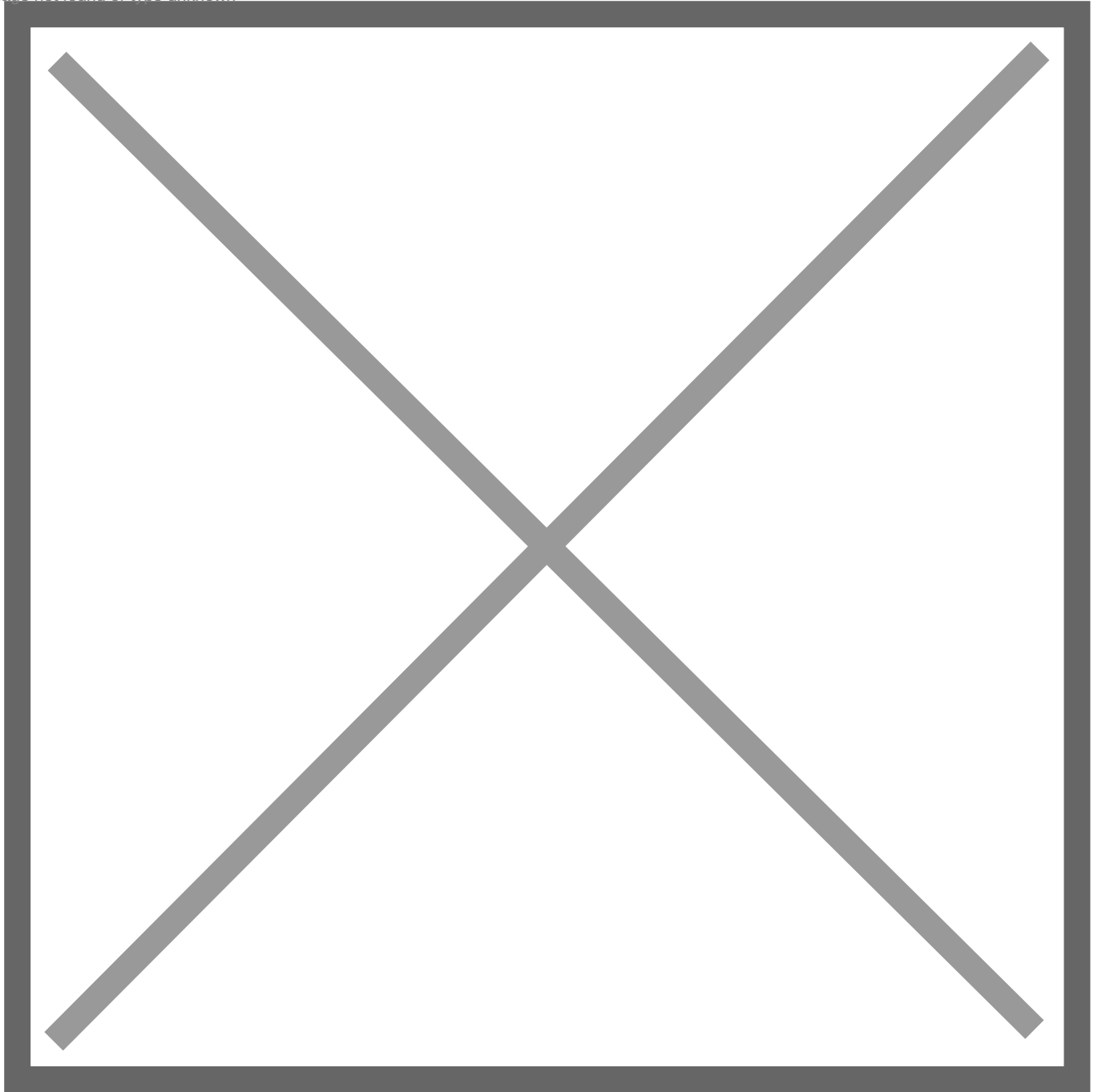


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Gowanlea, Canonbie, DG14 0RE

