WATERSIDE HOUSE
LOCKERBIE • DUMFRIESSHIRE

A beautiful country house with spectacular gardens and river frontage

Hall • Sitting room • Drawing room • Dining room
Study • Kitchen/breakfast room • Laundry • Boiler room
Cloakroom • Larder

Master bedroom with en suite bathroom
Guest bedroom with adjoining sitting room • 5 further bedrooms
Bathroom • Shower room

Gate Lodge with sitting room • Kitchen • 2 bedrooms • Bathroom

Adjoining Stables and coach house

Fabulous gardens and grounds

Frontage to the River Annan with trout fishing

About 4.3 Ha (10.65 acres) in all

M74 (Ecclefechan) 4.5 miles • Lockerbie 8 miles
Dumfries 12 miles • Carlisle 22 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.
**Situation**

Waterside House occupies a wonderful secluded rural position, in the heart of the Dumfriesshire countryside. Lockerbie is ideally located for commuting north and south, situated only a short distance from the M74 motorway. The town provides a range of individual shops, supermarkets, primary schools as well as Lockerbie Academy, small hotels, train station, and health services. There are further facilities at Annan (6 miles) including schooling at Annan Academy. Private schooling is available at Austin Friars in Carlisle.

Dumfries is the principal town and administrative centre for the district and offers a wide variety of facilities including primary and secondary schools. There are a range of health services at Dumfries and Galloway Royal Infirmary, and leisure facilities at the Dumfries Ice Bowl Skating Rink, and DG One Leisure centre which also has a theatre and cultural events. In addition there are a wide range of shops, supermarkets, retail outlets, and farm shops. The City of Carlisle can be reached in 30 minutes, and provides excellent retail and other amenities.

Communications in the area are excellent, with the M74 nearby and railway stations at Lockerbie, Annan and Carlisle. The nearest international airports are at Newcastle, Glasgow, Prestwick and Edinburgh. All provide regular services to London as well as a wide variety of other domestic and foreign destinations. Ferry links to Ireland operate from Stranraer.

South-west Scotland, with its rolling landscapes, extensive woodlands and unspoilt coastlines, provides a wealth of opportunities for outdoor pursuits including sailing, golf, fishing on the Annan, Nith and Border Esk, and shooting on many local estates.

**Directions**

Leave the M74 at the Ecclefechan junction (J19) and in the centre of the village take the B725 sign posted to Dalton and Annan. Follow this road for approximately 2 miles, turn left at the T junction and then turn right immediately after crossing the Hoddom bridge. After a further 1 mile the entrance to Waterside House will be seen on the right hand side.
Description

The house was built in 1863 for the retirement of Admiral Alexander Murray of Murraythwaite. The site was chosen so that he could see and hear the waters of the Annan. The house, lodge and stables were completed by 1865. It was in the ownership of the Estate until 1947 and has been in private ownership since then until the present day.

Waterside House is an extremely well presented country house which, when taken with its gate lodge, stables, river frontage and the most magnificent gardens, offers a package with tremendous amenity. There is extensive accommodation arranged over ground and first floors and is ideal for modern family living. The property has lovely views over its gardens, the surrounding farmland and the River Annan.

The accommodation is extremely light and airy throughout. On the ground floor the main hall opens into a generous sitting room with open fireplace and fitted book shelves. On the other side of the hall is a study with a WC off. The drawing room has a carved timber fireplace and twin aspect windows including a bay with glazed door leading to the garden. There is a formal dining room with access to both the main hall and to the kitchen corridor to the rear. The kitchen has an extensive range of fitted units, a gas hob, electric oven and a four oven Aga. There is also ample space for an informal dining table.

From the kitchen a door leads to the garden and a seating terrace close by. To the rear is a laundry room, boiler room and a cloakroom.
The first floor accommodation comprises a master bedroom with an en suite bathroom with shower, a guest bedroom with adjoining sitting room, 5 further bedrooms, a bathroom and a shower room.

At the entrance to the property is a gate lodge which has a sitting room, kitchen, bathroom and two bedrooms. Adjoining the lodge is a former stable block with coach houses which currently provides extensive storage but undoubtedly has potential to create further accommodation if required.
The northern boundary of the property is formed by the River Annan along which it extends for about 200 metres. The trout fishing rights are included in the sale.

The gardens at Waterside are of special note. The house is surrounded by lawns with mature colourful shrubs and flower borders which provide a wealth of colour for most of the year. In addition to the radiant azaleas, rhododendrons, herbaceous borders, vegetable gardens and greenhouses there is also an extensive water garden.

**Council Tax**
Waterside House is in Council Tax Band H
Waterside Lodge is in Council Tax Band C

**Services**
The property is served by mains electricity and water with private drainage. There is an oil fired central heating system.

**Viewing**
Strictly by appointment through Knight Frank on 0131 222 9600.
**Closing Date**
A closing date for offers may be fixed and prospective purchasers are advised to note their interest in writing to the selling agents. The seller reserves the right to conclude a bargain for the sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer.

**Conditions of Sale**
1. **Title**
   The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. **Deposit**
   On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.
Waterside House

Ground Floor

Drawing Room 6.10 x 4.55 20'0" x 14'9"
Dining Room 6.00 x 4.60 19'6" x 15'0"
Studying Room 4.90 x 4.80 16'0" x 15'6"
Enterance Hall 9.50 x 2.00 31'0" x 6'6"
Study 3.80 x 3.05 12'6" x 10'0"

First Floor

Bedroom 1 6.10 x 4.60 20'0" x 15'0"
Bedroom 2 4.80 x 4.60 15'6" x 15'0"
Bedroom 3 3.90 x 3.45 12'9" x 11'3"
Bedroom 4 4.50 x 3.50 14'9" x 11'3"
Bedroom 5 3.90 x 3.35 12'9" x 10'9"
Bedroom 6 4.50 x 2.80 14'9" x 9'0"
Bedroom 7 4.00 x 3.10 13'0" x 10'0"

Bathroom 4.60 x 1.80 15'0" x 6'0"
WC 1.80 x 1.50 5'9" x 4'9"
Boiler Room 3.30 x 2.30 10'9" x 7'6"

Energy Efficiency Rating

Important Notice
1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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