



CORSEHILL

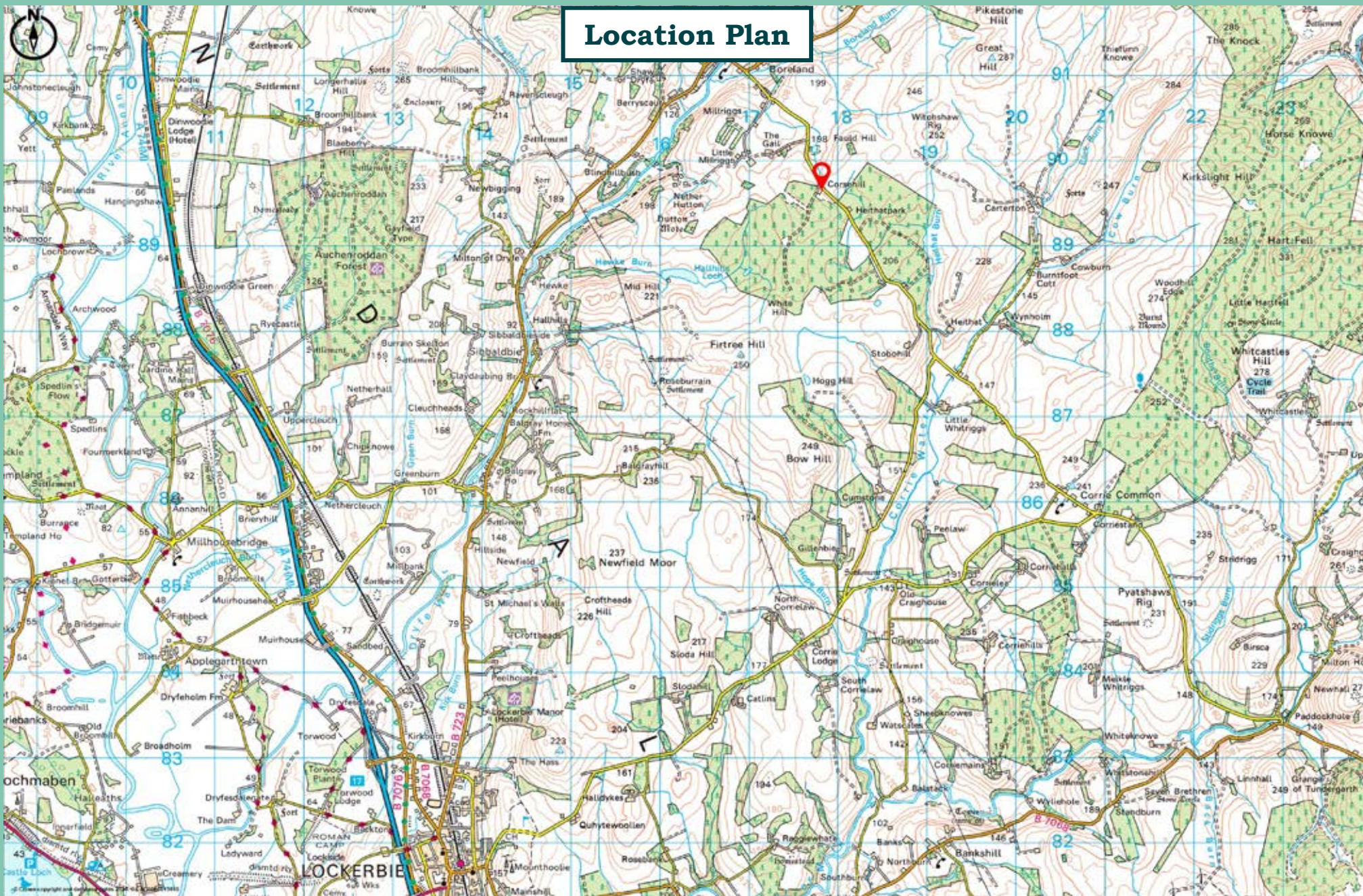
Boreland, Lockerbie, DG11 2QY



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



CORSEHILL

Boreland, Lockerbie, DG11 2QY

Lockerbie 6.5 miles, Dumfries 19 miles, Carlisle 33 miles, Glasgow 69 miles

AN EXCEPTIONAL RESIDENTIAL SMALLHOLDING BENEFITTING FROM AN EXTREMELY WELL-PRESENTED BUNGALOW SET WITHIN BEAUTIFUL RURAL SURROUNDS, NOT FAR FROM THE MARKET TOWN OF LOCKERBIE

- BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED COTTAGE INCORPORATING A ONE BEDROOM ANNEX
- RANGE OUTBUILDINGS INCLUDING STABLES, AGRICULTURAL BUILDINGS, ETC.
- IDEAL FOR SMALLSCALE AGRICULTURE, EQUESTRIAN OR TOURISM PURPOSES
- HUGE POTENTIAL FOR SELF-SUFFICIENT LIVING
- BANK OF SOLAR PANELS AND SOLAR COLLECTORS
- NO IMMEDIATE NEIGHBOURS
- CONVENIENTLY LOCATED TO MAJOR COMMUTING NETWORKS

IN ALL ABOUT 2.945 ACRES (1.192 HA)

VENDORS SOLICITORS

Mr Cameron
Fraser Brooks & Company
45 Frederick St
Edinburgh
Tel: 0131 225 6226
Email: fraserbrooks@btconnect.com



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk





INTRODUCTION

Corsehill occupies an idyllic rural location on an elevated site with far reaching views across the surrounding countryside, just over six miles from the busy market town of Lockerbie and within a short driving distance to the M74.

Corsehill benefits from an extremely well-presented **four bedroomed bungalow which incorporates a one-bedroom annex**, which could be ideal for extended family living or indeed creation of an Airbnb. The property is approached by its own gated driveway and upon entering the house you are welcomed by with a cosy wood burning stove and given that this area has a tiled floor, the perfect room for kicking off muddy boots and relaxing with a cuppa. The accommodation is set over a single floor and offers spacious family living.

Corsehill lies within its own lands which extend in total to about **2.945 acres** and at present is home to the current owners Ryeland pet sheep. The property benefits from a really well-maintained **purpose-built stable block**, box profile workshop, timber sheds, etc. Given the location of the property and the surrounding countryside, the property attracts a wealth and variety of native wildlife which can be enjoyed on a daily basis. Corsehill has huge potential for some self-sufficient living, smallscale agricultural or indeed tourism purposes.

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 and primary schooling is also available in the nearby village of Boreland.

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

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 Corsehill are sought **in excess of: £425,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural

No' 3 Ring

New Market Street

Castle Douglas

DG7 1HY

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

CORSEHILL

This exceptional dwellinghouse is of modern construction is set over a single floor. The property occupies an elevated site with far reaching views over open countryside. The accommodation briefly comprises:

- **Snug**
Entered into from the front of the property you are welcomed by a multi-fuel stove, which during the winter months offers a cosy retreat. The floor is laid to tiles with underfloor heating and there are two windows at either side of the front door. Internal doors give access to the boot room and inner hallway to the annex.
- **Boot Room**
With double aspect windows, base units, part glazed UPVC door to the rear.
- **Inner Hallway**
With doors off to utility room, cloakroom and double bedroom 1 with en-suite.



- **Utility Room**
Plumbed for white goods, Belfast type sink.
- **Cloakroom**
With WC & WHB.



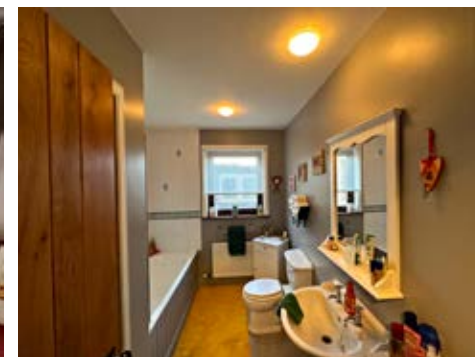
- **Double Bedroom 1 (En-suite)**
With a bay window to the front with deep sills. The en-suite has a modern range of sanitary ware and a large walk-in shower cubicle.
- **Kitchen**
A lovely farmhouse style kitchen with an oil-fired Rayburn, floor and wall units, a modern built-in pantry cupboard, integrated dishwasher, double electric oven (one with a microwave function), fridge freezer, central island incorporating a breakfast bar, induction hob, drawers and cupboards below. The double aspect windows allow plenty of natural light and there is ample room to accommodate a family dining table.



- **Central Hallway**
With built-in storage cupboards.
- **Office**
With double aspect windows.
- **Lounge**
A lovely cosy room with a multi-fuel stove set in a brick-built inglenook fire-place, windows to the front and rear and part glazed double doors give access to the office.