Offers Around £380,000

Full Description

Immaculately presented detached three bedroom dwelling house set in a semi rural location close by to the pretty village of Canonbie. Built around 1881, the property has been sympathetically renovated in recent years to offer versatile, modern living accommodation arranged over two floors. Externally, the dwelling sits in garden ground of around 1/3 of an acre with pleasant areas of lawn, mature trees and shrubs, off street parking and various outbuildings. There are beautiful views to the rear. A small vestibule provides access to the welcoming hallway which has striking tiled flooring and a carpeted staircase to the first floor. A white painted timber panel door leads through to the stunning main lounge which has intricate plaster mouldings, wooden panelling and a beautiful open fire offering a pleasing focal point. The dining room, which could also be used as a third bedroom, is also situated to the front of the property with double glazed windows to both the front and side allowing ample natural light. This room is decorated in light neutral tones and has a feature wall in a sunny yellow and a multifuel stove. A small hallway leads through to the kitchen which is located to the rear of the property with lovely views over the rear garden and benefits from a recently fitted range of green floor and wall mounted units. There is space for an electric cooker and freestanding fridge freezer and, located beneath the window to the rear, is a one and half bowl sink and drainer. Located off the kitchen is a utility room which was previously a shower room that could be reinstated if so desired. In here, there is a WC and space for both a washing machine and tumble drier in addition to ample storage space. Located on the half landing of the staircase to the upper floor is the delightful family bathroom which has been opulently decorated to an exacting standard and comprises a freestanding roll top bath, corner shower enclosure, WC and wash hand basin. A window to the rear offers stunning open views over the garden and rolling fields beyond. The upper landing provides access to the two double bedrooms and a small office room. Both double bedrooms are presented in excellent decorative order and are extremely spacious. Externally, the property has a gravelled sweeping drive circling around the property and a pleasant area of lawn to the front with hedging offering a deal of privacy. There is a timber garage to the rear, lawn, various raised beds and patio areas and a useful greenhouse. There is also a log shed and two brick outhouses that could be developed if so desired. The garden ground extends to around 0.3 acres and backs onto open views. Lounge: 4.66 x 5.05 Dining Room/Bedroom 3: 4.60 x 5.05 Kitchen: 3.69 x 3.86 Utility: 1.57 x 2.50 Bedroom One: 4.72 x 5.04 Bedroom Two: 4.67 x 5.04 Box/Study: 2.36 x 1.27 Bathroom: 1.99 x 3.95 Gowanlea sits between the hamlet of Rowanlea and the village of Canonbie in a picturesque spot surrounded by beautiful countryside. Canonbie is situated close by to the English border and has a range of day to day facilities such as post office, health centre, primary school and village shop. The M6 and M74 are both a short drive away and Carlisle is around a 15 minute drive away.

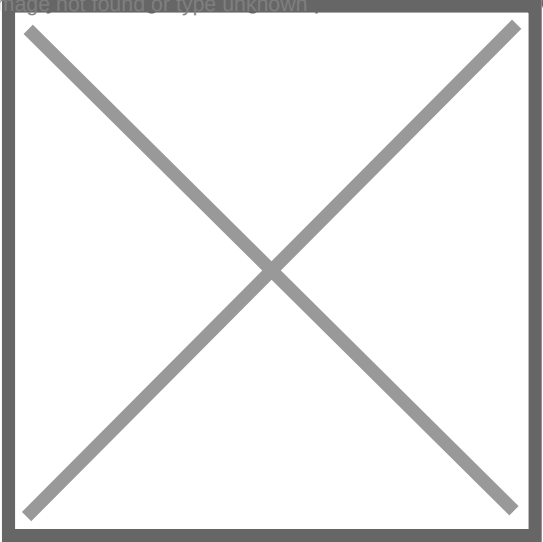
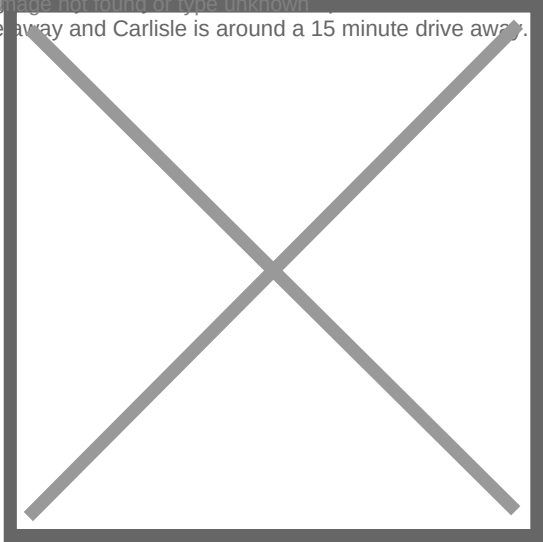


