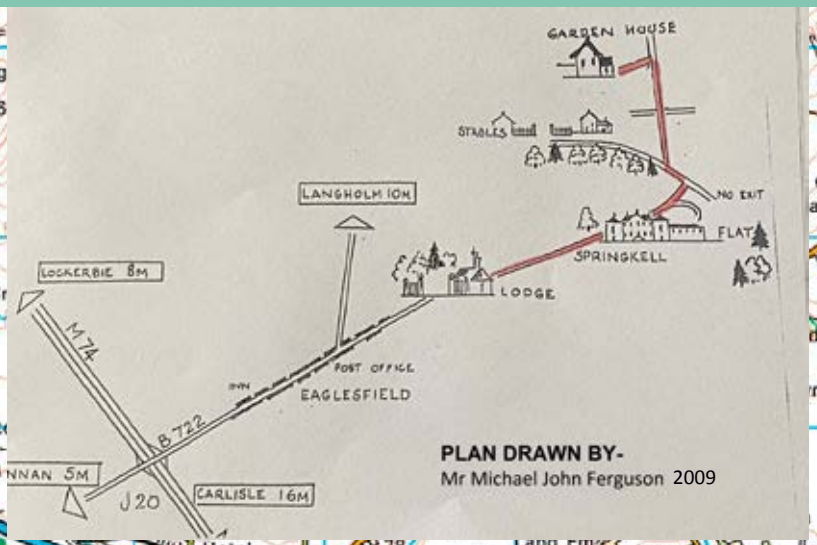
GARDEN HOUSE

Springkell, Eaglesfield, Lockerbie, DG11 3AL

THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



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NOT TO SCALE
Plan for indicative purposes only

M74

GARDEN HOUSE

Springkell, Eaglesfield, Lockerbie, DG11 3AL

Annan 7 miles, Lockerbie 11 miles, Dumfries 19 miles, Carlisle 21 miles, Edinburgh 82 miles, Glasgow 80 miles

AN EXCEPTIONAL DETACHED DWELLING RECENTLY EXTENDED AND MODERNISED TO A VERY HIGH STANDARD SET WITHIN EXTENSIVE BEAUTIFULLY LANDSCAPED GROUNDS

- EXCEPTIONAL RECENTLY EXTENDED FIVE BEDROOM COUNTRY HOUSE
- ELEVATED POSITION SET WITHIN BEAUTIFULLY LANDSCAPED GROUNDS
- POTENTIAL FOR SMALL AGRICULTURAL OR EQUESTRIAN USAGE
- RANGE OF SMALL OUTBUILDINGS
- CONVENIENTLY LOCATED TO MAJOR ROAD NETWORKS
- EPC – D (67)

IN ALL ABOUT 7.38 ACRES (2.98 HA)

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VENDORS SOLICITORS

Mr S Williams
McJerrow & Stevenson
55 High St
Lockerbie
DG11 2JJ
Tel: 01576 202123

SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk

OnTheMarket.com

INTRODUCTION
Garden House is situated about 6 miles from the town of Annan and only a 10 minute drive to the A74 (M). The property occupies an elevated site and is surrounded by about 7.38 acres of its own landscaped grounds, set within Springkell Estate.

Garden House, once a traditional estate cottage, has been extended (circa 2009) and refurbished to an extremely high standard, incorporating all features for modern day living. The property is set within about 7.38 acres of private grounds, which have been beautifully landscaped over the years and could also have potential for small agricultural or equestrian uses.

Garden House is in truly walk-in condition offering diverse, comfortable family living accommodation. The dwellinghouse occupies a private site within the Springkell Estate and benefits from a range of useful small outbuildings. The property is situated in a sought-after semi-rural location, just on the outskirts of the village of Eaglesfield, yet within easy driving distance of major road networks

Eaglesfield benefits from a local services such as a primary school, Post Office & village shop. The busy town of Annan provides a wider range of essential and professional services, along with a thriving High Street with primary and secondary schooling available. With the proximity to the border city of Carlisle, there are further both private and state education facilities. The property is well placed to access all major road links for those commuting both North and South.

Garden House boasts excellent communication and commuting links with both Glasgow and Edinburgh a little over an hour's drive north and with the A74(M) adjoining the M6 at Gretna, the property is within commuting distance of some of the major centres. There is a main line railway station at Annan, Lockerbie, Dumfries & Carlisle, which run a full timetable of services both north and south.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine 18 hole courses.

DIRECTIONS
The directions can be followed using the location plan, which forms part of these particulars.

METHOD OF SALE
The property is offered for sale by private treaty as a whole.

