



Upper Dormont House and Steading  
Dalton | Lockerbie | Dumfriesshire | DG11 1JZ

FINE & COUNTRY

UPPER DORMONT HOUSE  
AND STEADING



# KEY FEATURES

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## Overview

Upper Dormont is a superb steading conversion, sympathetically redesigned and developed by the present owners. The former farm buildings date back to the early 1800's, and were converted and restored in the 90's. Rare to the market, this stunning property now consists of a main 5-bedroom residence, an additional 3-4 bedroom attached farmhouse, a charming paved and cobbled courtyard with garaging and workshop, and beautifully maintained grounds that extend to approximately 4.4 acres in all, with open tractor/woodshed, areas of woodland and wild meadow, fruit trees and mature shrubs and bushes. The views from every aspect of the home and garden are simply magnificent.

The property is being sold as a whole, and we envisage the attached former farmhouse to prove popular as a long term let, holiday rental, office space or perhaps as accommodation for a dependant relative.

## Key Features

- Architect designed, bespoke family home offering 5 bedrooms
- Additional attached farmhouse with 3-4 bedrooms
- Integral double garage and additional tandem double garage
- Workshop and store
- Superb views
- Beautifully maintained grounds – 4.4 acres in all
- Within easy reach of local amenities, road and rail links









#### Upper Dormont Steading

The main door opens into a glazed vestibule, with sandstone floor. In turn, a glazed door opens into a welcoming hallway, with direct access to all principal ground floor rooms and a carpeted stair rising to the first floor.

To the northern wing of the house, a large semi open plan dining/sitting room can be found. The dining area boasts exposed stone walls, a dual aspect and a cast iron spiral staircase, while the sitting room is flooded with light from windows on three elevations and enjoys far reaching views across the garden towards Burnswark Hill. There is a feature sandstone fireplace housing a substantial wood burning stove.

A bright family room and a cosy separate study offer flexible use spaces, and both enjoy the views to the rear. The kitchen/breakfast room is a very welcoming space and comprises a range of oak cabinetry with complementary worksurfaces, integrated oven, hob and dishwasher. There is an attractive oil-fired Aga, ample room for dining furniture and a glazed door that leads directly out to the rear patio and garden. Adjacent to the kitchen is a useful utility room, comprising storage units, a sink and space and/or plumbing for white goods. A door from the utility room leads to a separate entrance vestibule, with stable door and built-in shelved storage cupboard. There is also access gained from here to the integral double garage, which has electronically operated doors, power, light, and which also houses the boiler.

A generous cloakroom/WC completes the ground floor accommodation.

#### Upstairs

Carpeted stairs and the additional set of spiral stairs both lead up to a very bright and spacious first floor landing. The landing offers an array of fitted storage and enjoys windows on both elevations, with glorious views.

There are five bedrooms and a large bonus room/playroom/office on the first floor. The principal bedroom boasts a wall of built in wardrobes, fantastic views to the rear and a modern en suite shower room, comprising mains shower cubicle, WC, wash hand basin and a heated towel rail. The guest bedroom to the north wing of the house enjoys a dual aspect, far reaching views, built in storage and an en-suite shower room, comprising a power shower, WC, wash hand basin and heated towel rail. There are three further double bedrooms, all of which enjoy superb views and built in wardrobes, and a family bathroom, comprising power shower over bath, WC, wash hand basin, bidet and a heated towel rail. The large bonus room sits over the garage and enjoys a dual aspect and a wall of fitted storage cupboards. This room could make an ideal office, playroom or games room perhaps.

#### Outside

The property is approached via a tarmac driveway that leads into the central paved and cobbled courtyard. The charming courtyard provides excellent shelter and privacy, and offers parking for many vehicles, with direct access to the garages. The quadrangle of buildings is completed by a workshop with outside toilet and a tandem garage.

The grounds are simply beautiful and have been sensitively landscaped. Predominantly laid to lawn, there is also a lovely area of woodland (approx. 0.6 acre) and a wildflower meadow. Also within the garden are fruit cages, fruit trees and established flower borders, shrubs and bushes. A raised paved patio directly to the rear of the house offers the ideal spot for al fresco entertaining. Finally, there is an open tractor/wood shed.





