



Vendaceburn
Lochmaben | Dumfriesshire | DG11 1JE

FINE & COUNTRY

VENDACEBURN









KEY FEATURES

Vendaceburn is a superb detached Victorian Lodge which has been sympathetically modernised by the present owner over recent years. Rare to the market, this lovely B Listed property offers bright, well-proportioned and flexible accommodation over two levels, with stylish interiors and high-quality fixtures and fittings throughout. The property is stone built with sandstone quoins and a sandstone portico, and sits within beautifully maintained grounds that extend to approximately 0.5 acre, with the Vendace Burn running through the bottom of the garden. There is a detached garage, an array of outbuildings and in addition there is an impressive, detached annexe, comprising two rooms and a modern shower room.

Accommodation

Double external doors opens into the entrance porch, which in turn leads into the sitting room. This beautiful reception room enjoys an open fireplace with brick surround and timber mantelpiece, fitted bookshelves and a triple aspect via its sash and case windows with working shutters, giving views over the garden and over Castle Loch. There is a large and bright dining/family room with Morso stove, built-in display cabinet and patio doors that open to the sheltered patio and garden.

Adjacent to the dining/family room is the impressive kitchen/breakfast room. The shaker style units complement the property beautifully with wooden and granite worksurfaces and open display shelving above. There is an electric Aga, integrated fridge/freezer, dishwasher and a bespoke, freestanding larder cupboard. The dining area sits in a wonderful, glazed area to one end of the room and enjoys direct access to the garden via double doors.

Off the kitchen is a useful utility room with built-in storage units, a Belfast sink, plumbing for white goods, door to the garden and a cupboard that houses the oil-fired boiler. There is a WC off the utility room.









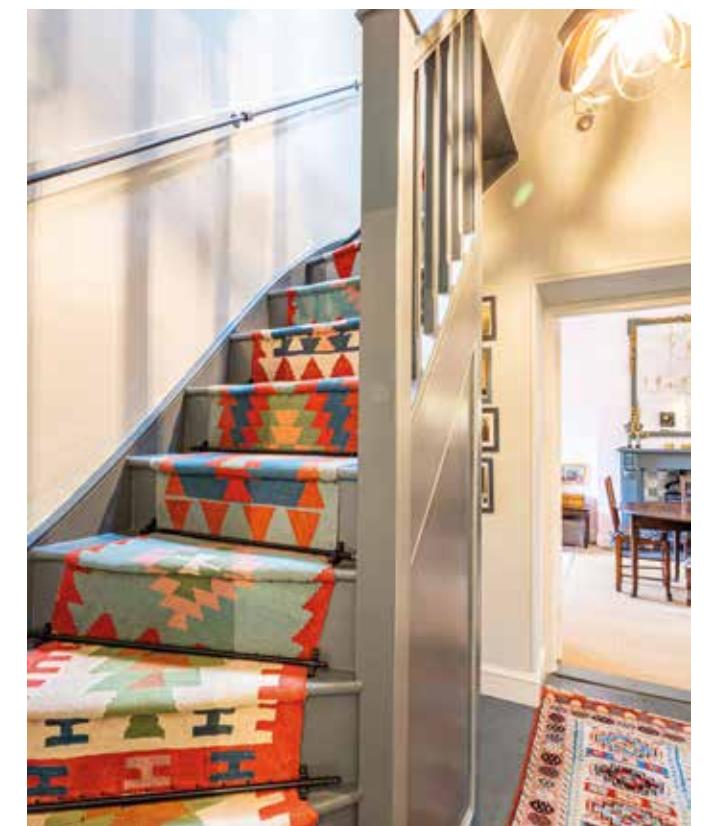




The principal bedroom is located on the ground floor and is a delightful room with views over the loch, built in wardrobes and a smart en-suite bathroom, comprising bath with hand-held shower attachment, WC and wash hand basin set within a vanity unit and a full-length mirror.

