



Glendell Barns

Tundergarth, Lockerbie, DG11 2QE


McEwan Fraser Legal
Solicitors & Estate Agents



Glendell Barns sits just outside Lockerbie town which is served by a large supermarket 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.

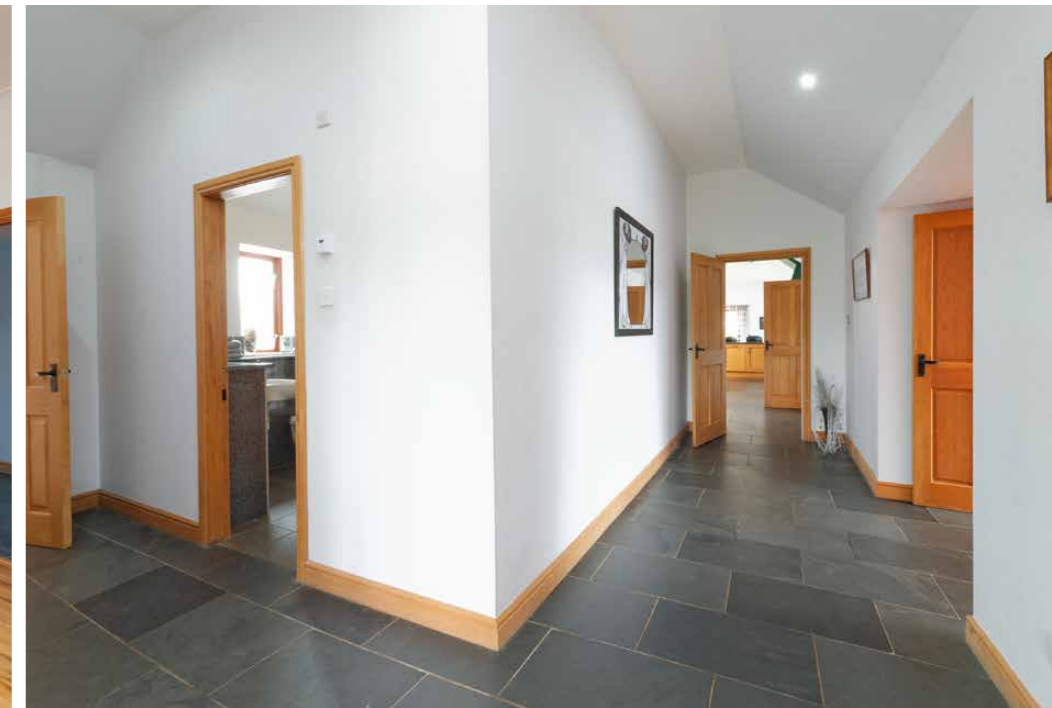
Lockerbie is a charming market town with a history dating back to the nearby Roman fort at Burnswark. Its name confirms a later Viking influence and in the 18th Century, it became a flourishing farming settlement and trading post between London and Glasgow. Its key role was further established by the 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.

Lockerbie 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.