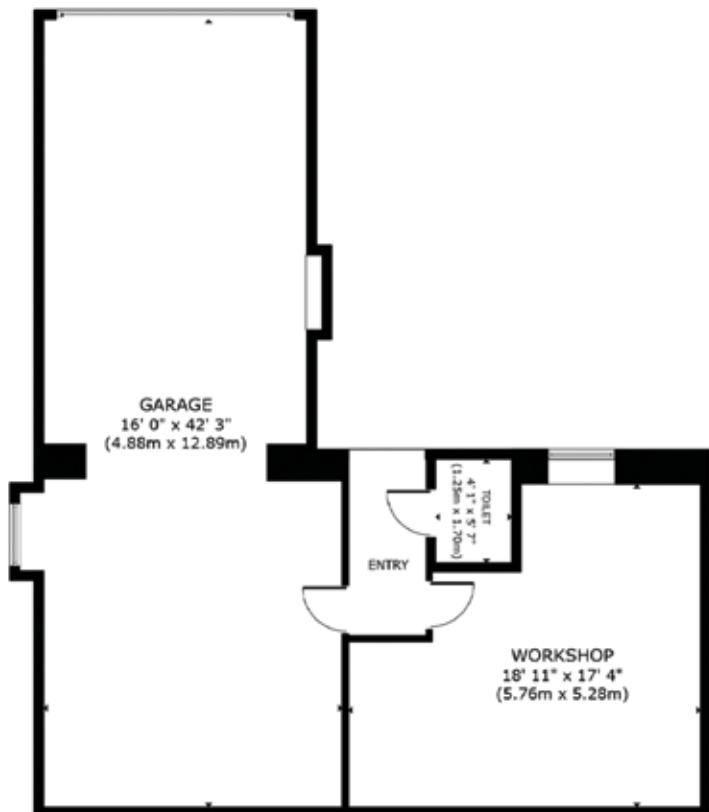












FLOOR PLAN

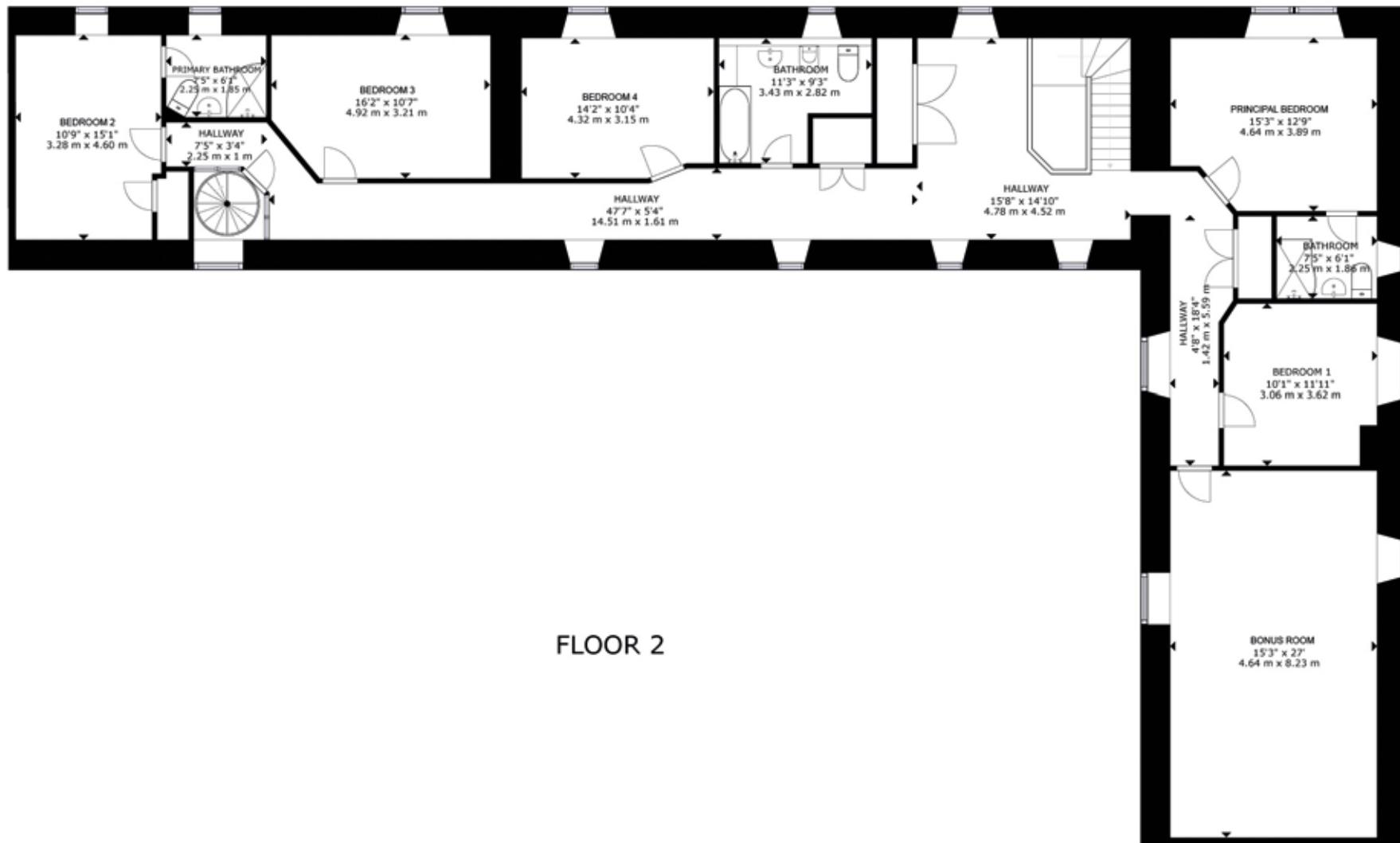
GROSS INTERNAL AREA  
 FLOOR PLAN 350 sq ft. (32.5 m<sup>2</sup>)  
 EXCLUDED AREAS : GARAGE 641 sq ft. (59.6 m<sup>2</sup>)  
 TOTAL : 350 sq ft. (32.5 m<sup>2</sup>)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## FLOOR 1