GUIDE PRICE
Offers for Garden House are sought **in excess of: £420,000**

VIEWING
By appointment with the sole selling agents:

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk

THREAVE RURAL
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VALUERS & RURAL CONSULTANTS

PARTICULARS OF SALE

GARDEN HOUSE
This exceptional country house is of traditional and modern construction offering bright comfortable family accommodation arranged over 2 floors, briefly comprising:

GROUND FLOOR

- **Rear Entrance Porch**
  A large bright entrance porch with windows to two side.

- **Kitchen**
  A large family kitchen with a diverse range of fitted floor and wall units, electric AGA range with extractor hood, built-in electric oven, plumbing in place for dishwasher and automatic washing machine, sink & drainer, double doors leading to the formal dining room, windows to two sides.

- **Dining Room**
  With double aspect windows affording views over the garden grounds.

- **Office**
  With window to the side.

- **Utility Room**
  With Belfast sink, large built-in cupboard with shelving and housing the central heating boiler, plumbed for automatic washing machine, floor units, window to the side.

- **Central Hallway**
  With stairs off to first floor, large walk-in understair cupboard, cloakroom off.

- **Cloakroom**
  With WC, WHB, window to the side.

- **Living Room**
  With open fire set in feature fireplace, patio door to front garden grounds, windows to two sides.

- **Inner Hallway**
  With window to the side.

- **Front Door Porch**
  With window to the side.

FIRST FLOOR

- **Upper Landing**
  A roomy bright landing benefitting from three velux windows, large shelved built-in airing cupboard, built-in cupboard housing hot water tank.

- **Double Bedroom 1 (En-Suite)**
  With double aspect windows, en-suite off.

- **En-Suite**
  With bath, WC, WHB, built-in cupboard with shelves and hanging rail, velux window.

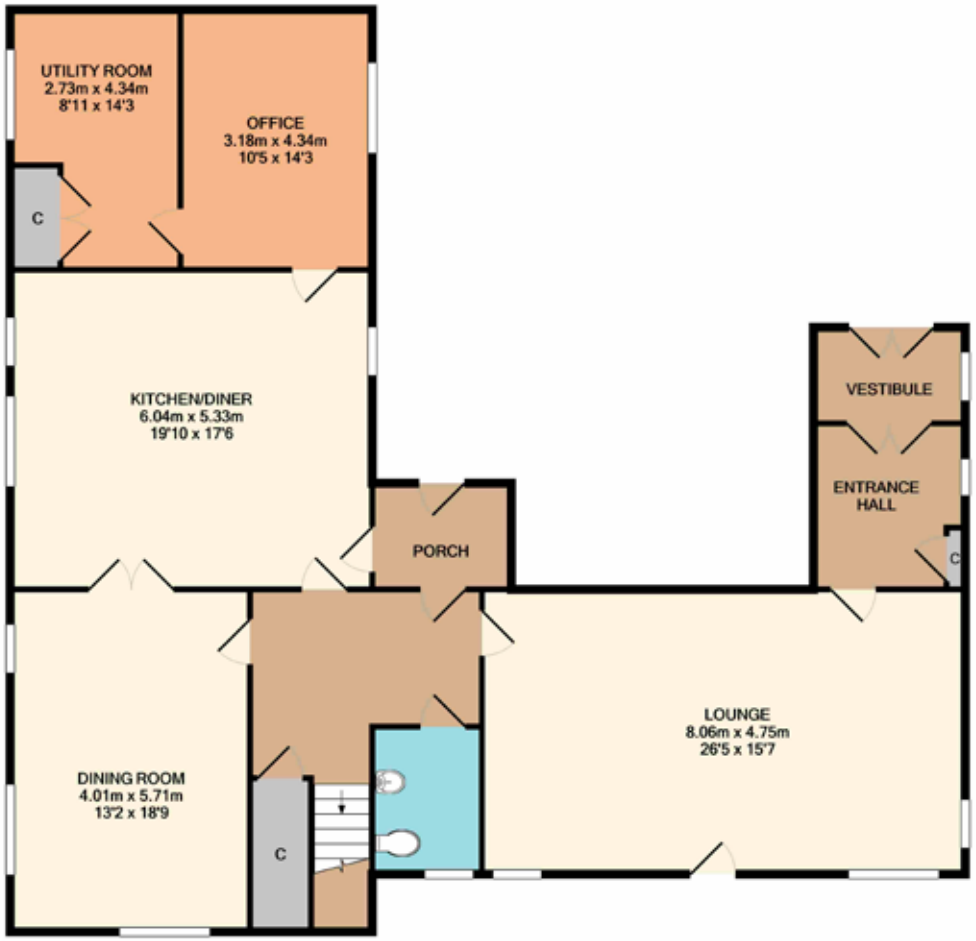
- **Single Bedroom 2**
  With window to the side.

- **Double Bedroom 3 (En-Suite)**
  With triple aspect windows, en-suite off.