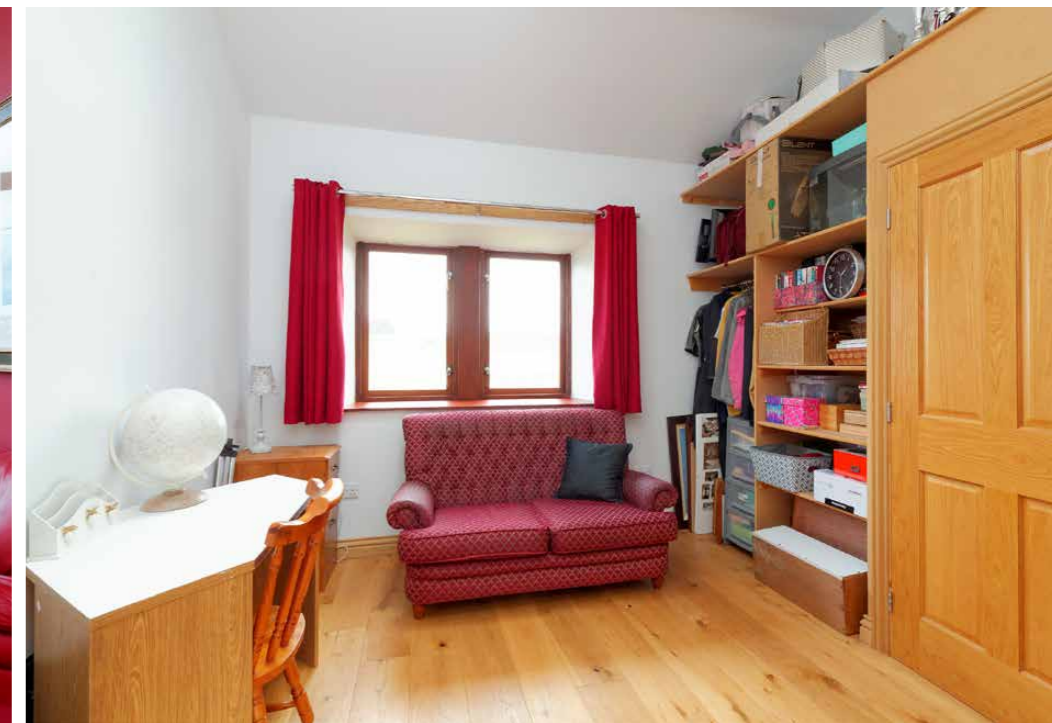
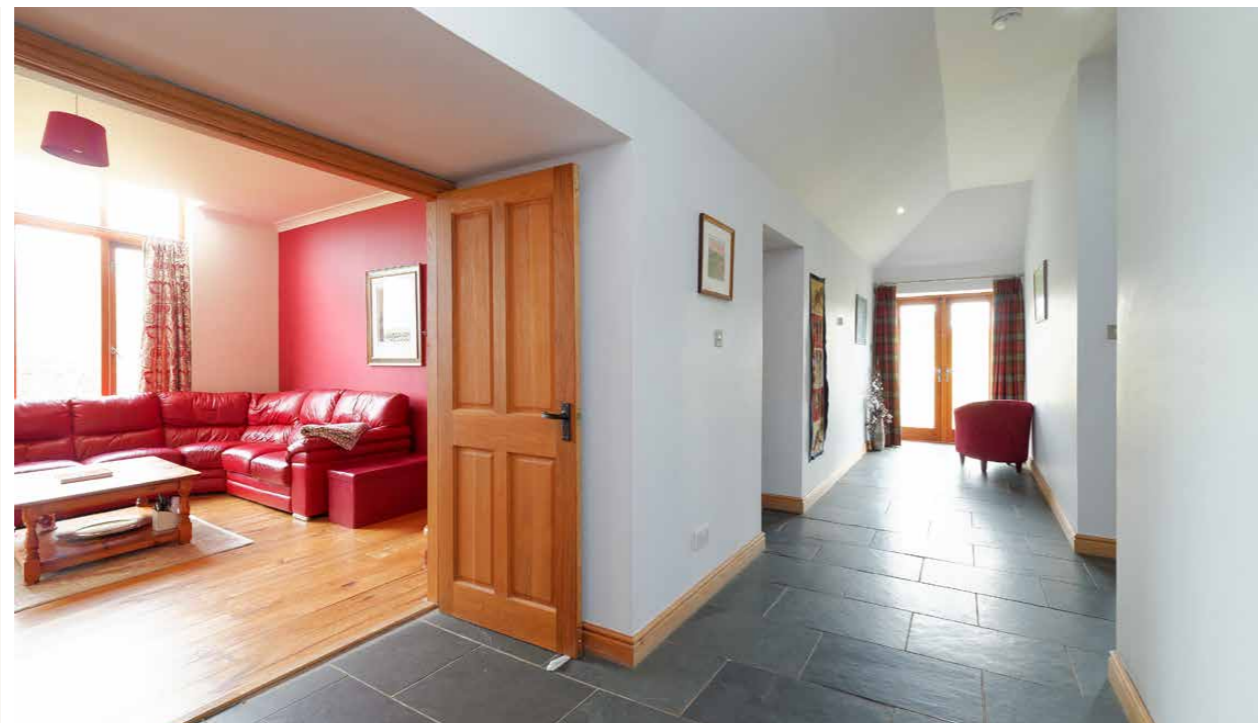


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McEwan Fraser Legal are delighted to bring to the open market this beautifully converted and immaculately presented five bedroom steading property, situated in a picturesque rural setting and benefiting from wonderful countryside views. On conversion,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

There are many access points, but 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 which floods the entrance hall which grants immediate access to the formal lounge, family room, kitchen/diner and upper level via solid oak stairway.





The Lounge





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

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 a 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 rear courtyard, dual aspect window formation and large Velux windows.

