



Telford Manor House
Beattock | Dumfriesshire | DG10 9SG

TELFORD MANOR HOUSE





TELFORD
MANOR
HOUSE
1822

THE HERBERTS ARTS CENTRE
COURTYARD
OPENING 15th SEPTEMBER

KEY FEATURES

Telford Manor House is a fine detached property located between Beattock and Moffat. The property was built by the famous engineer Thomas Telford in 1822, and presently offers substantial self-catering accommodation, sleeping 26 guests, in the perfect spot for exploring Dumfriesshire.

This impressive period property offers well-proportioned rooms and retained period detail including the notable original staircase and balustrade. The flexible layout, excellent transport links and potential to continue with the success of the existing business, make this a very attractive property. As at the end of January 2023, 36 out of 52 weekends (Friday - Monday) are already booked for 2023, at a nightly rate of £795, with the vendors having to turn away some enquiries due to demand.

It is also worth noting that in 2022 over £45,000 has been invested back into the property, to include repair/replacement of part of the roof, and new windows where necessary.

Lower Ground Floor

With access directly from the rear courtyard, or via the main stairwell within the house, is a superb space with entertainment room, a secondary kitchen, sitting room, WC and double bedroom with en suite shower room.

This level also offers a self-contained two bedroom apartment, with access gained via the rear of the building. There is a spacious living room, fitted kitchen, two bedrooms and bathroom.











Ground Floor

External stone steps lead up to the impressive vestibule which in turn opens into the reception hall and boasts period detail and a fine central staircase with timber balustrade. To the right of the hallway is the large kitchen/dining room, which enjoys a dual aspect and a fully fitted kitchen. Adjacent to this room is a generously proportioned drawing room, with windows to the rear aspect and a feature fireplace. There are three double bedrooms on this level, as well as two modern shower rooms.











First Floor

The impressive staircase continues up to the first-floor landing, with a large window at half landing level. On the first floor, seven well-proportioned bedrooms can be found, one with en-suite WC. In addition there are two modern shower rooms and storage areas.







KEY FEATURES

Outside

To the front and side of the property are areas of enclosed lawn and patios. There is ample parking.





LOCAL AREA

The 212-mile long Southern Upland Way which runs between Portpatrick in the west to Cockburnspath in the east, passes Telford Manor House, which is the halfway point. The popular visitor destination of Moffat is just two miles away and other nearby attractions include Drumlanrig Castle, the Wanlockhead Lead Mining Museum, The Wanlockhead and Leadhills Railway and the Samye Ling Temple. Also nearby is the Grey Mare's Tail waterfall, Britain's fifth highest, and the stunning St Mary's Loch.

The Southwest of Scotland is well known for its mild climate, attractive unspoilt countryside and beaches, and the diversity of sporting, fishing, and recreational pursuits. There is good hill walking in the nearby Galloway Hills and cycling along some of the designated cycle routes as well the Seven Stanes mountain bike routes, including Dalbeattie Forest and the Galloway Forest Park. The Galloway Forest Park, well known for its beauty and tranquillity, is also recognised as Britain's First Dark Sky Park.

Communications to the area are good. There are mainline railway stations in both Dumfries and Lockerbie, providing excellent links to both the north and south. The M74 motorway network is 1 mile distant, and there are regular flights to other parts of the UK, Ireland and Continental Europe from Prestwick Airport. Glasgow and Edinburgh are all 60 miles distant.





INFORMATION

Services:

Mains electric, water and oil fired central heating. Septic tank: We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Note:

The cottages in the mews courtyard are not included in the sale (available by separate negotiation with Fine & Country)

Viewings:

Strictly by appointment with the sole selling agents, Fine & Country South Scotland.

Offers:

All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country South Scotland by email to southscotland@fineandcountry.com

Home Report:

A copy of the Home Report is available on request from Fine & Country South Scotland.