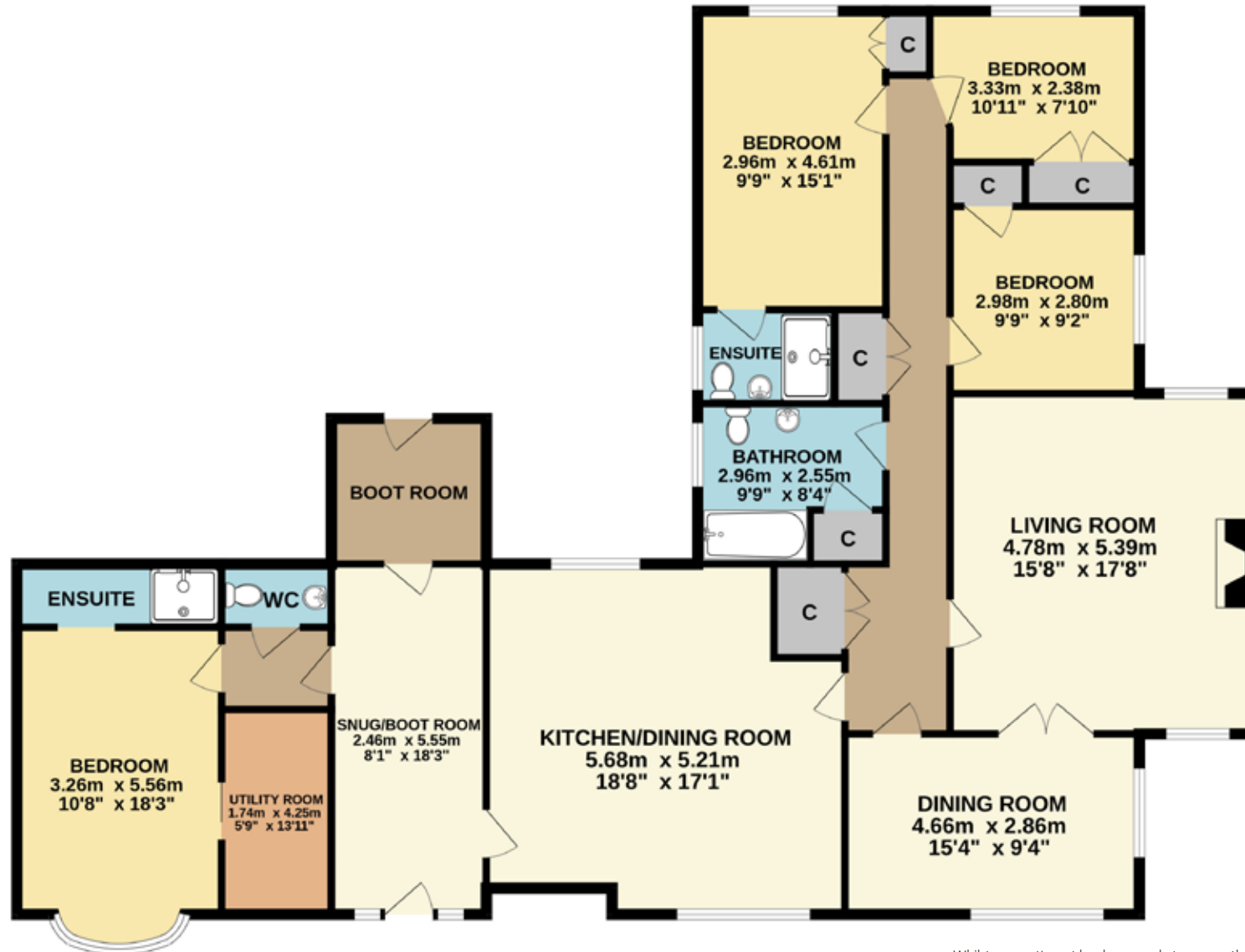


- **Family Bathroom**
With a modern range of sanitary ware, bath with a shower over and built-in storage cupboard.
- **Single Bedroom 2**
With a window to the rear, built-in storage cupboard.
- **Master Bedroom 3 (En-suite)**
With built-in wardrobes, window to the side and en-suite off which benefits from a large shower enclosure, WC & WHB.
- **Double Bedroom 4**
With built-in wardrobes and a window overlooks the stables.



Floor Plan

GROUND 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 of 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

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil/Multi-fuel stoves	F	D63

Note: There are a bank of solar panels situated on the land and solar collectors fixed to the roof of the dwellinghouse. The solar panels benefit from an RHI with an average of £2,000 paid per annum.

OUTSIDE

As mentioned earlier, the property is accessed via a gated driveway where parking is available for several vehicles. The property is enclosed by its own land of about **2.945 acres** and has been utilised for **equestrian and smallscale agricultural purposes**. The land is all down to grass for grazing and is registered with the agricultural food and rural communities with a main location.

