



SW
STANLEY
WRIGHT

Sunnyhill

Hollywood
Dumfries & Galloway
DG2 0SD

Substantial period built house with open countryside views.
Adjoining self-contained two bedroom annex.

- 6 bedroom farmhouse with period features
- 2 bedroom self-contained annex
- paddock extending to 3.6 acres



Sunnyhill is a substantial two storey period property of traditional stone construction with slate roof. Surrounded by garden and paddock, the house is accessed via a private driveway and occupies an elevated site with open views over the Dumfriesshire countryside.

The property has a number of original period features including parquet flooring, feature fireplaces, wood panelling, decorative ceilings and cornices. Large windows provide lots of natural light. Sunnyhill would make a beautiful family home with potential to adapt spaces to suit modern living or alternatively would lend itself to being a guest house/ bed and breakfast.

To the rear of the house is a self-contained 2 bedroom annex in excellent move in condition. Sunnyhill View, as the annex is known, is suitable for independent living, blended family living or has potential to provide a useful additional income stream as holiday accommodation.

Two sandstone outbuildings to the rear of the property also offer development potential subject to necessary consents.

A grass paddock extending to 3.6 acres lies to the front and east side of the house. There are a variety of mature broadleaf trees across the paddock and to the rear of the property.

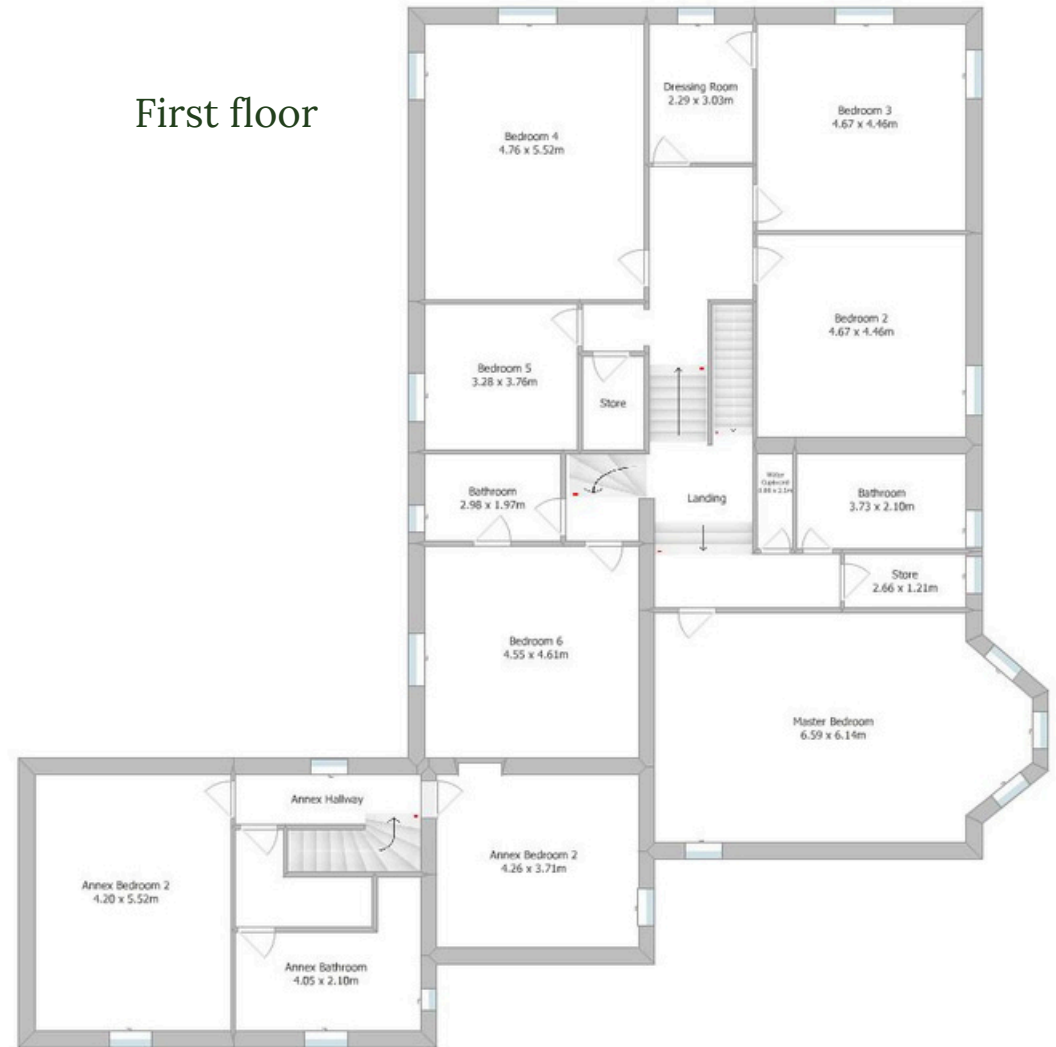


Floor plans

Ground floor



First floor



Sunnyhill House Services:

Mains electricity
Mains water supply
Private drainage with septic tank
Central heating - Oil boiler
Council Tax Band: G
EPC: E

Sunnyhill View (Annex) Services:

Mains electricity
Mains water supply
Private drainage with septic tank
Central heating - Oil boiler
Council Tax Band: D
EPC: E

For illustrative purposes only, not to scale. Whilst every effort is made to ensure the accuracy of the floorplans here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Prospective purchasers should use these plans for illustrative purposes only.

GROUND FLOOR

Entrance Porch

Front door opens to a large entrance porch with original parquet flooring. Narrow arched windows on either side of the door and decorative ceiling.

Main Hallway

Attractive inner front door opens to the main hallway with original parquet flooring. Staircase to first floor with decorative spindles and newel post. Large under stair cupboard. One central heating radiator.

Dining Room

Off the main hallway to the front of the house this room has a feature archway, marble and tile fireplace, original cornice and picture rails. There is a window to the front and a UPVC glazed door to outside. 2 central heating radiators.

Sitting Room

Also off the main hallway to the front of the property, this large room has triple aspect windows all with panelled surrounds. A feature fireplace with electric inset fire and a decorative built in display cupboard. 2 central heating radiators.

Inner Hallway

Kitchen

With a range of fitted floor and wall units in a wood finish and small breakfast bar area. A tall built-in cupboard matching the rest of the units houses the central heating boiler and there is a useful walk-in pantry. One central heating radiator.

Pantry

Traditional pantry with wall shelves. Plumbed for automatic washing machine. A window to the east side with wooden panelling surround.

Back Kitchen

Large room with window to the east side. Door to **Cellar**. Former access to the annex where door has been removed and boarded over. One central heating radiator.

Shower and Cloakroom

Frosted window to the west. Traditional wooden shelving and coat and hat hooks to one wall and a shower cubicle with electric shower. One central heating radiator.

WC

Frosted window to the west. White wash hand basin set in modern vanity unit and white toilet. Tiled floor. One central heating radiator.

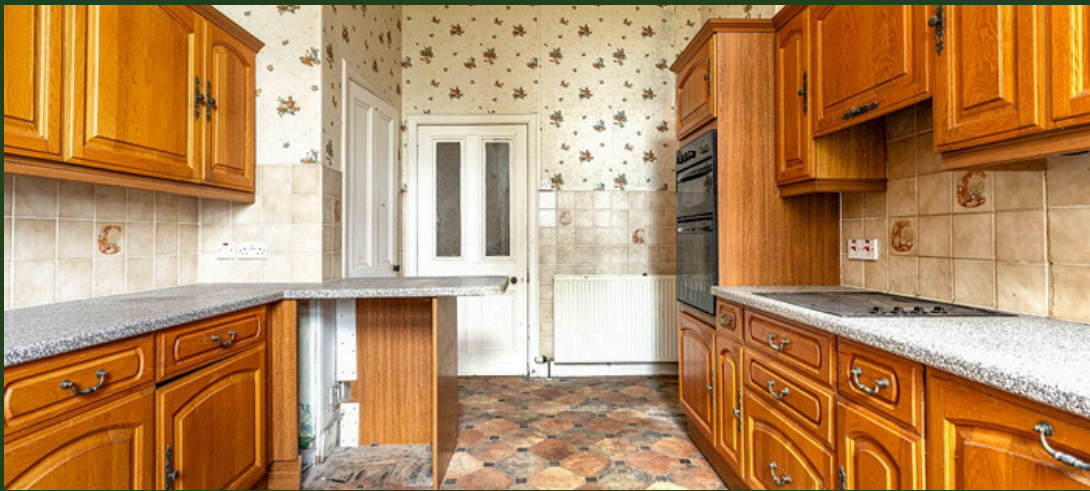
Lounge

Large bay window with wood panel surrounds and views to the west. Feature fireplace. One central heating radiator.

Study

Window with wooden shutters. Cast iron radiator and electrical distribution box.





FIRST FLOOR

Split landing with stairs leading to a landing to the front, a landing to the rear and a landing to the east side of house.