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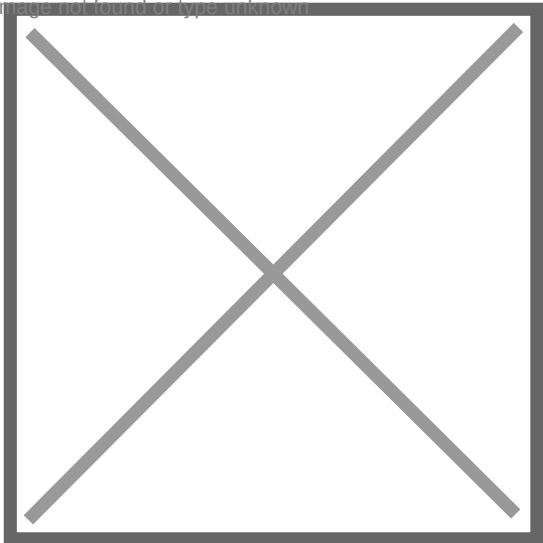


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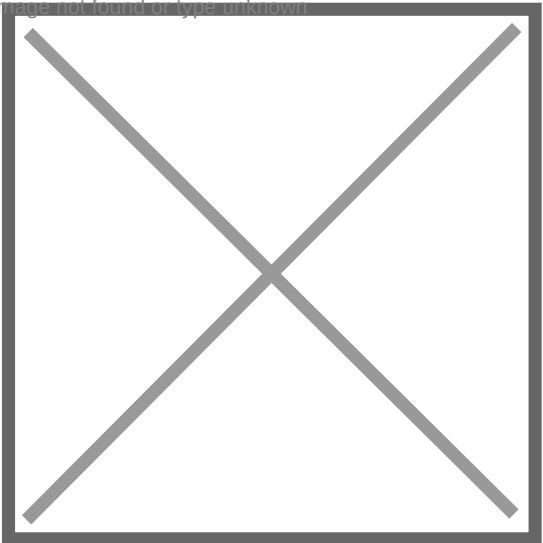


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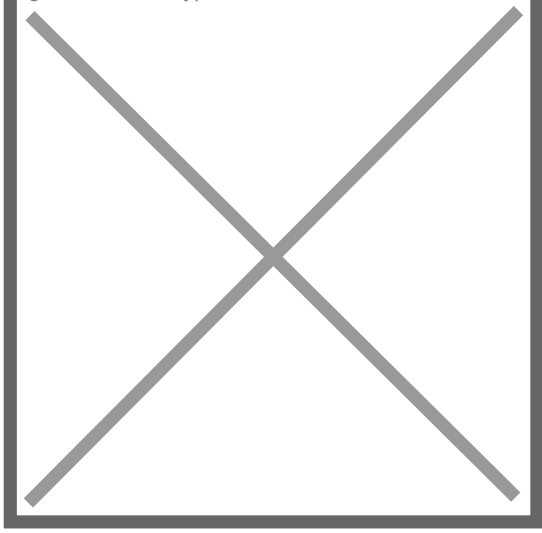


