



# NORTHBURN

Bankshill, Lockerbie, DG11 2PY



**THREAVE RURAL**

LAND / ESTATE AGENTS  
VALUERS & RURAL CONSULTANTS

# Location Plan



# NORTHBURN

## Bankhill, Lockerbie, DG11 2PY

Lockerbie 3.5 miles, Dumfries 16 miles, Carlisle 24 miles, Glasgow 75 miles

### A TRULY EXCEPTIONAL RESIDENTIAL SMALLHOLDING OF CHARACTER SET WITHIN BEAUTIFUL RURAL SURROUNDS WITHIN DUMFRIES & GALLOWAY

- STUNNING FOUR / FIVE BEDROOM DWELLINGHOUSE
- BEAUTIFUL LANDSCAPED GARDEN GROUNDS
- RANGE OF STABLES AND OUTBUILDINGS
- BRICK BUILT GARDEN ROOM / STUDIO
- HUGE POTENTIAL FOR SELF-SUFFICIENT LIVING
- CONVENIENTLY LOCATED TO MAJOR ROAD NETWORKS
- EPC – C (70)

**IN ALL ABOUT 22.98 ACRES (9.3HA)**

#### VENDORS SOLICITORS

Alistair Stevenson  
McJerron & Stevenson  
55 High Street  
Lockerbie  
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](mailto:enquiries@threaverural.co.uk)

Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)





## INTRODUCTION

Northburn occupies an idyllic rural location just west of Bankhill Village, situated off the B7068 Lockerbie to Langholm Road. The property is within easy reach of the main M74 arterial route.

This exceptional traditionally built four bedroomed modernised property lies within its own lands, which extend in total to about 22.98 acres. The property benefits from a refurbished stable block, which may have further development potential given that the regional council looks favourably on change of use from vernacular rural buildings to residential dwellings. However, any interested parties would need to make their own enquiries in this respect. Given the location of the property and the surrounding countryside, the property attracts a wealth and variety of wildlife.

Local services are found within the busy market town of Lockerbie, which offers all essential services with a comprehensive range of leisure facilities, a modern health centre, a wide range of professional services as well as two national supermarkets. Both primary and secondary schooling are highly rated and available within the town. The nearest Primary School can be found in the local village of Bankhill, within a mile of the property.

This area boasts excellent communications and commuting links with both Glasgow and Edinburgh a little over an hour's drive north, with the M74 adjoining the M6 at Gretna, the property is within commuting distance of some of the major English centres. There is a main line railway station at Lockerbie, which runs 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, etc. Equestrian activities are a feature of the county, with two active branches of the Pony Club of Great Britain.

## DIRECTIONS

From Lockerbie take the B7068 and follow this road for approximately 3.5 miles and Northburn is located on the left-hand side, as indicated on 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 Northburn are sought **in excess of: £725,000**

## 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](mailto:enquiries@threaverural.co.uk)**  
**Web: [www.threaverural.co.uk](http://www.threaverural.co.uk)**



## PARTICULARS OF SALE

### NORTHBURN

This exceptional refurbished dwellinghouse is of traditional construction with a reconfigured layout incorporating a sandstone built rear extension. The property occupies an elevated site with far reaching views over open countryside. The modernisation has incorporated all the features for comfortable modern family living. The accommodation is arranged over 2 floors and briefly comprises:

### GROUND FLOOR

- **Family Room**  
With natural stone flooring with underfloor heating, picture windows to the front & side, French doors to western patio.
- **Kitchen / Diner**  
With a range of fired earth floor & wall units, integrated dishwasher & fridge, electric AGA Range, double electric oven, central island with ceramic hob set in, Belfast sink, natural stone flooring with underfloor heating. The kitchen / dining area incorporates a snug, which is the ideal place to relax after family dining, a multi-fuel stove compliments this further.
- **Central Hallway**  
With stairs off to first floor, under stair cupboard.