Front Landing

Bedroom 2

Double bedroom with window west. Fireplace and central heating radiator.

Bedroom 3

Double bedroom with windows to south and west. Fireplace and central heating radiator.

Dressing Room

Doors from bedroom 3 and landing. Window to south and central heating radiator.

Bedroom 4

Double bedroom with windows to south and east. Large marble fireplace and decorative cornice. One central heating radiator.

Bedroom 5

Double bedroom with window to east, cast iron fireplace and central heating radiator.

Store

Large storage cupboard.

Rear Landing

Master Bedroom

Large room with wooden panelling to bottom half of walls. Large bay window to the west side and a window to the rear. Open fire set in feature fireplace. Dome shape original art deco ceiling. One modern and one cast iron central heating radiator.

Bathroom

Modern bathroom with grey tiled floor, large walk in shower cubicle, white toilet and white wash hand basin set into vanity unit. Frosted window and heated towel rail.

Store

Large storage cupboard.

Water cupboard

Large shelved cupboard with traditional butler sink and taps.

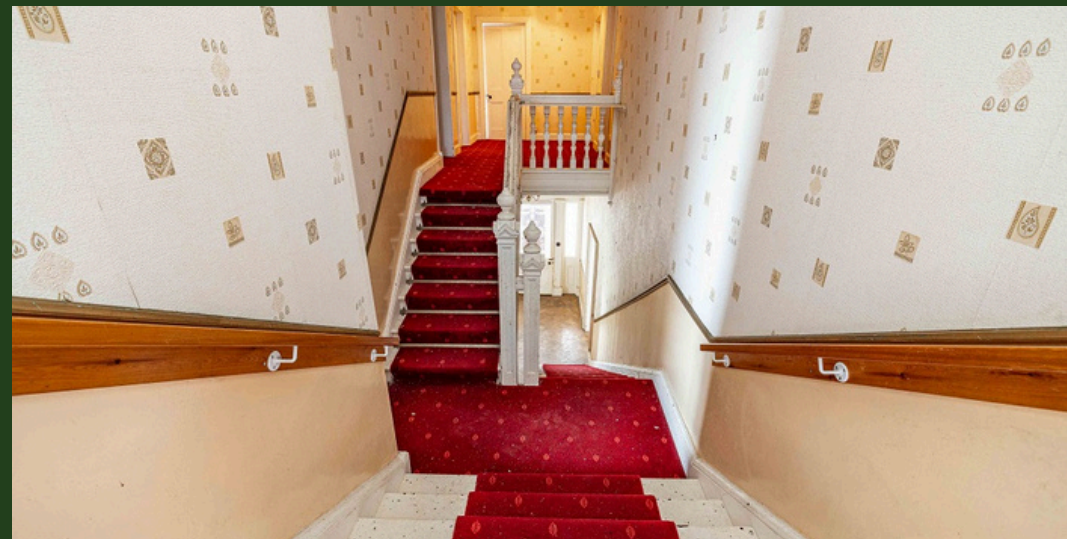
East landing

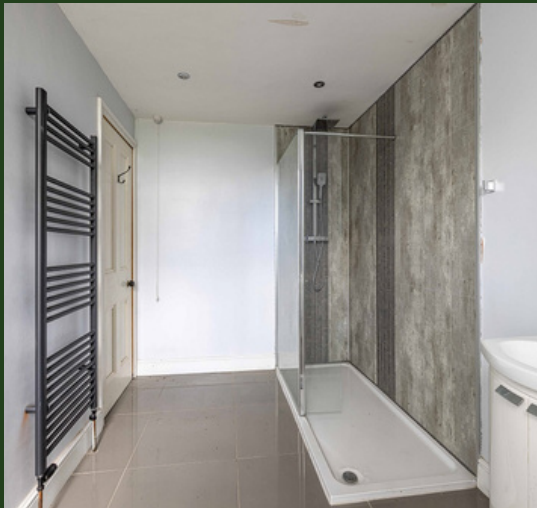
Bathroom

With bath and wash hand basin. Frosted window to east side and central heating radiator. Door to bedroom 6.

Bedroom 6

Double bedroom with window to east. Cast iron fireplace and one central heating radiator. Door to annex which has been removed and plastered over.





SUNNYHILL VIEW (ANNEX)

The annex at Sunnyhill, also known as Sunnyhill View, is situated to the side and rear of the property and provides separate living accommodation.

GROUND FLOOR

Front Entrance Hallway

Tiled floor with staircase to first floor. Under stair cupboard. One central heating radiator.

Sitting Room

With wood burning stove, wooden flooring, patio doors to the front and a window to the rear. One central heating radiator.