### GROSS INTERNAL AREA

**FLOOR 1: 2535 sq ft, 235.51 m<sup>2</sup>, FLOOR 2: 2574 sq ft, 239.18 m<sup>2</sup>**  
**TOTAL: 5109 sq ft, 474.69 m<sup>2</sup>**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



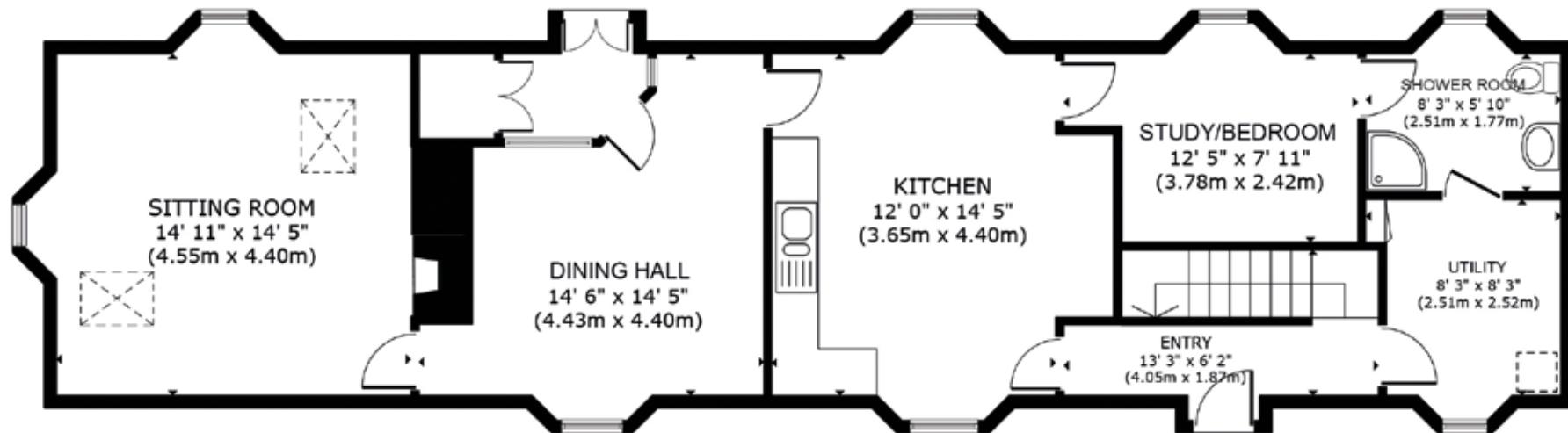
### Upper Dormont House

This attractive sandstone building was the original former farmhouse and sits alongside the road, with access gained from the front or from within the courtyard. The property has been fully renovated, and enjoys wooden sash and case double glazing, a ground source heat pump and underfloor heating throughout. All that remains to finish the property are floor coverings, provision of an oven in the kitchen and a sink in the utility room.