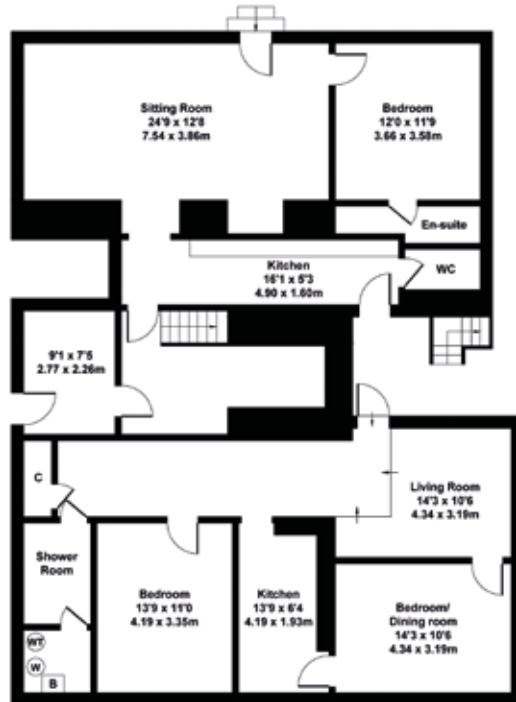
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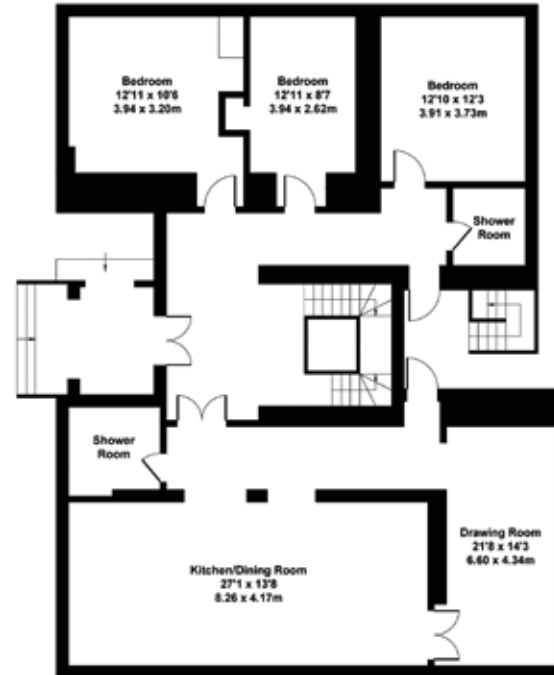
Dumfries & Galloway Council

Telford Manor House

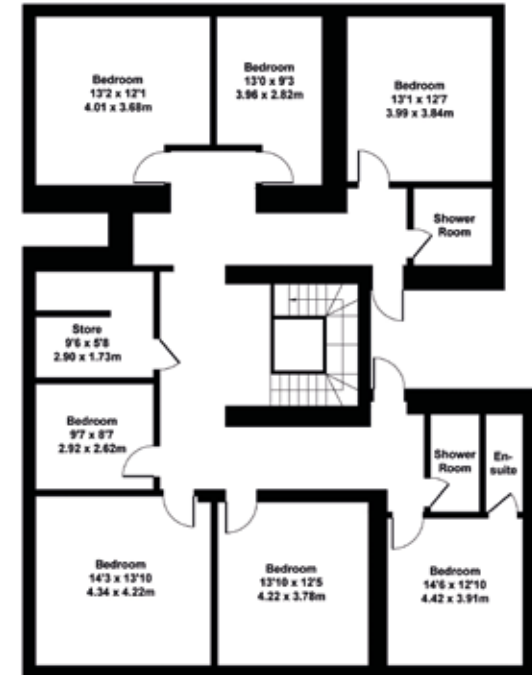
Approximate Gross Internal Area
6427 sq ft - 597 sq m



LOWER GROUND FLOOR



GROUND FLOOR

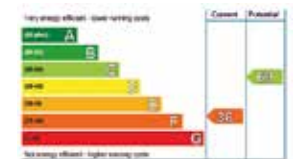


FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices across four continents, we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a successful strategy, emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

THE FINE & COUNTRY
FOUNDATION

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