



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS



THREE VIEWS, PENPONT, THORNHILL, DG3 4BQ

Just on the outskirts the peaceful village of Penpont, this detached bungalow offers stunning views over the surrounding hills and farmland and a convenient location. Set on a generous plot with spacious living areas and complimented by front and rear gardens and a double garage. The property offers a unique layout with the option for a separate but adjoining 'annexe' living space with its own separate bathroom and exit.

Accommodation comprises:-

- LIVING ROOM
- DINING ROOM
- STUDY/POTENTIAL BEDROOM
- 4 BEDROOMS
- MODERN FITTED KITCHEN
- 2 BATHROOMS
- HOME REPORT AVAILABLE

VIEWING:- Contact selling agents on 01848 330251 for an appointment to view.

EPC Ref = E

Offers in region of £320,000

Entering from the main road down three steps then one further step to a paved pathway through the garden to the front door. The property benefits from an alarm system and fully fitted CCTV. Up two steps to a wooden front door with glass panels into the:-

ENTRANCE PORCH

Carpeted. Single CHR. Ceiling light. Through another glass door with ornate glass panels into

ENTRANCE HALLWAY

4.194M X 1.526M

(taken from front door to dining room door).

Carpeted. Double CHR. Wall mounted mirror. Hatch into attic. Ceiling light. The entrance hallway follows round to the main living quarters. There is a storage cupboard with hooks and rails for hanging coats. There is also an ASL alarm system. Various power points.

To the right is:-

LIVING ROOM

4.364M X 5.519M.

Carpeted. Wall mounted lights. Fireplace with electric fire. Front facing UPVC double glazed window. Double CHR. Various power points.

Back into the entrance hallway and straight through to:-

DINING ROOM

3.028M X 6.156M.

Carpeted. Two double CHRs. Ceiling light. Side facing UPVC double glazed window which looks out to a small courtyard. Rear facing UPVC double glazed widow with venetian blind. Various power points. Through a wooden door with an ornate glass panel into

KITCHEN

2.676M X 5.087M.

Tiled flooring. Breakfast bar. Fitted floor and eye level cupboard units. Stainless steel sink with mixer tap. Space for white goods. Zanussi cooker with

extractor fan. Various power points. Wall mounted mirror. Rear facing UPVC double glazed window with lovely views over the hills.

Moving through from the kitchen into

UTILITY ROOM

1.559M X 2.048M.

More space for white goods. Power points. Wooden back door that leads out into the rear garden. Single CHR.

ANNEXE

HALLWAY

2.596M X 2.276M.

Carpeted. Rear door with glass panels which looks out into a courtyard. The courtyard has a further door that leads to the garage. Shelved storage cupboard. Double CHR.

BATHROOM

1.488M X 3.186M.

Carpeted. Porcelain wash basin with fitted mirror. WC. Mira Mains Shower. Frosted glass window. Double CHR. Ceiling light. Wall mounted light above mirror.

BEDROOM 1/OFFICE

2.922M X 4.611M.

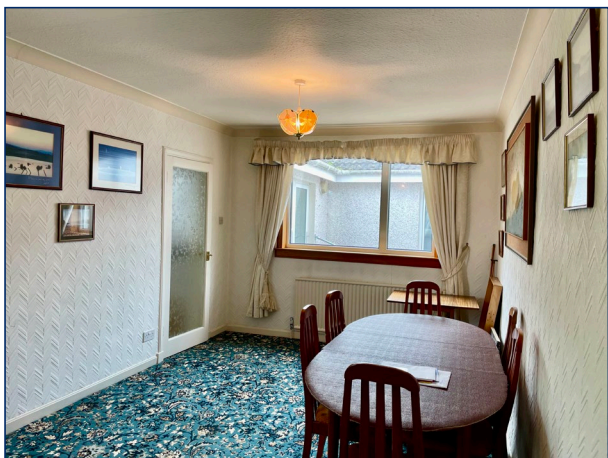
Carpeted. Double CHR. Ceiling strip light. Rear facing sliding patio doors with venetian blinds which lead out into the rear garden with panoramic views. Various power points.