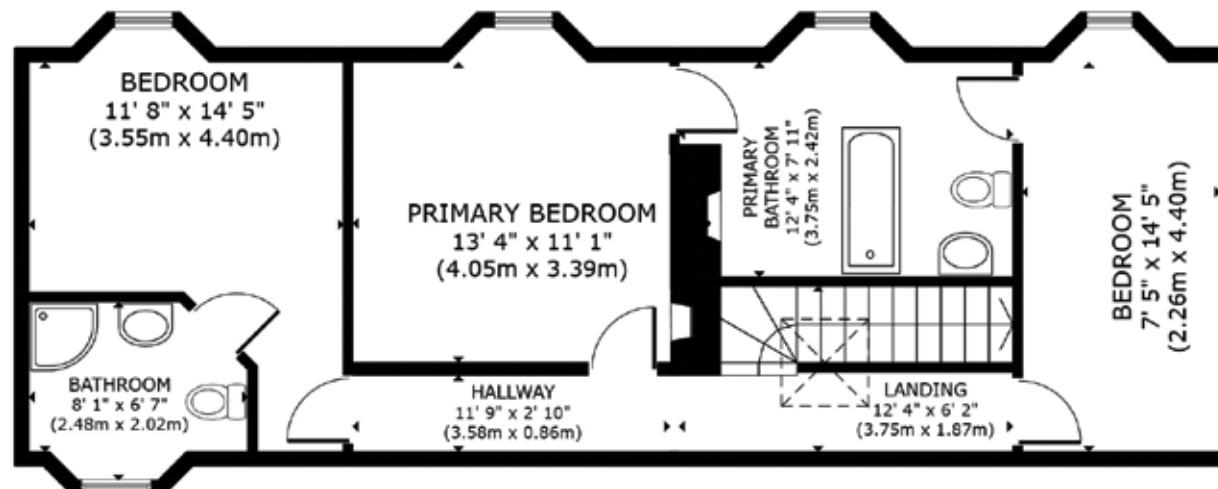
On the ground floor the accommodation comprises vestibule and dining hall, sitting room, kitchen, study/single bedroom with Jack and Jill shower room, and a utility room. From the rear hall, stairs rise to the first floor. The principal bedroom enjoys an en-suite shower room, while the two additional double bedrooms share a Jack and Jill bathroom, comprising central bath with shower over, a WC, wash hand basin and a charming fireplace. Evident throughout the property are original doors, attractive fireplaces and bright, well-proportioned rooms.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 956 sq.ft. (88.8 m<sup>2</sup>) FLOOR 2 660 sq.ft. (61.3 m<sup>2</sup>)  
 TOTAL : 1,616 sq.ft. (150.1 m<sup>2</sup>)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed

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## Location

The property sits between Dalton and Lochmaben, on the B7020, and is approximately 1.25 miles from Dalton and 5.3 miles from Lochmaben.

There are a range of shops and amenities in nearby Lochmaben including a primary school, medical practice, dentist, sailing club, tennis and bowling club, public houses and an 18-hole golf course. A wider range of shops and services are available in nearby Lockerbie and Dumfries.

Communications to the area are excellent with train stations at Dumfries, Carlisle and Lockerbie, the latter having direct connections to Edinburgh (1hr), Glasgow (1hr) and London (4hr). The property is 6 miles from the M74 (junction 17) and 10 miles from Dumfries. Carlisle can be reached in approximately 30 minutes by road, Glasgow in 80 minutes and Edinburgh about 90 minutes.





# INFORMATION



## Services:

Upper Dormont Steading is serviced by mains electricity, mains water and private drainage to a septic tank (registered with SEPA). There is oil fired central heating. Fibre Broadband is being installed imminently. Double glazed throughout.

Upper Dormont House is serviced by mains electricity, mains water and private drainage to a septic tank (registered with SEPA). Heating is provided by way of a ground source heat pump and there is underfloor heating throughout the house.

Both properties have a separate electrical supply. There is a single council tax payment due.

## EPC: D

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

**Council Tax:** The properties are within Dumfries and Galloway council tax band G. There is one council tax payment due for both properties.

**Solicitors:** Neil Webster, Walker & Sharpe, 37 George Street, Dumfries.

**Tenure and Possession:** The property is held freehold and offered for sale with vacant possession.

**Fixtures and fittings:** All standard fixtures and fittings are to be included in the sale. Other items may be available by separate negotiation..

**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.

**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..

**Viewings:** Strictly by appointment only through the sole selling agents, Fine & Country South Scotland (01387 460180)

**Offers:** Offers should be submitted in Scottish Legal Form to the selling agents by email to [southscotland@fineandcountry.com](mailto:southscotland@fineandcountry.com). 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.



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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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Fine & Country South Scotland  
206 Ettrick Riverside, Dunsdale Road, Selkirk, Selkirkshire TD7 5EB  
01896 829 569 | 01387 460 180 | [southscotland@fineandcountry.com](mailto:southscotland@fineandcountry.com)