Adjacently, to the kitchen lies a generously sized and well-equipped utility room with additional floor and wall units with 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 benefiting from dual aspect windows, large cupboard and en-suite which consists 2-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.



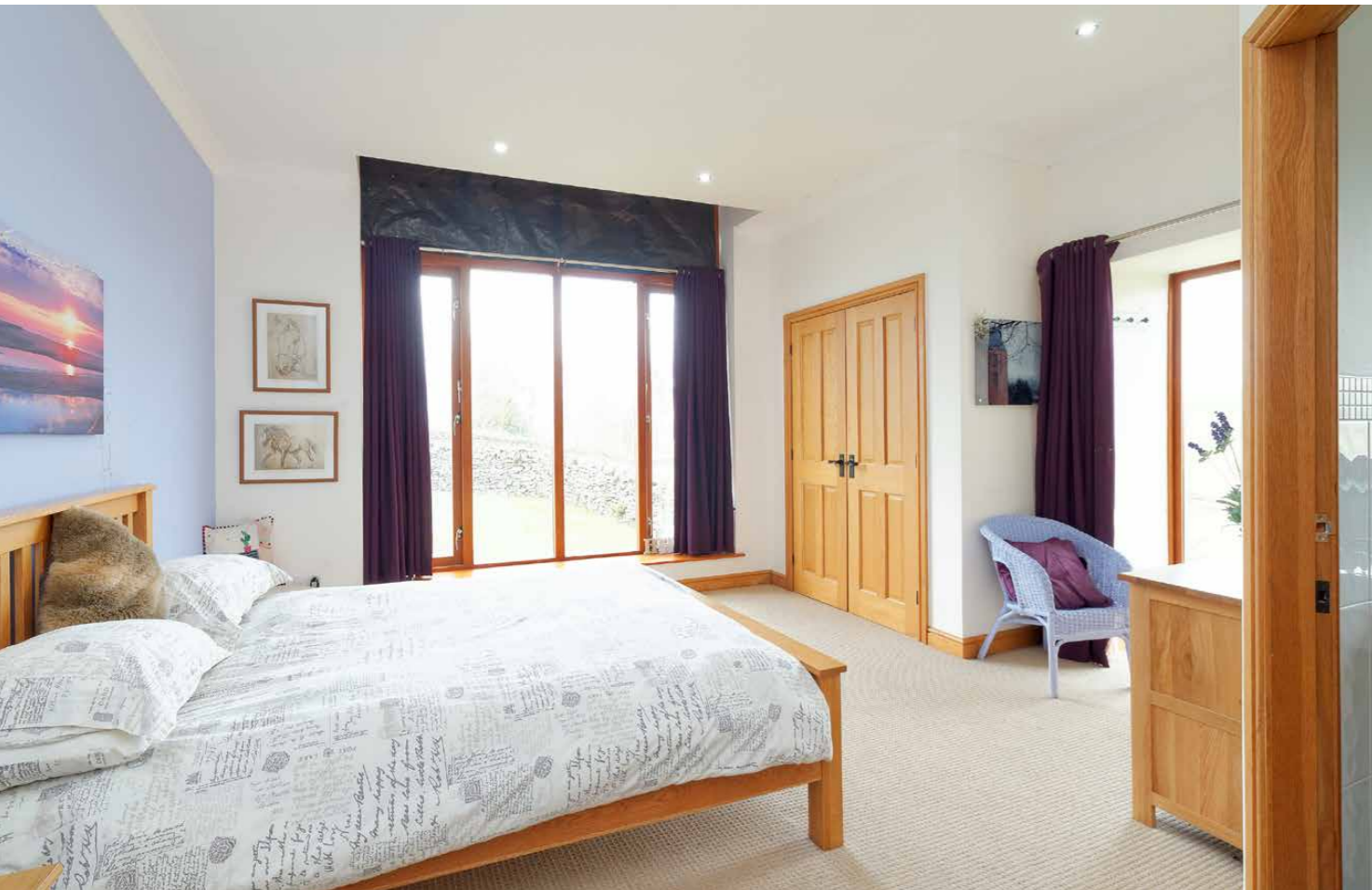
Kitchen Diner





Bedrooms & Bathrooms







Approximate Dimensions
(Taken from the widest point)