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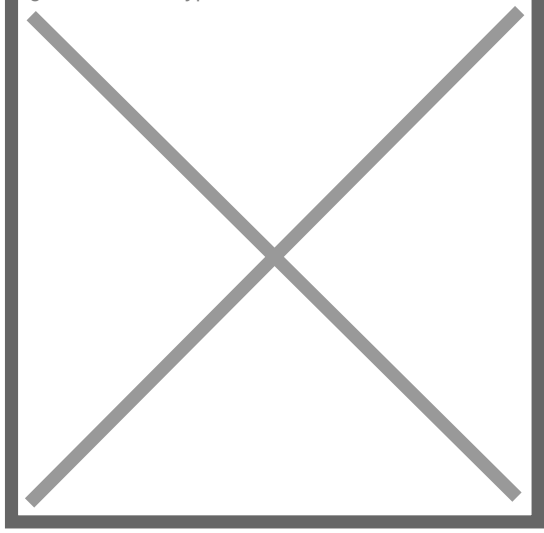


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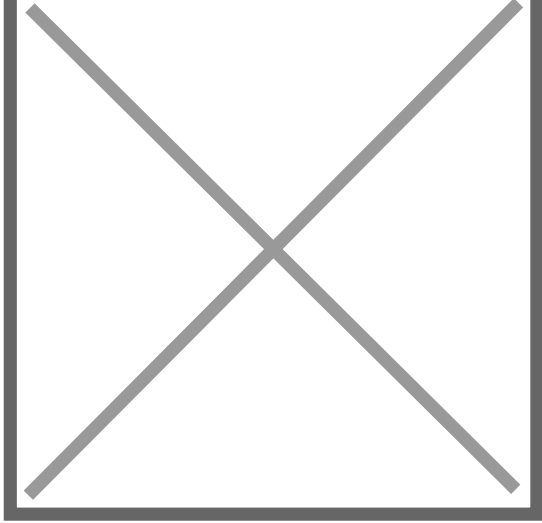


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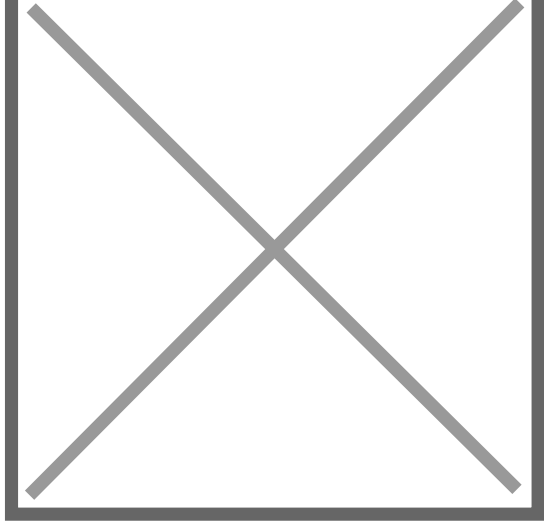


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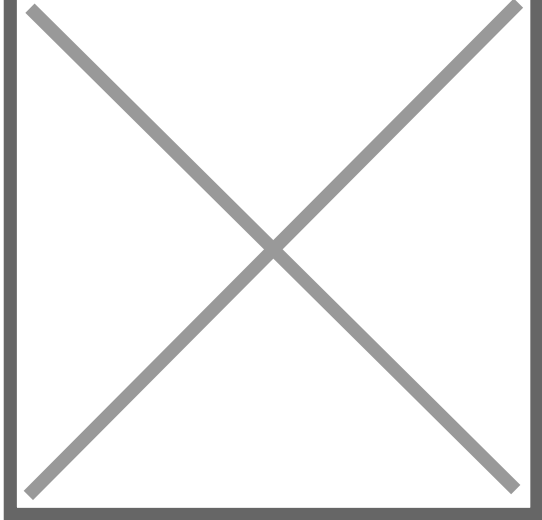


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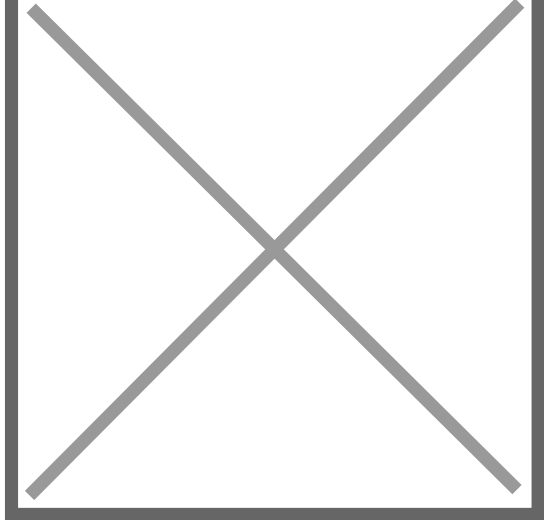


