



3 bedroom, detached stone house with garden, stables, outbuildings and land extending to 11 acres for sale

Southwood Foot Farm, Chapelknowe
Canonbie, DG14 0YD



Property Details

Southwood Foot Farm, Chapelknowe, DG14 0YD

Offers Over
£395,000

Description

An excellent opportunity to acquire a delightful, three bedroom lifestyle property set in an attractive and highly accessible rural location close to Canonbie. The property is in good condition throughout with the added benefit of stables, outbuildings and land extending to 11 acres.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,
CA6 5LY





- 3 bedroom equestrian property
- 11 acres of stock proof grazing land
- Oil central heating and multi-fuel stove in the living room and master bedroom
- Rare opportunity to purchase a house close to the desirable village of Chapelknowe
- Located in a rural setting but still in close proximity of other dwellings
- Situated in an elevated position with open views of the countryside
- Original stone stables located directly opposite the house providing 8 loose boxes plus a feed room and tack room
- A good steel framed building with concrete floor and benefitting from water and electric



An excellent opportunity to acquire a delightful, equestrian property set in an attractive and highly accessible rural location close to Chapelknowe.

The property is located in close proximity to other dwellings but is accessed by a mile long private access track.

This attractive three bedroom traditional farmhouse is complete with a variety of outbuildings, stables and land extending to 11 acres with the added benefit of superb open views. The property is in good condition throughout, with flexible accommodation, quality fixtures and fittings and quirky features, and must be viewed to be appreciated.



The Accommodation

The front door opens to a small foyer with a door leading to the main hallway of the property. Immediately to the right is the family bathroom equipped with a three piece suite. Continuing on into the property is the kitchen with access to the conservatory and double doors opening out to the lawned garden and extensive patio, perfect for entertaining.

Heading back to the main hallway to the right is the first of the generously sized double bedrooms equipped with a walk-in wardrobe and feature fireplace. At the end of the hallway is the master bedroom equipped with walk-in wardrobe and en-suite. Continuing back towards the kitchen and along the hallway is the final double bedroom and the spacious living room, complete with wood burning stove perfect for hosting friends and family.



Outside there is off road parking to the rear of the property, and a beautifully maintained garden to the front with the added benefit of an extensive patio area. The property comes with the added advantage of outbuildings and stables suitable for a number of uses or the potential for conversion to a holiday let or dwelling subject to the necessary consents.

The stable block benefits from water and electric and far reaching views across the land as far as the Cumbrian fells. Southwood Foot Farm extends in its entirety to approximately 14 acres (5.67 hectares) with 11 acres (4.45 hectares) of grazing land with a natural water supply.



Situation

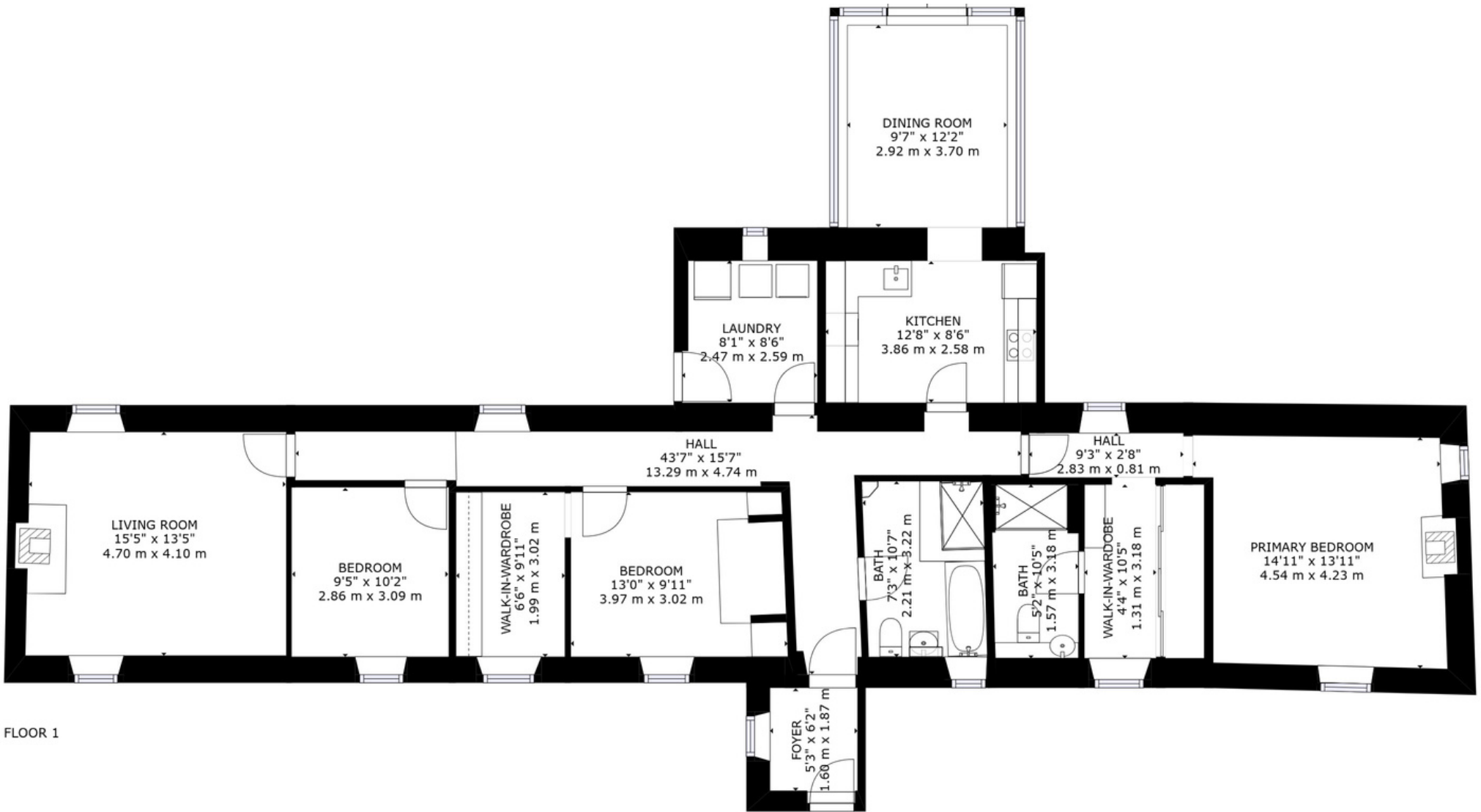
Southwood Foot Farm is located on the outskirts of the village of Chapelknowe, just outside the village of Canonbie which benefits from a primary school, post office and pub. The property has excellent road links with Carlisle (M6 J44) approximately 17 miles north and Junction 21 of the M74 approximately 4 miles to the west. A wider range of amenities are available in Longtown and Langholm which are both located 10 miles away