GROUND FLOOR

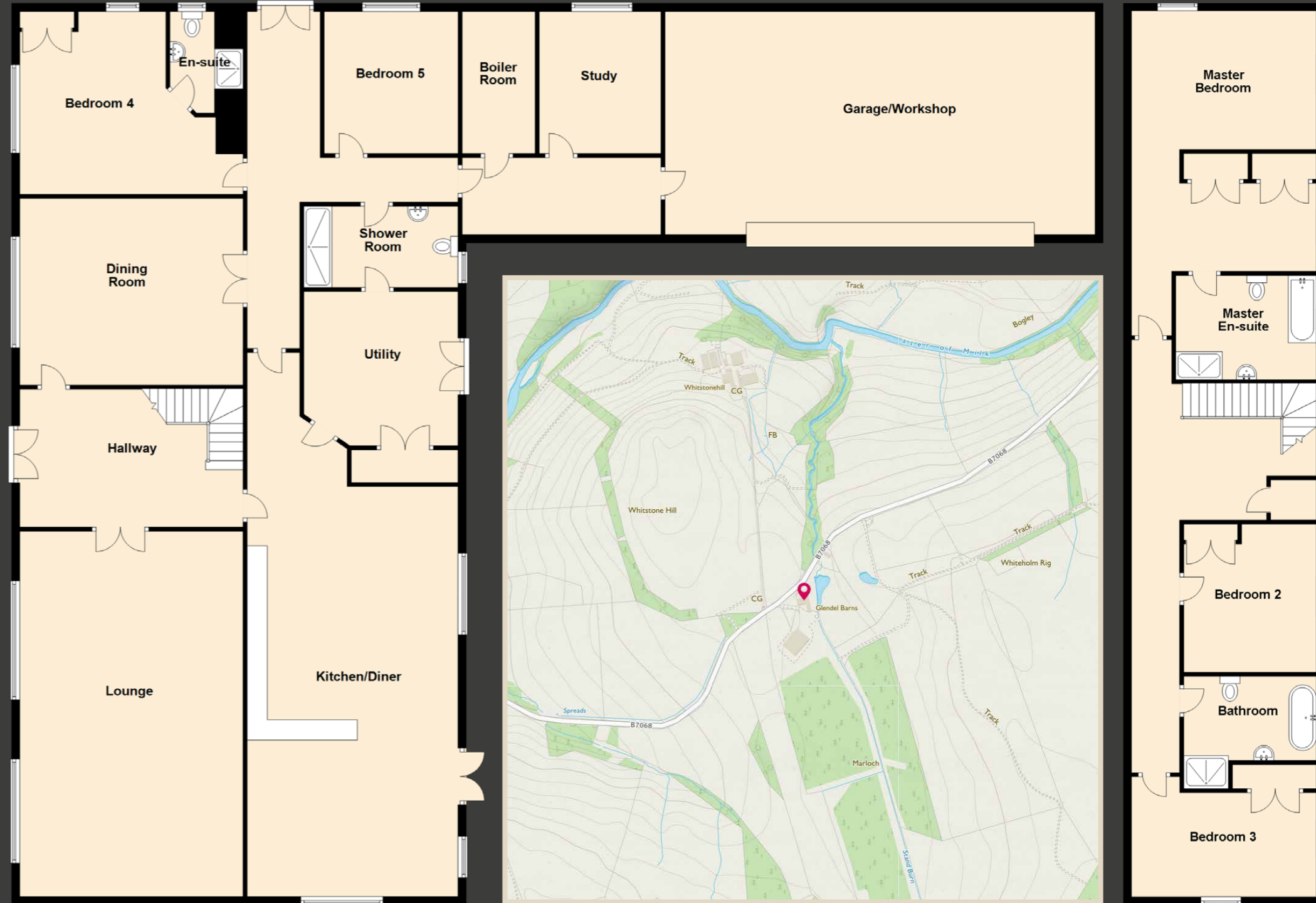
Kitchen/Diner	13.30m (43'8") x 5.20m (17'1")
Lounge	9.00m (29'6") x 5.50m (18'1")
Dining Room	4.80m (15'9") x 4.80m (15'9")
Bedroom 4	5.40m (17'9") x 4.20m (13'9")
Bedroom 5	3.50m (11'6") x 3.30m (10'10")
Study	3.50m (11'6") x 3.00m (9'10")
Utility	3.80m (12'6") x 3.80m (12'6")
Boiler Room	3.50m (11'6") x 1.80m (5'11")
Shower Room	3.50m (11'6") x 2.00m (6'7")
En-suite	1.90m (6'3") x 1.10m (3'7")
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 (m²): 360m²

EPC Rating: C





The exterior of the property mirrors the excellent condition of the interior and is complemented with well-tended gardens to both front and rear with ample parking at the front of the property and for additional security large garage sufficient for several cars. The property is accessed via a private road and as well as being a beautiful family home has the additional benefit of being situated in just over 7 acres of land which is sure to appeal to the commercial market place also. Interest is expected from the hospitality industry as this large property would make the ideal bed and breakfast although the main interest will no doubt come from the equestrian community as the property also benefits from an on-site cattle/storage shed.

