



Croft House, Gretna

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Croft House

Glasgow Road, Gretna, DG16 5DS

A fine fully refurbished period home with six large bedrooms and ample attractive accommodation, in the small border town of Gretna

Gretna town centre 0.4 miles, Gretna Green station 0.5 miles, M6 (Jct 45) 0.6 miles, Carlisle city centre 9.0 miles, Newcastle International Airport 62 miles

Reception hall | Drawing room | Sitting room
Family room | Study | Dining room | Ground floor bathroom | Kitchen/ breakfast room
Store | Cloakroom | Six bedrooms, principal with Jack and Jill bathroom, bedroom two with en-suite | Shower room | 2 Custody cells | Garage
Garden | Courtyard garden to the rear
EPC rating D

The property

Croft House is a prominent, imposing period property that comprises more than 4,000 sq. feet of living space including four well-presented, flexible reception rooms. Formerly the town's police station, having been a farmhouse previously, the property was converted back into a home by the current owners and features stylish interiors and high-quality fittings throughout. Having spent some considerable time and effort conducting a full and thorough refurbishment of the building.

The recent renovation of the property saw plenty of modern fittings installed, including new double-glazed windows, Secure By Design external doors, all-new internal joinery, a new gas installation, boiler with a hot water tank, new radiators with thermostatic valves and a complete overhaul of the electrics and lighting throughout the property.

The two front reception rooms are both south-facing and feature large bay windows

welcoming plenty of natural light. Both rooms offer high ceilings, wooden flooring and fireplaces with woodburning stoves. The ground floor also has a formal dining room with a handsome historic fireplace as well as a study for home working. All connected by a sweeping smart bamboo floored hallway. The kitchen and breakfast room are fitted with modern units, dual sinks, a range cooker and space for all the necessary appliances, while further storage is available in the store room and two former custody cells.

There is one double bedroom on the ground floor with en-suite, as well as a bathroom with free standing shower unit. Upstairs, the landing has a skylight overhead, while there are a further five well-proportioned double bedrooms, including the principal bedroom with its Jack and Jill entrance to the family bathroom. The first floor also has an additional shower room.

The building retains historic interest from its prior use via its two custody cells which could also be used for convenient and secure storage.

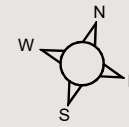
Outside

At the front of the property, gates open onto the gravel driveway which provides plenty of parking space for several vehicles. A further set of gates open to the gravel courtyard garden, which offers the potential for further landscaping. There is convenient pedestrian ramp access to the main door suitable for wheelchair access. While at the rear, Croft Road provides access to the garage and a further paved courtyard area.

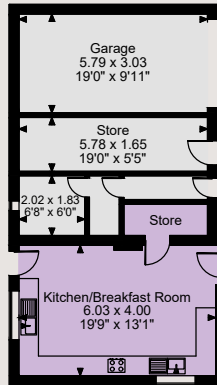




Floorplans
 Main house internal area 4,194 sq ft (390 sq m)
 Garage internal area 189 sq ft (18 sq m)
 Outbuilding internal area 193 sq ft (18 sq m)
 Total internal area 4,576 sq ft (425 sq m)
 For identification purposes only.

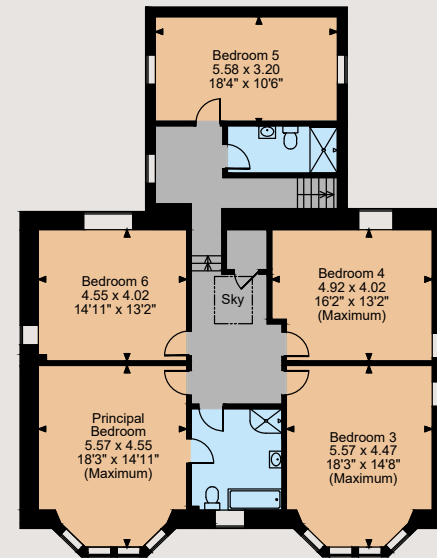
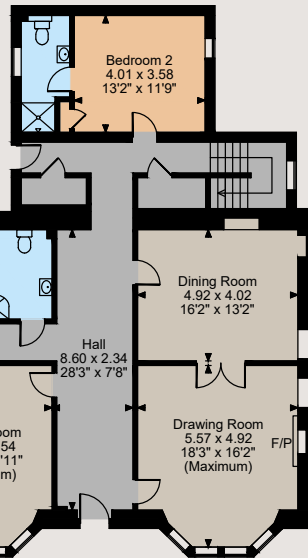


Outbuilding



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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First Floor

Location

The popular Scottish border town of Gretna provides a wealth of everyday amenities, including a supermarket, a post office, a dispensing pharmacy, a doctors' surgery and several restaurants and cafés, as well as a primary school. The renowned Gateway Outlet Shopping Centre is just moments away, offering designer shopping and food outlets. Gretna Green is also a popular wedding destination with a number of venues and hotels, including the famous Blacksmiths Shop. Eight miles away, Annan provides further amenities and a secondary school, while the nearest large city is Carlisle, with its extensive shopping, leisure facilities and large supermarkets. The area is well connected, with the M6, A74(M) and A75 all within easy reach, providing transport to the north, south and west. There is also a train station at Gretna Green, less than a mile away.

General

Local Authority: Dumfries and Galloway Council
Services: Mains electricity, gas, water and drainage.

Council Tax: Band F

Fixtures and Fittings: The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

Tenure: Freehold

Offers Over: £495,000

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