Kitchen

With dual aspect windows and a tiled floor. A range of fitted floor and wall units in a wood finish with laminate worktop and stainless steel sink and drainer. One central heating radiator.

Bathroom & Boiler room

White toilet and wash hand basin. Plumbing for washing machine. Oil boiler and hot water cylinder. Frosted window to rear and one central heating radiator.

Rear Hallway

One central heating radiator and electrical distribution box. Door to rear.

FIRST FLOOR

Upper Landing

Upper landing with window to the side.

Family Bathroom

With bath, toilet, wash hand basin and shower cubicle. Frosted window to rear. Towel rail and one central heating radiator.

Bedroom 1

Double bedroom with feature cast iron fireplace and window to the rear. One central heating radiator.

Bedroom 2

Double bedroom with fireplace and window to the rear. One central heating radiator.





OUTSIDE

Sunnyhill has a private driveway with hardstanding areas to the front and sides.

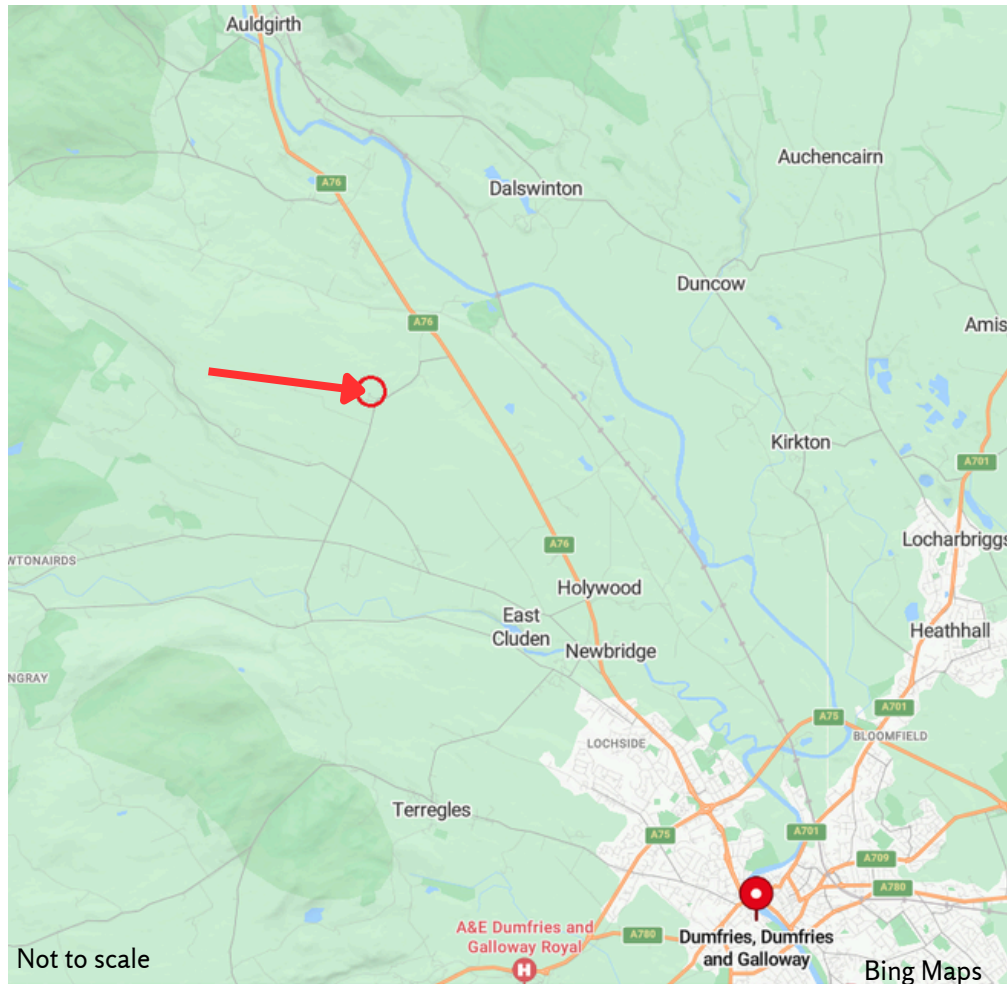
There is garden ground to the rear and west side of the dwellinghouse mostly laid out to grass and shrubs for easy maintenance. A lawn area behind the annex can be apportioned to the separate dwelling if required.

There are 2 sandstone outbuildings with slate roofs to the rear of the property, joined by a covered car port/log store.