There is an extremely well-maintained timber stable block benefitting from water, electricity and security cameras, box profile workshop, timber storage sheds, etc.



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, **Mr Cameron, Fraser Brooks & Company** for a definitive list of burdens subject to which the property is sold.

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, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. 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.



GENERALLY

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

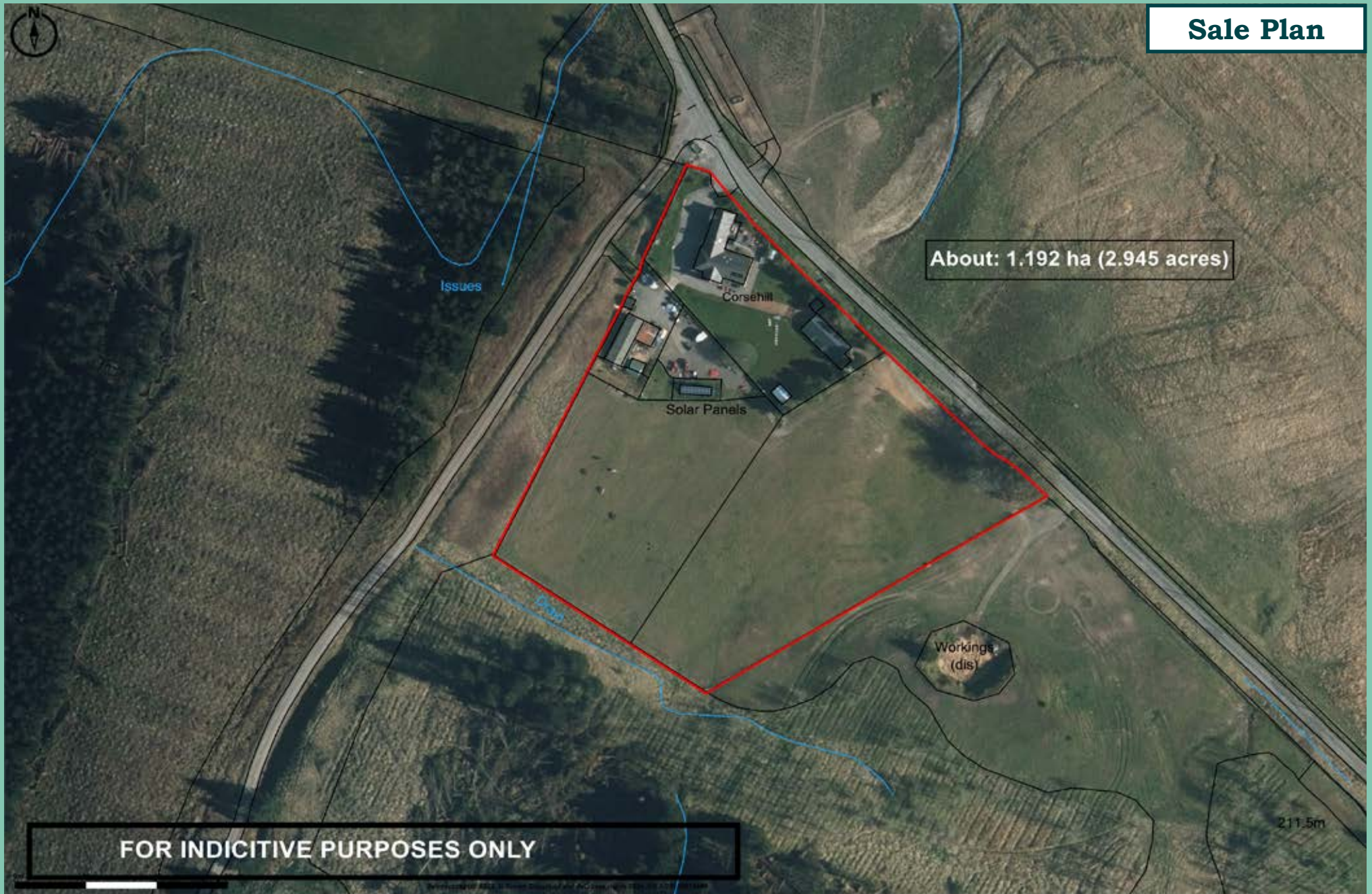
IMPORTANT NOTICE

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 and accordance with the relevant sections of the Consumer Protection Act 2008 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 2024

Sale Plan



FOR INDICITIVE PURPOSES ONLY