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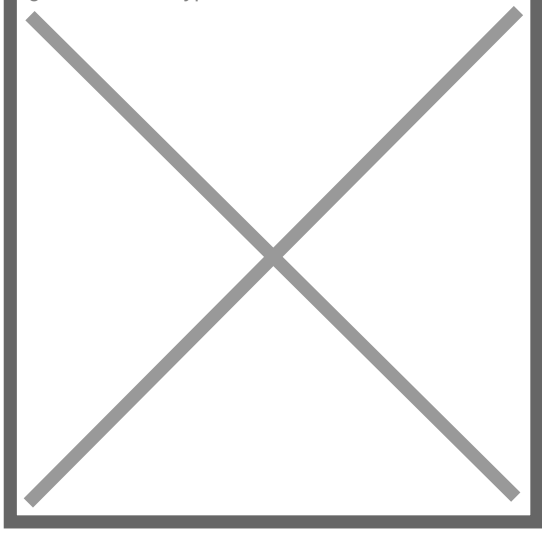


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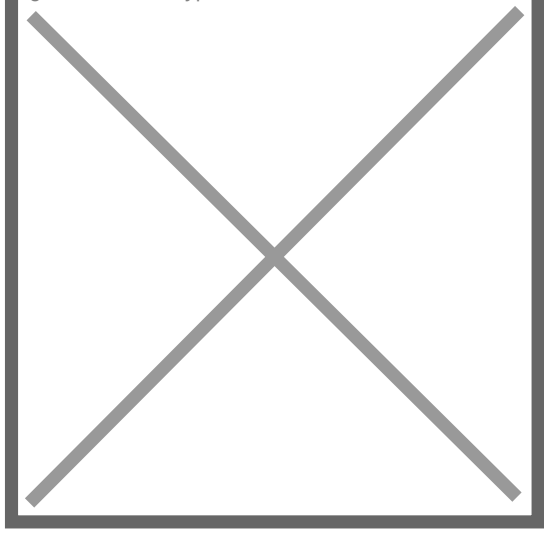


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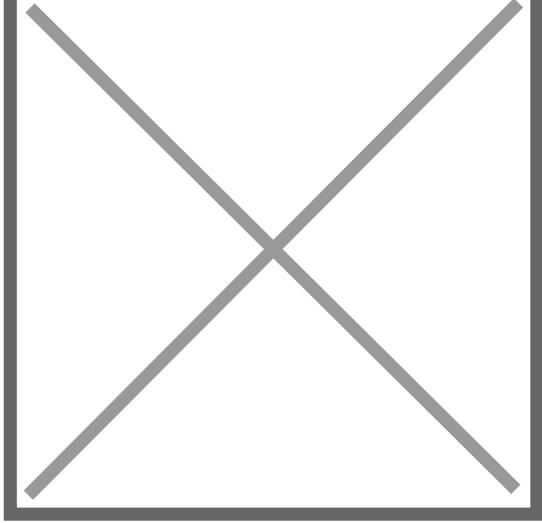


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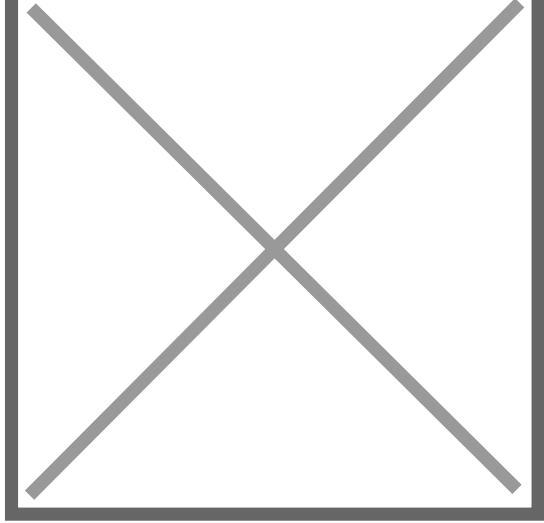