A grazing paddock is situated at the front of the property and extends around the east side and benefits from a number of broadleaf trees.



Location



What3Words

To find this property using the What3Words app, enter the following 3 words [///tidal.strike.suspended](https://www.what3words.com/)

Hollywood 2.8 miles
Dumfries 5 miles

Lockerbie 18 miles
Carlisle 39 miles

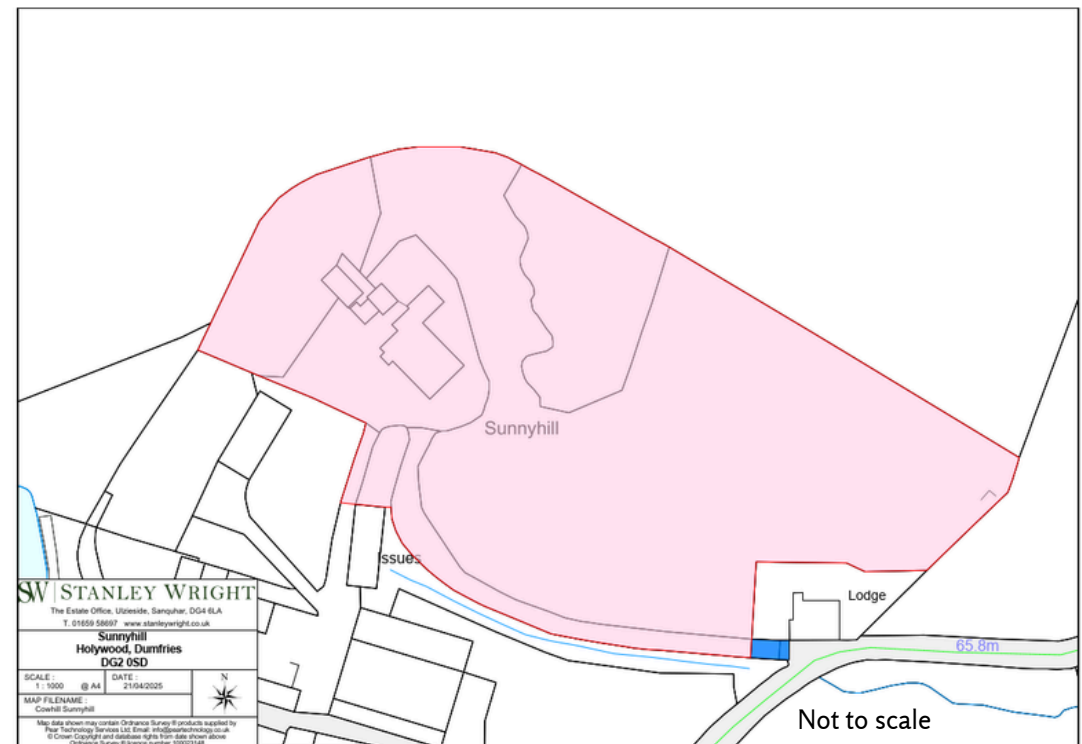
Glasgow 71 miles
Edinburgh 74 miles

Sunnyhill is conveniently located within Hollywood Parish, Dumfries and Galloway. Situated off Croftmaggot Road, the property is approximately 0.7 miles from the A76, for easy access to all major arterial links and Dumfries town centre.

Local services including, primary schooling and a village shop can be accessed at the nearby village of Hollywood, less than 3 miles away.

The county town of Dumfries has a variety of shops, cafes & restaurants, supermarkets, hospital, schools and a train service running between Carlisle and Glasgow. Lockerbie train station provides travel to Edinburgh, Glasgow and the West Coast mainline.

Sale Plan



Sale information

Home Report

Available on request.

Viewing

Strictly by appointment with Stanley Wright 01659 58697. The agent may undertake individual or open house viewings at their discretion.

Entry and Possession

Vacant possession and entry to the house, land and buildings will be given on completion or such mutual time to be agreed by the seller and the purchaser.

Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Stanley Wright. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

Third Party Rights & Servitudes

The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

Basic Payment Entitlement

Whilst the land is registered with RPID, there is no BPE included in the sale.

Mineral Rights

In so far as they are owned, the mineral rights are included in the sale.

Method of Sale

The property is for sale as a whole.

The Consumer Protection from Unfair Trading Regulations 2008

These particulars do not form any part of any contract and whilst they have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described. Plans are not to scale.

All photographs are for illustrative purposes only and are not to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.

Note

Approximate measurements have been taken by sonic device at the widest point. Any services and appliances have not been tested and no warranty is given as to their compliance with regulations.



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