BEDROOM 2

2.956M X 3.330M.

Double glazed UPVC window looking onto courtyard. Double CHR. Carpeted. Ceiling light. Power points.

Back to the main entrance hallway



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BATHROOM

3.063M X 2.604M.

Tiled floor and tiled walls. Single CHR. Porcelain wash basin. WC. Fitted mirrored cupboard. Mains shower with disabled access. Storage cupboard which also houses the envirofoam copper boiler. Ceiling light. Rear facing UPVC double glazed window with frosted panelling.

BEDROOM 3

3.003M X 3.004M.

Carpeted. Ceiling light. Front facing UPVC double glazed windows with fitted blinds. Fitted mirrored wardrobes. Double CHR. Power points.

BEDROOM 4

3.025M X 4.163M.

Carpeted. Fitted wardrobes and storage. Double CHR. Rear facing large UPVC double glazed window. Ceiling light. Power points.

BEDROOM 5

2.984M X 4.342.

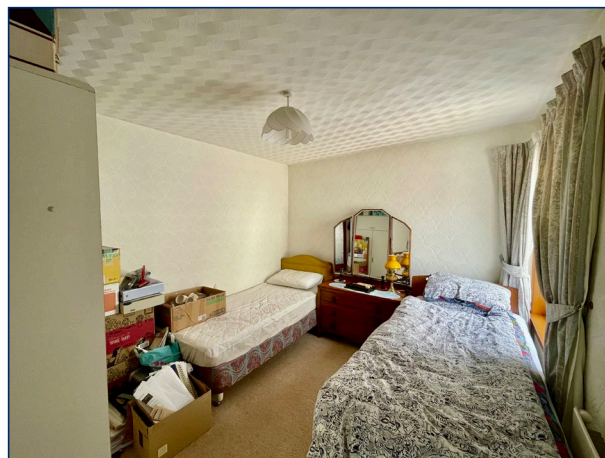
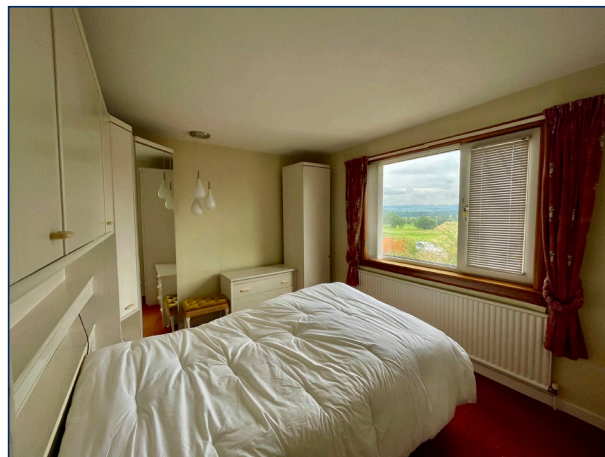
Carpeted. Fitted mirrored wardrobes. Front facing UPVC double glazed window with fitted blinds. Double CHR. Ceiling light. Power points.

OUTSIDE

There is front and rear access over the road tinted blue on the plan to the property.

The spacious front garden offers a low-maintenance design, predominantly laid with red gravel, ideal for off-road parking or for creating a tidy, weed-free appearance year-round. Mature shrubs and small bushes add a touch of greenery and natural charm, while the well-defined boundary wall and gated entrance provide both privacy and curb appeal. The garden also benefits from open views of the surrounding countryside, creating a peaceful and rural atmosphere right from your doorstep.

The rear garden is a true standout feature of this property, offering uninterrupted panoramic views over rolling green fields and the surrounding countryside. A gravelled area provides a clean and low-maintenance space, ideal for outdoor seating or al fresco dining while soaking in the tranquil rural setting. Enclosed by a rustic timber fence, the garden enjoys both privacy and safety without compromising the spectacular open outlook.



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Although believed correct these particulars are not so warranted. All measurements are for guidance only and not guaranteed.

No warranty is given to the efficient working order of heating and electrical appliances and kitchen equipment. These items must be accepted by the purchaser in their present condition.