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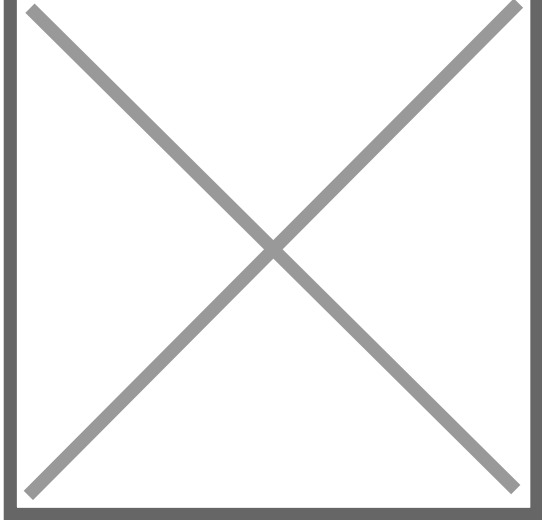


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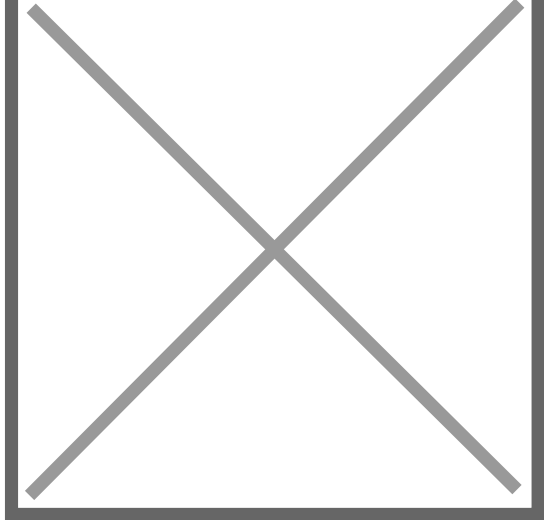


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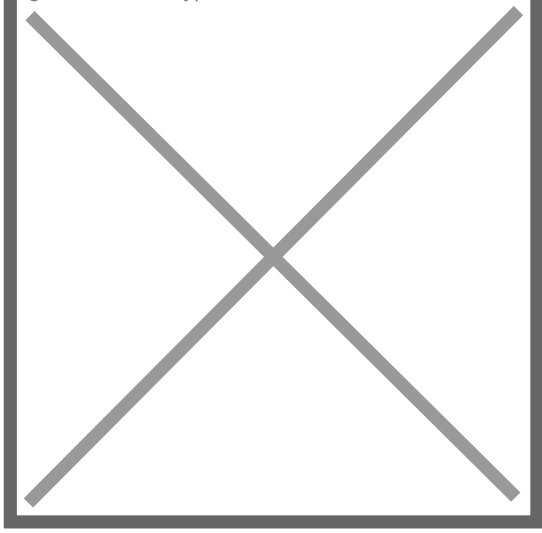


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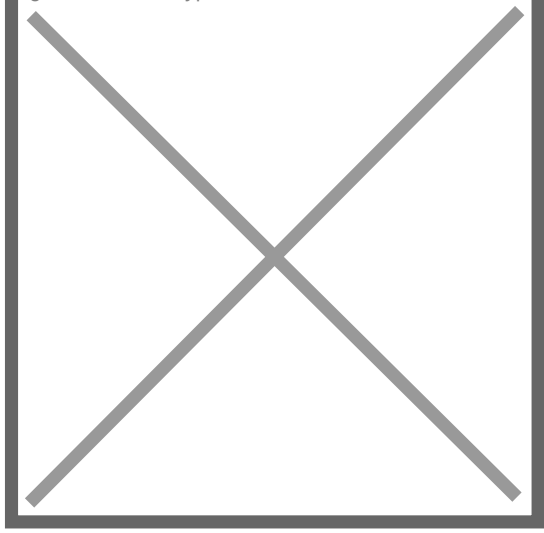


