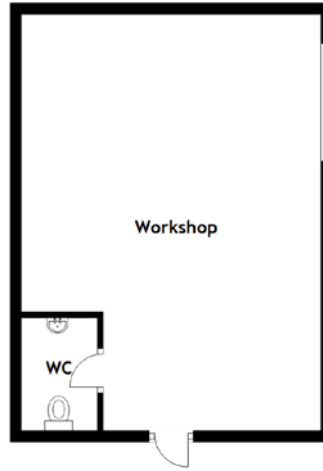
Early viewing is highly recommended.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

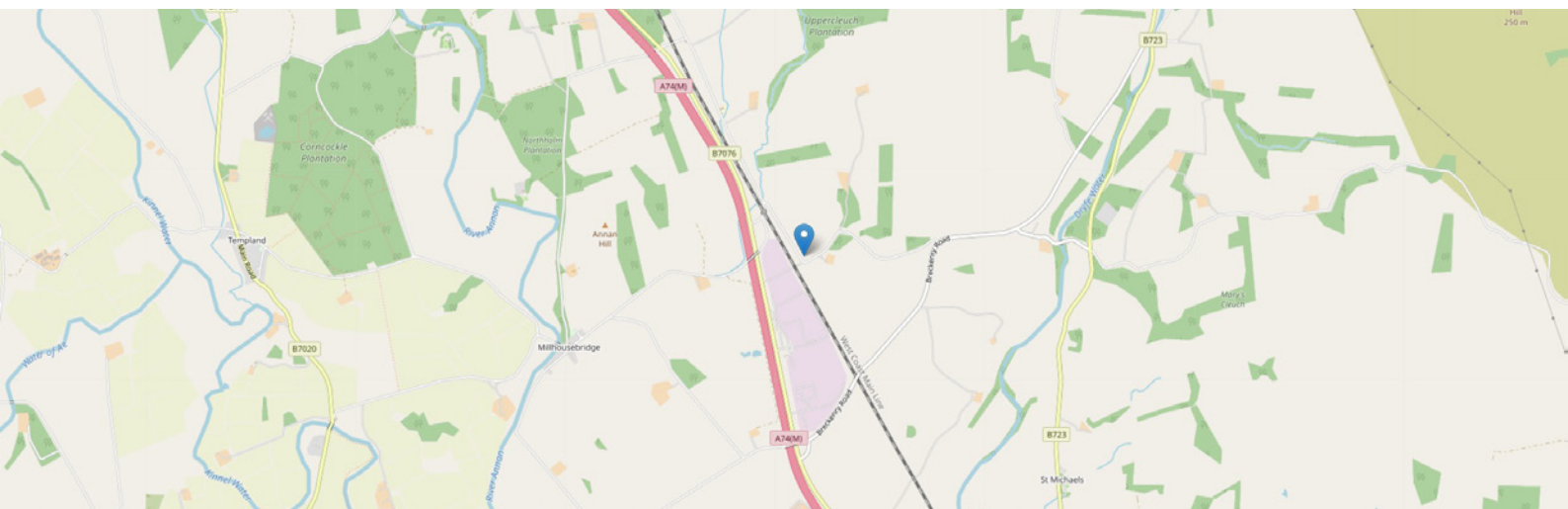
Lounge	5.29m (17'4") x 3.60m (11'10")
Store	2.10m (6'11") x 1.29m (4'3")
Dining Room	4.60m (15'1") x 3.25m (10'8")
Kitchen	4.20m (13'9") x 2.10m (6'11")
Sun Room	3.30m (10'10") x 2.90m (9'6")
Family Room	4.80m (15'9") x 4.65m (15'3")

Shower Room

Shower Room	2.50m (8'2") x 2.15m (7'1")
Bedroom 1	4.60m (15'1") x 3.25m (10'8")
Bedroom 2	3.60m (11'10") x 3.40m (11'2")
Bedroom 3	3.75m (12'4") x 3.40m (11'2")
Workshop	7.50m (24'7") x 5.40m (17'9")

Gross internal floor area (m<sup>2</sup>): 136m<sup>2</sup>

EPC Rating: F



# THE LOCATION

The charming Parish of Applegarth is set only 3 miles from the nearby town of Lockerbie. The town of Lockerbie itself is served by several large supermarkets whilst also preserving a friendly market town feel with access to superb quality locally grown produce. Applegarth has its own Primary school and Lockerbie also has excellent schools, with higher education resources available. Dumfries - 12 miles to the West and Carlisle - 25 miles to the South, offer numerous high-quality shops and further cultural opportunities.





Lockerbie is an engaging 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. There are excellent rail links from Lockerbie Train Station which is 3-4 miles from the house. Only 50 mins to central Edinburgh, as well as links to Glasgow and London further enhance Lockerbie as a thriving commuting base.

The area provides easy access to numerous outdoor pursuits including its own beautiful 18 hole golf course, with many more high-quality golf courses nearby. It has a world class ice rink for curling, skating and socialising. Lockerbie Manor outdoor bounds centre provides a wide range of activities including climbing, abseiling and archery. In Lochmaben, 4 miles to the West, there are three scenic lochs, offering first class opportunities for fishing, sailing and waterskiing. There are walks and mountain biking tracks of the highest standard nearby including those at Ae and Mabie forests and the Annandale way. For the more contemplative, there is the amazing Samye Ling Tibetan Buddhist Centre and grounds, 14 miles to the North. The beautiful beaches of the Solway Firth are a relaxing 30-minute drive away and the M74 gives easy access to the Lake District National Park 1 hour to the South, with world-beating mountain and lake vistas and associated activities



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