A ground floor bedroom, presently used as a study, completes the ground floor accommodation.

Painted timber stairs with an attractive runner lead up to the first floor, where two charming bedrooms and a shower room can be found. The larger bedroom is a generous double, with wooden floor, twin windows overlooking the garden below and a wash hand basin tucked under the window in the eaves space. There is also access to attic storage space. The other bedroom has sloped ceilings and fits a double bed. There is a Velux skylight with integrated blackout blind. The shower room has been tastefully decorated, with panelling to dado level and fabric panels above, and comprises a corner shower cubicle, WC, and wash hand basin set into a vanity unit.









Annexe







KEY FEATURES

Outside

The outside space is a gardener's paradise. The extensive garden extends to 0.5 acre, with an array of interesting features and delightful areas to explore. To the southern side of the property, there is a sheltered and sunny patio and an area of lawn, with deep flowering borders and mature bushes. Paved paths lead to and through various areas of interest and colour, bordered by manicured hedges. A cobbled path leads to a well-tended fruit and vegetable garden, and another sheltered patio.

The detached annexe, which is stone built under a slate roof, offers bonus accommodation for guests or would equally make an ideal work/studio space. It is heated by electric radiators and comprises two well-proportioned rooms, one of which is used as a bedroom, with bi-fold doors to a patio and a generous en-suite shower room. The shower room features a large walk-in shower cubicle, WC and a wash hand basin set into a repurposed marble-topped table.

Other outbuildings include a detached garage with electronically operated door and attached storage shed, an open-fronted log store with large lean-to potting shed attached, and a stone-built outbuilding that could be repurposed but offers additional storage.

To the other side of the house is a generous lawn, with wildflower area, deep flowering borders and a pond. The Vendace Burn runs along the northern boundary, and the vendor has created a little sitooterie by the water in a shady and sheltered spot.







INFORMATION

Location

The property is located on the Lochmaben to Annan Road, and is approximately eight miles from Dumfries and five miles from Lockerbie. There are a range of shops and amenities in Lochmaben including a primary school, medical practice, dentist, sailing club, public houses and an 18-hole golf course. A wider range of shops and services are available in nearby Lockerbie and Dumfries.

Communications to the area are excellent with train stations at Dumfries, Carlisle and Lockerbie, the latter having direct connections to Edinburgh (1hr), Glasgow (1hr) and London (4hr). The M74 motorway network is available at Lockerbie, and Carlisle can be reached in approximately 30 minutes. Glasgow is around 80 minutes' drive and Edinburgh, about 90 minutes.

Services: The property is serviced by mains electricity, mains water and private drainage to a septic tank. There is oil fired central heating. Fibre Broadband. Double glazed throughout. Underfloor heating to the en-suite bathroom.

EPC: F

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000.

Council Tax: Vendaceburn is within Dumfries and Galloway council tax band E.

Solicitors: Lynda Vaughan, Grieve, Grierson Moodie & Walker, Dumfries.

Tenure and Possession: The property is held freehold and offered for sale with vacant possession.