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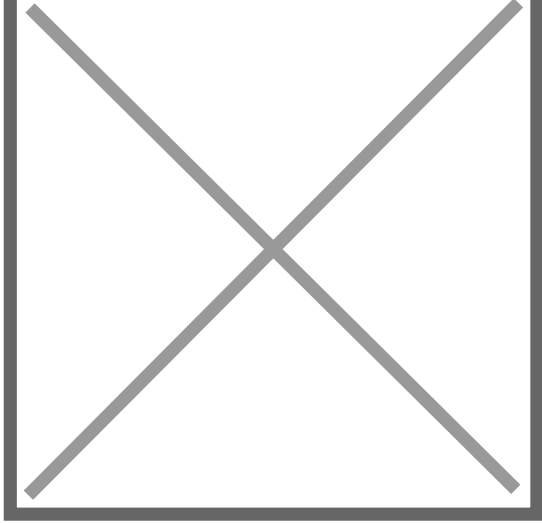


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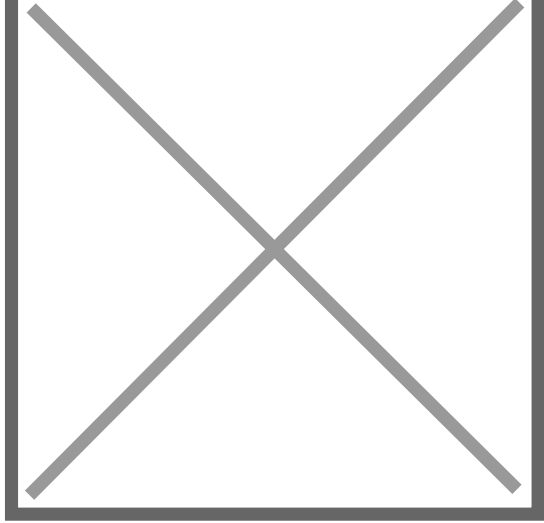


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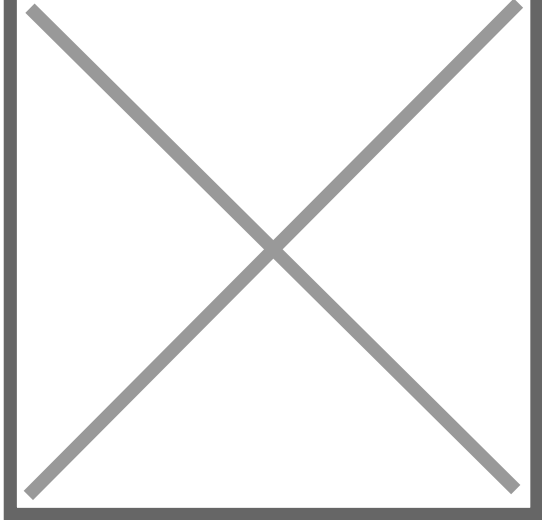


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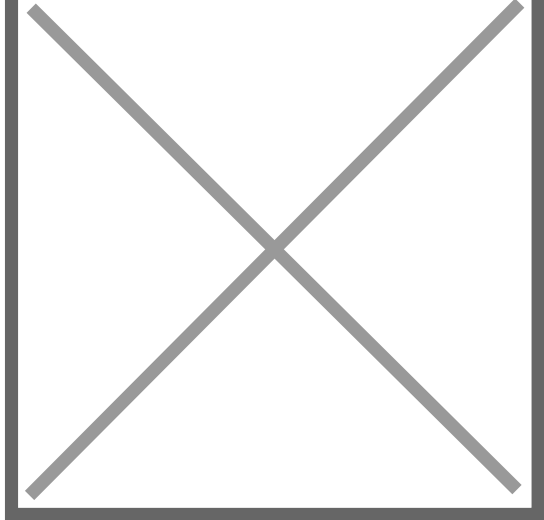