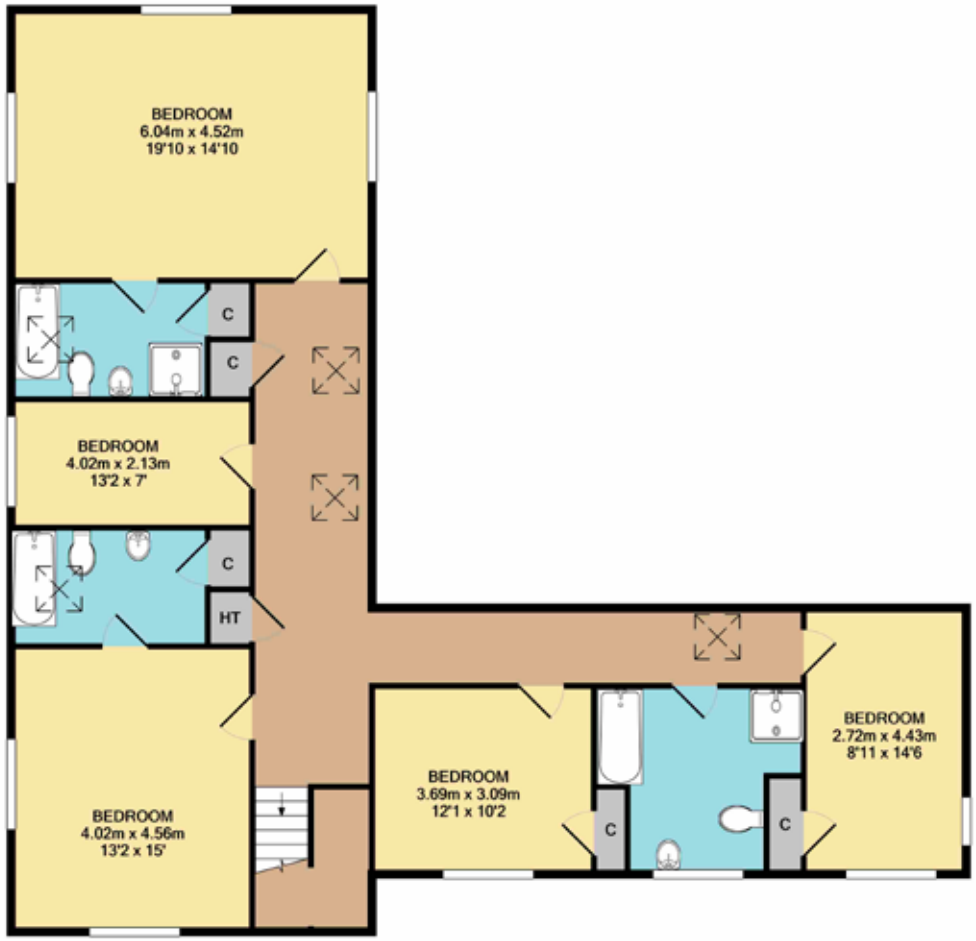
- **En-Suite**
  With standalone shower cubicle, bath, WC, WHB, built-in cupboard with shelves and hanging rail, velux window.

- **Double Bedroom 4**
  With window to the front, built-in cupboard with hanging rail.

Floor Plan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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- **Family Bathroom**
  With standalone shower cubicle, bath, WC, WHB.

- **Double Bedroom 5**
  With double aspect window, built-in cupboard with hanging rail.

SERVICES

- Mains water and electricity
- Private drainage
- Fully double glazed
- Oil fired central heating
- The telephone line is installed subject to the normal BT regulations.

OUTSIDE

Garden House is surrounded by its own beautiful mature garden grounds with lawns, areas of amenity woodland and a picturesque stream running between the boundaries of the lawns and woodland. To the front of the farmhouse is a raised patio area, and to the rear exists a brick-built outbuilding with lean-to timber woodstore off, there is hardstanding parking for several vehicles. Set within the lawned area of the garden grounds is another useful timber outbuilding.

The area occupied by the dwellinghouse, outbuildings, garden grounds, woodland, etc. amounts to about 7.38 acres and may have potential for small agricultural or equestrian purposes.

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **McJerrow & Stevenson** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band D.

HOME REPORT

A home report can be downloaded direct from our website www.threaverural.co.uk/property

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

28/03/2009

INGOING
There are no ingoing claims affecting the property.

WARRANTY CLAUSE
Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION
At a date to be mutually agreed.

OFFERS (Closing Date)
Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ.** A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

DEPOSIT
A 10% deposit of the purchase price will be payable to the vendor's solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment form the date of entry until paid.

GENERALLY
Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared February 2020

Sale Plan
About : 2.986 ha (7.378 acres)
For indicitive purposes only
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