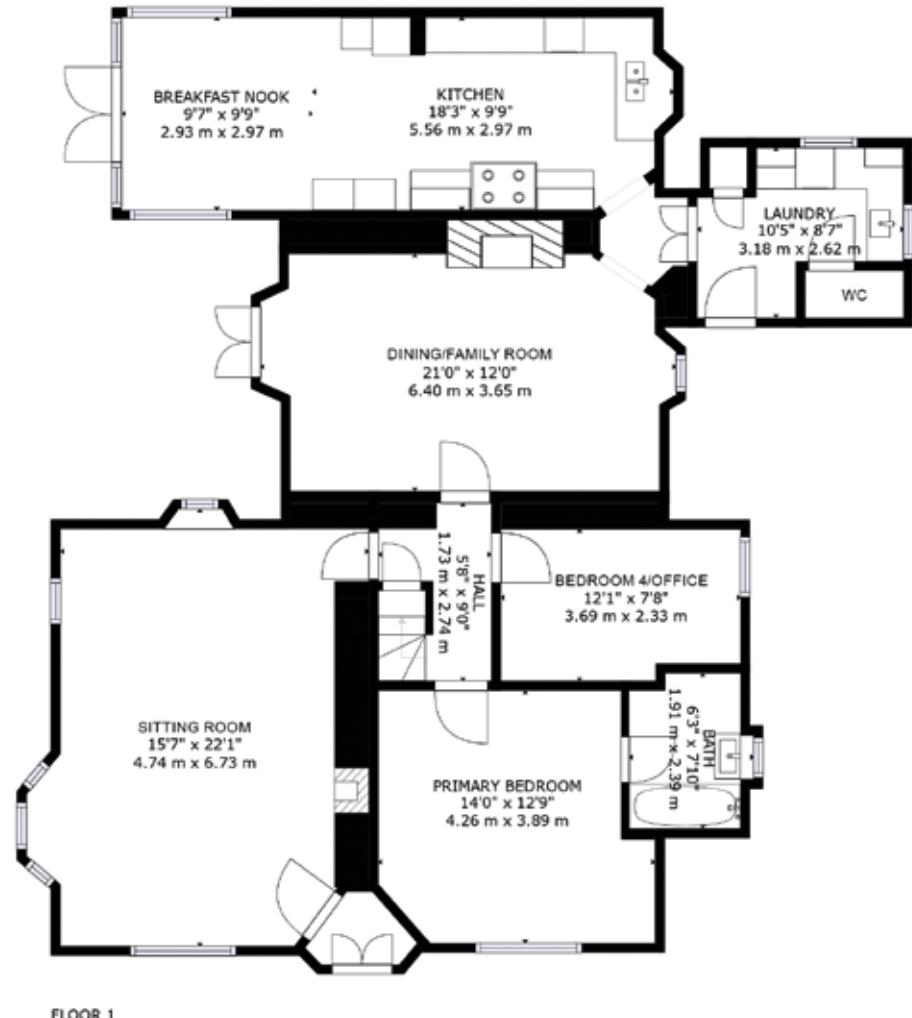
Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale. Other items may be available by negotiation. The bookshelves in the smaller ground floor bedroom and the sitting room, and the display cabinet in the dining room, will remain.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Viewing: Strictly by appointment only through the sole selling agents, Fine & Country South Scotland (01387 460180)

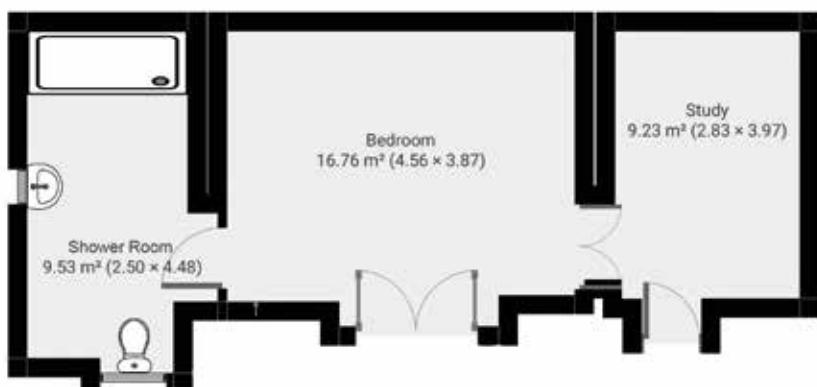
Offers: Offers should be submitted in Scottish Legal Form to the selling agents by email to southscotland@fineandcountry.com. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.



GROSS INTERNAL AREA
FLOOR 1: 1388 sq. ft, 129 m², **FLOOR 2:** 323 sq. ft, 30 m²
EXCLUDED AREAS: , **REDUCED HEADROOM BELOW 1.5M:** 73 sq. ft, 7 m²
TOTAL: 1710 sq. ft, 159 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Annexe



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



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