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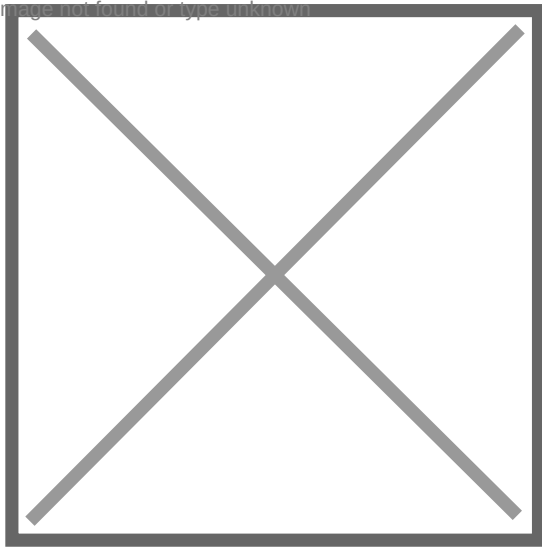


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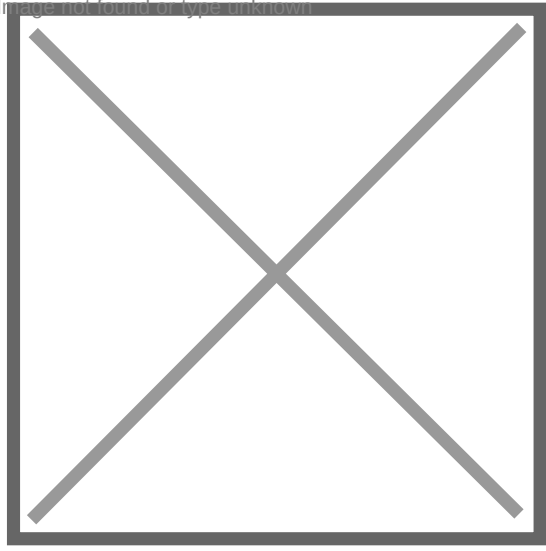


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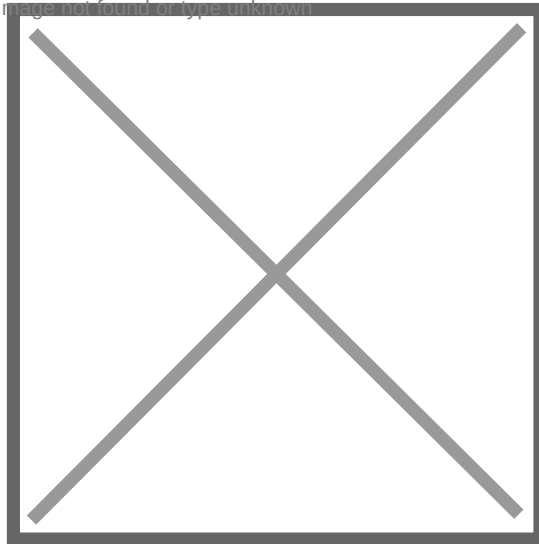
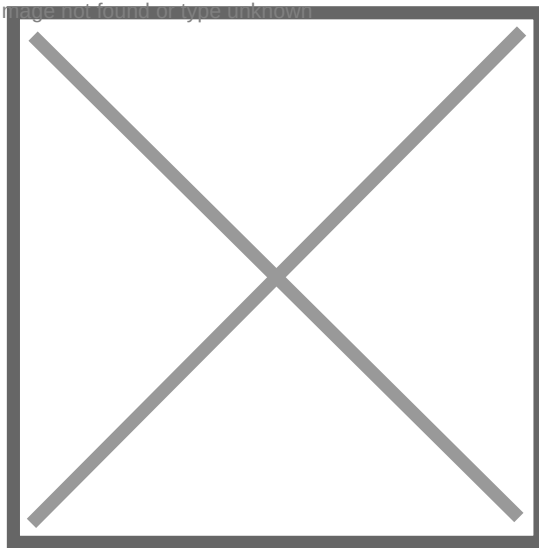


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