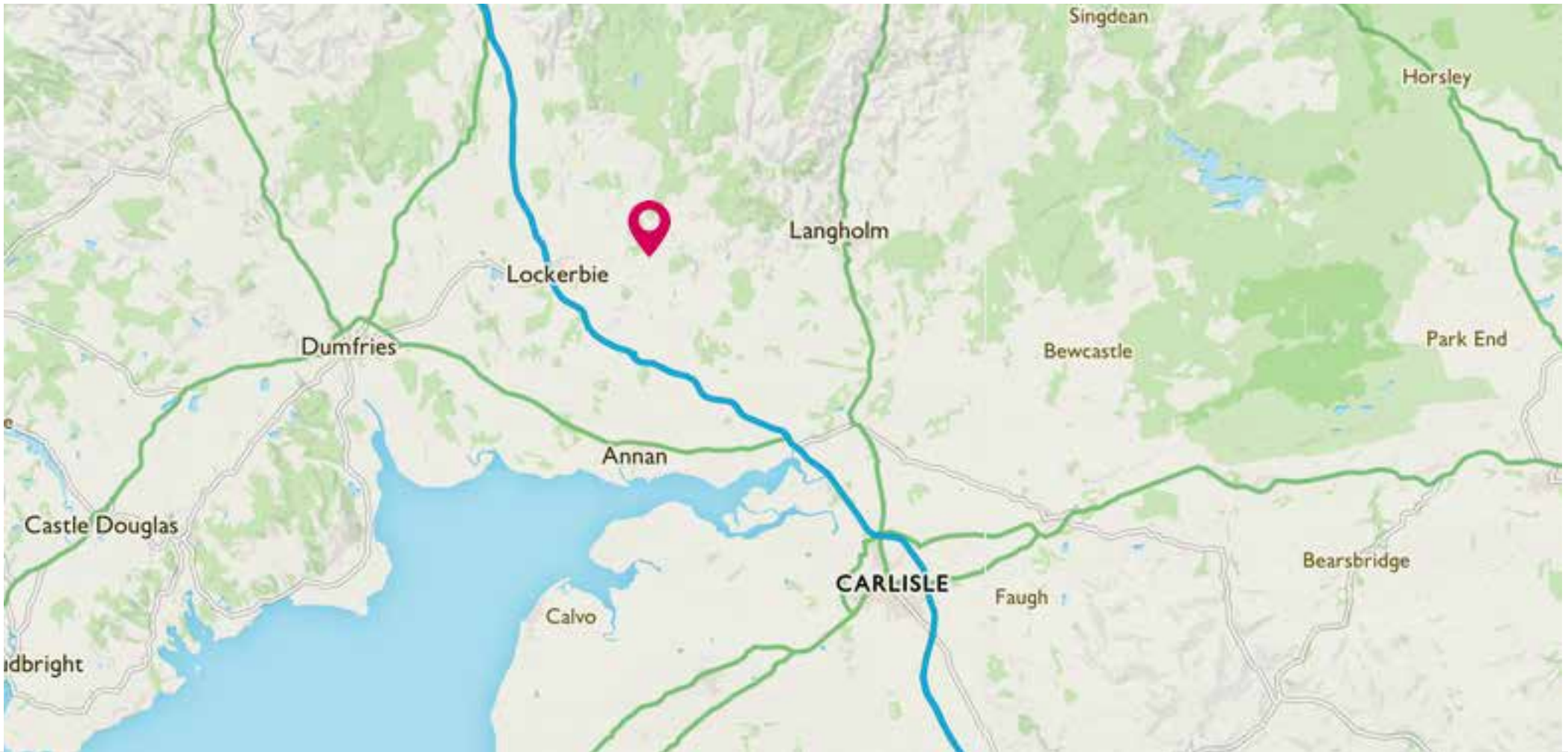
A home of this quality rarely graces the market and will undoubtedly create high interest and viewing is strictly by appointment through the selling agents.





**Farm
Building**






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