- **Utility Room**  
Plumbed for washing machine, stainless steel sink & drainer, range of fitted floor and wall units, built-in storage cupboard housing hot water tank and controls for underfloor heating.
- **Cloakroom**  
With WC & WHB.
- **Living Room**  
With windows to three sides, French doors to raised patio area, natural stone flooring with underfloor heating, multi-fuel stove with back boiler set in feature fireplace.

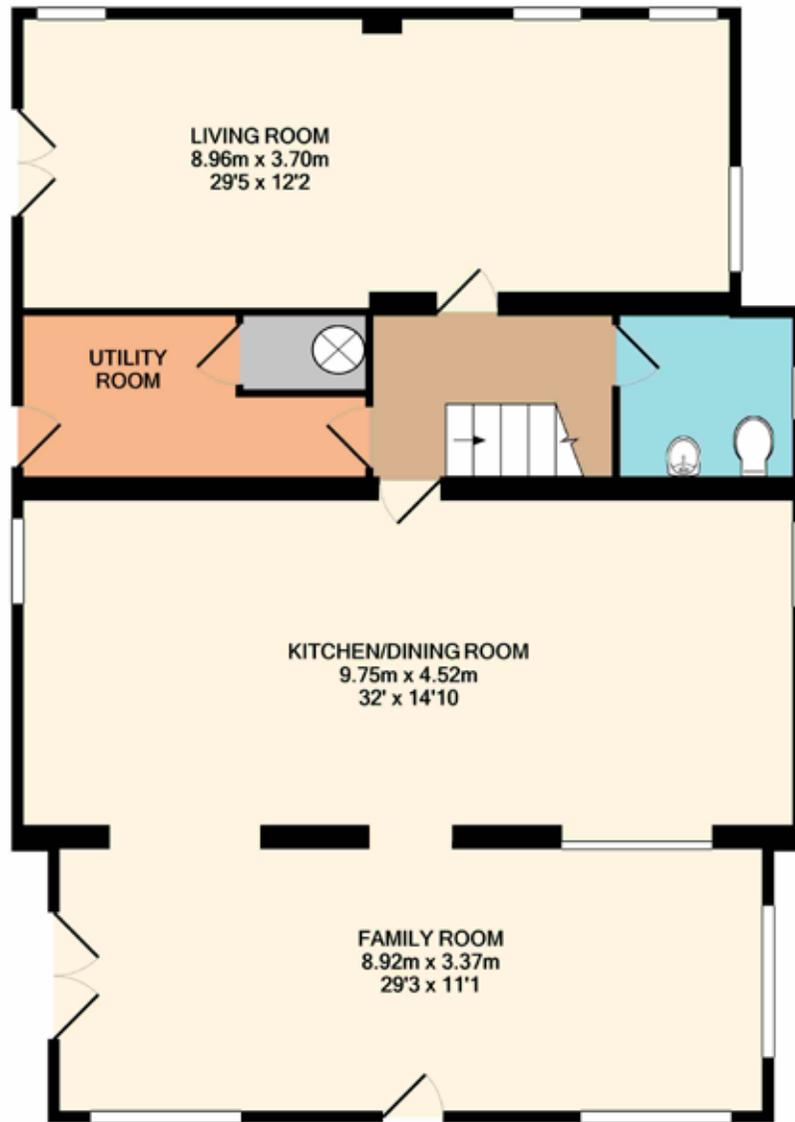


#### FIRST FLOOR

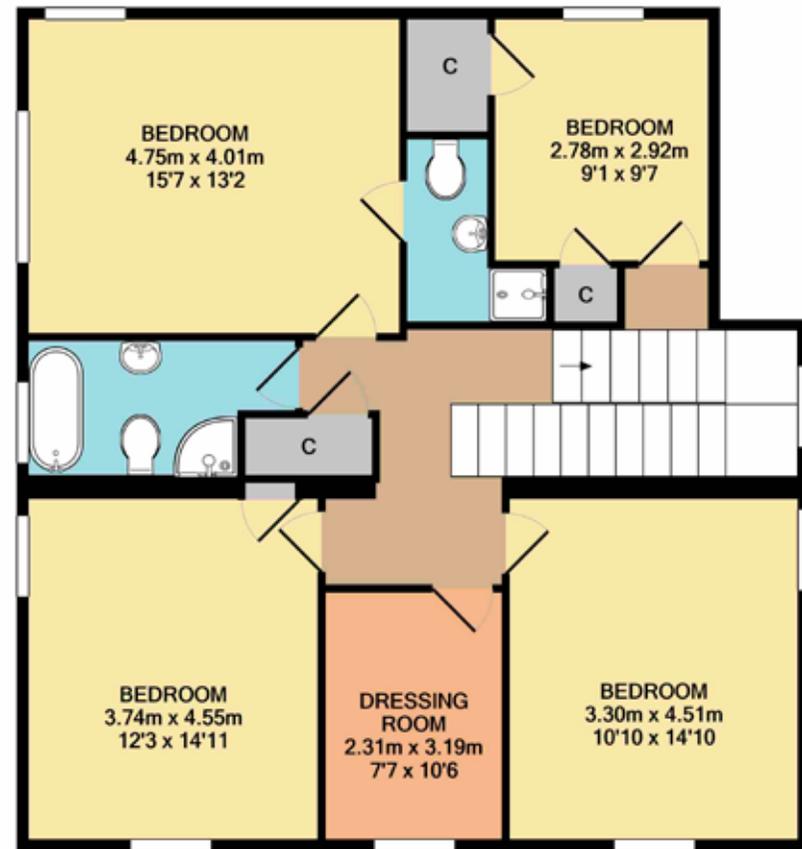
- **Mid-Landing**  
With window to the side, engineered oak flooring.
- **Office / Single Bedroom 1**  
With two large full-height built-in cupboards, window to the rear providing open views across the open countryside.

- **Upper Landing**  
With large built-in cupboard.
- **Principle Bedroom 2 (En-Suite)**  
With double aspect windows providing views over the open countryside, en-suite off.
- **En-Suite**  
With built-in shower cubicle, heated towel rail, WC & WHB.
- **Family Bathroom**  
With corner shower cubicle, large claw foot bath, WC, WHB, heated towel rail, engineered oak flooring.
- **Double Bedroom 3**  
Double aspect windows, with single bedroom / dressing room off.
- **Dressing Room / Single Bedroom 4**  
With window to the front.
- **Double Bedroom 5**  
With double aspect windows.





GROUND FLOOR



1ST FLOOR

## Floor Plan

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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#### SERVICES

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