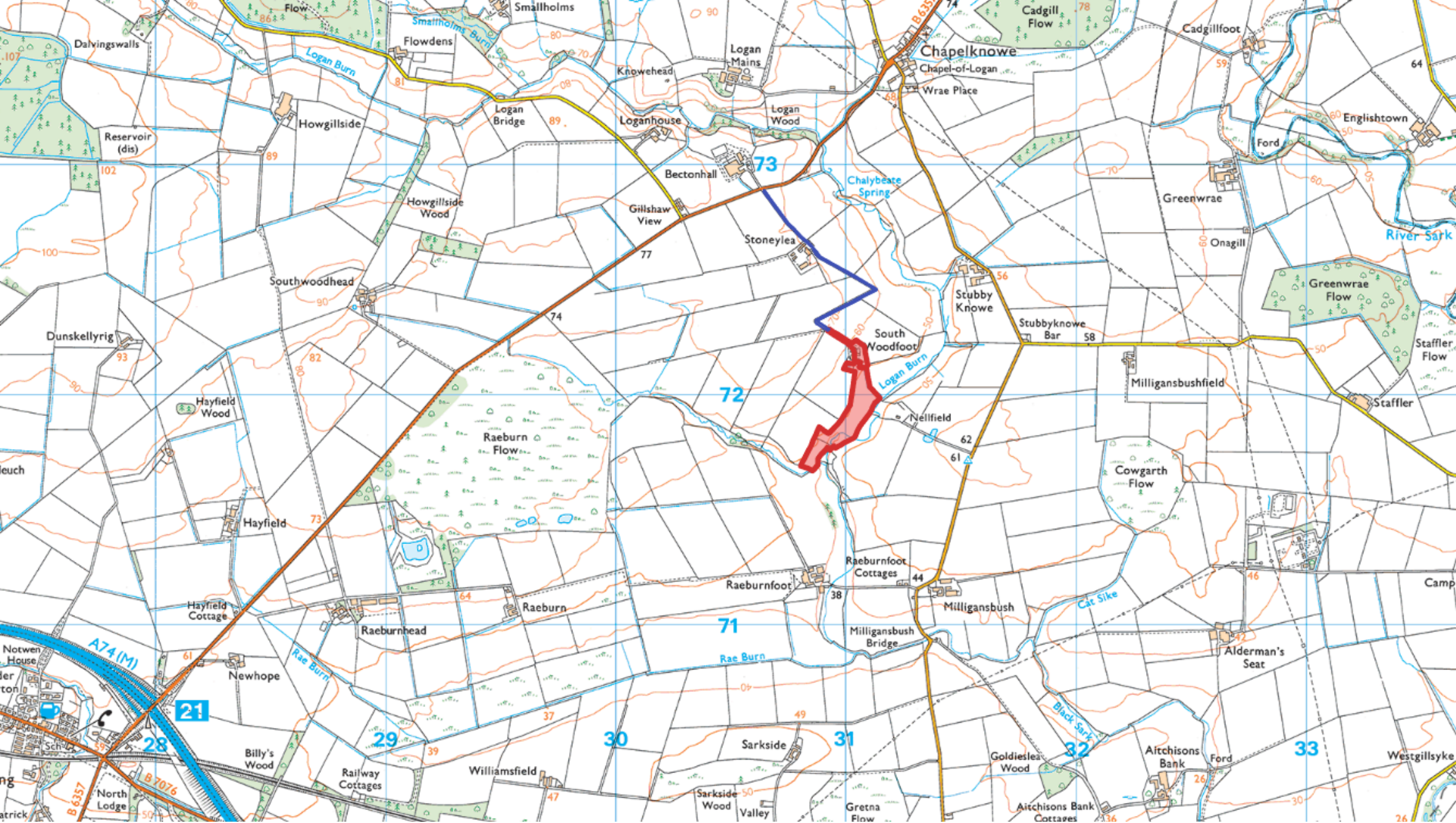
Directions

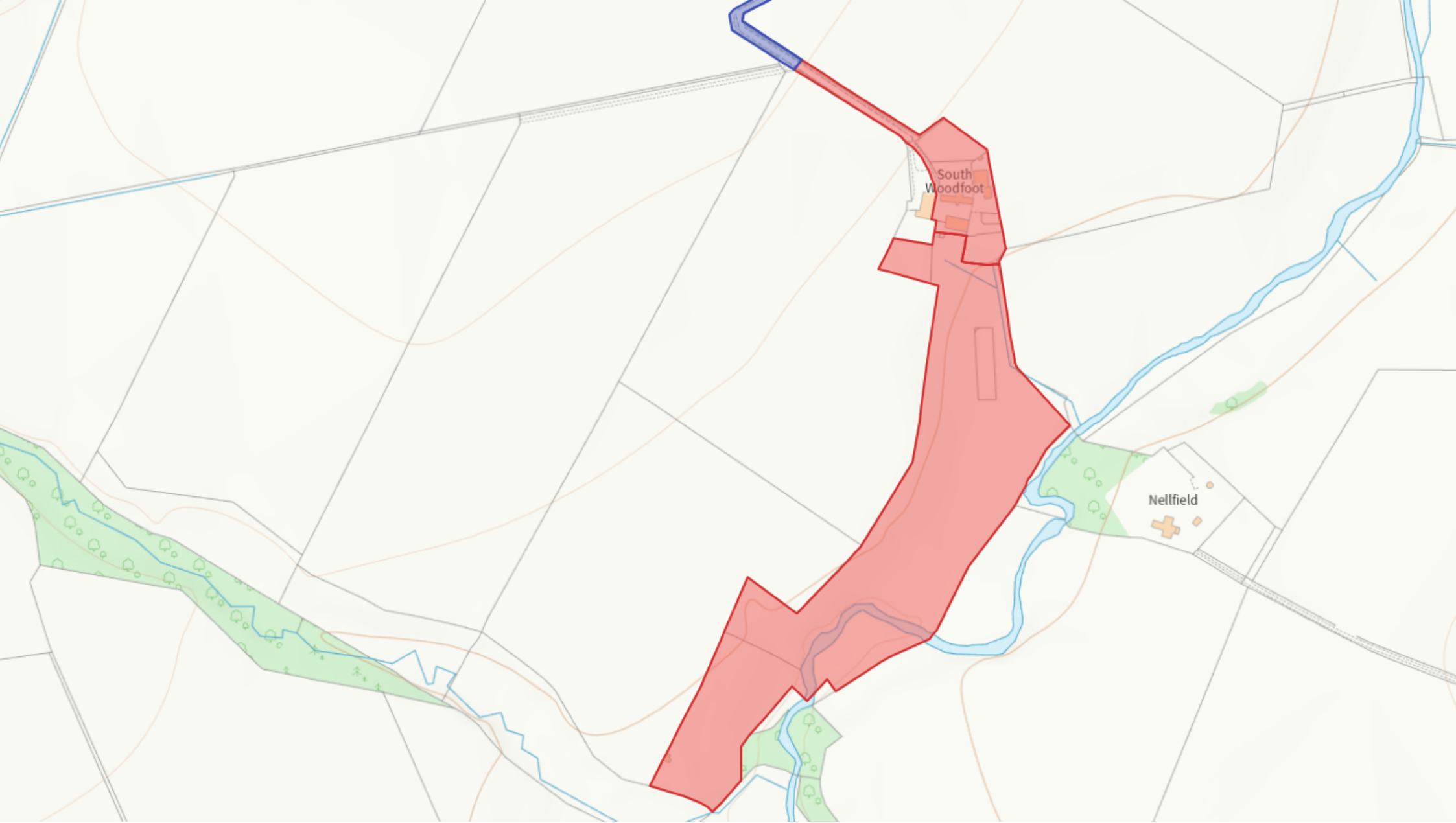
From Junction 21 of the A74M, take the B6357 out of Kirkpatrick Fleming towards Chapelknowe. After 2 miles, take a right turning opposite Bectonhall on a lane towards Stoneylea and South Woodfoot. Follow this lane to the end through the farmyard, where the property will be seen on the left. Please note this access lane is stone surfaced and uneven in places and maybe difficult for cars with low ground clearance.











Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: E

Services: Southwood Foot Farm is served by mains water, mains electricity, private drainage and oil central heating. The property has UPVC double glazing throughout and a wood burner in both the Lounge and Master bedroom.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. Council Tax Band: E

Solicitors: TBC

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT





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