#### OUTSIDE

A private sweeping driveway leads down past the traditional stable block to a gravelled entrance, with an Indian sandstone patio surrounding the entire house. The beautifully landscaped garden grounds slope downwards towards a stream, which transverses the property. Overlooking the bottom lawn is a brick-built garden room / studio, which would lend itself to a variety of pursuits and benefits from electricity and water laid in. The entire subjects give the perception of a small country estate.



## EQUESTRIAN FACILITIES

Situated on the approach to Northburn house are a well-maintained set of vernacular buildings. These are configured in a classic courtyard, are of traditional stone construction under slated roofs with a lean-to feedstore / garage to the rear. The stables comprise of traditional loose boxes as well as modern freestanding stables within the two barns. There is also a tack room, workshop and two areas for fodder storage. The courtyard is concreted and to the rear is situated a full-size drained and surfaced, unfenced ménage.





## AGRICULTURAL LAND

Contained within three main field enclosures, the agricultural / grazing land equates to about 20 acres. The front field to the northwest contains a field shelter. The land is all down to grass for grazing or mowing and is registered with the agricultural food and rural communities with a main location code of: 75/324/0006.



## 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, **McJarrow & Strevenson** for a definitive list of burdens subject to which the property is sold.

## COUNCIL TAX

Band G.



## HOME REPORT

Given that the property is registered as an agricultural holding and therefore deemed as mixed use, there is no requirement to provide a Home Report.

## APPORTIONMENT

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

## 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 from 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 July 2020*

# Sale Plan

**FOR IDENTIFICATION PURPOSES ONLY**

0m 50m 100m 150m

