



Traditional Farmhouse, range of traditional and semi-modern buildings with approximately 7.6 acres of land  
Wicketthorn, Kirkpatrick Fleming, Lockerbie, DG11 3AS

# Wicketthorn, Kirkpatrick Fleming, Lockerbie, DG11 3AS

Offers Over

£550,000

## Description

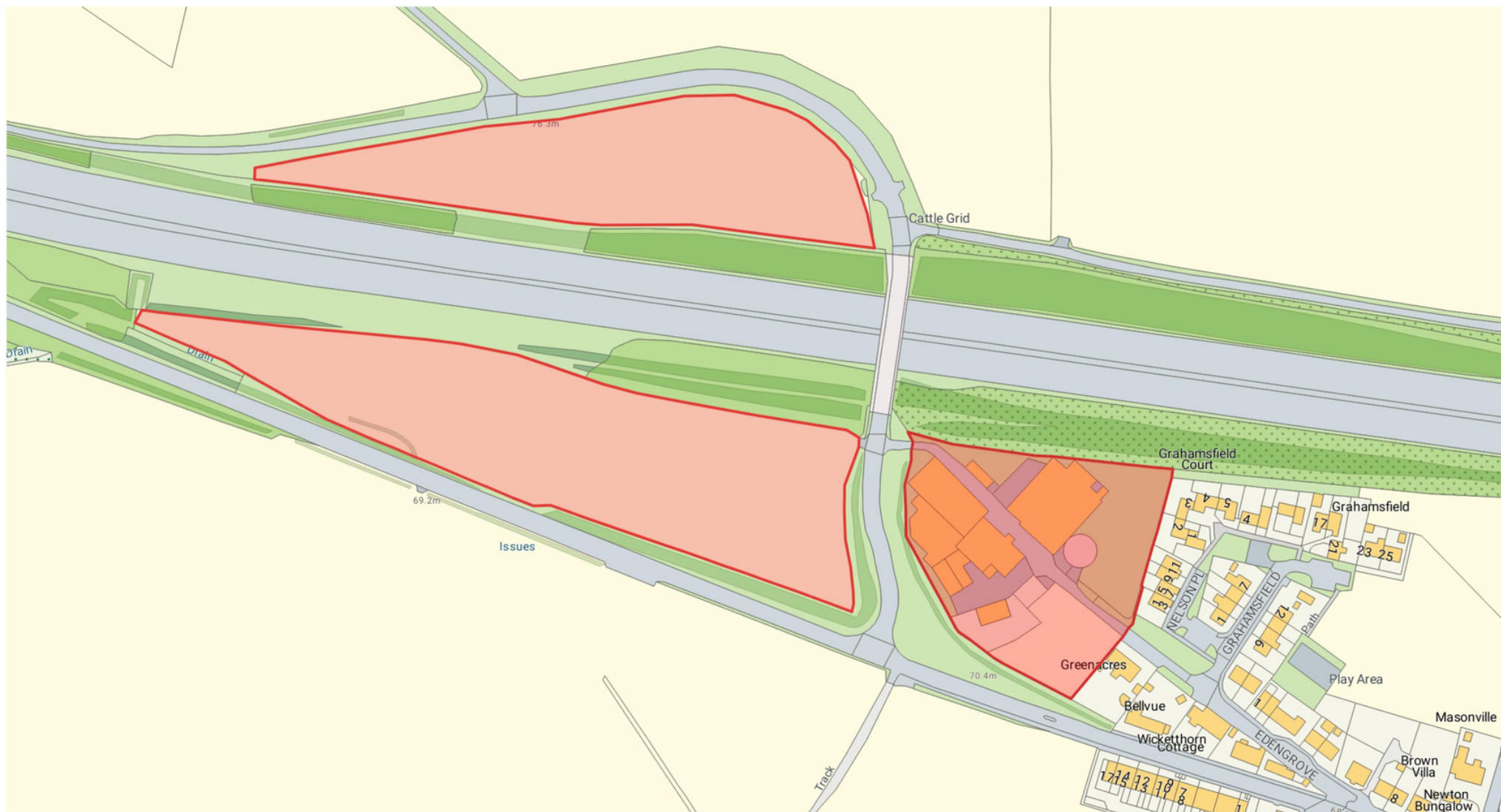
We are delighted to bring this spacious detached 4 bedroom traditional house, range of traditional and semi-modern buildings with approximately 7.6 acres of land to the market situated on the outskirts of Kirkpatrick Fleming.

## Selling Agents

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







Wicketthorn Farm

## KEY FEATURES

- Detached stone and slate spacious house with exceptional views across surrounding countryside to the Solway Firth and Cumbrian Hills.
- Kitchen with fitted base and wall units and integrated induction hob, oven and grill.
- Two well proportioned reception rooms offering ample space for family living.
- Downstairs bathroom with a shower, w.c. and sink.
- Four double bedrooms.
- Family bathroom with a roll top bath, w.c. and sink.
- Multiple storage areas, with a laundry room, utility room, understairs cupboard and an airing cupboard on the landing.
- Concrete off road parking to the rear and side of the property.
- Wrap around garden with two paddocks extending to 1.03 acres.
- Given the size and situation of Wicketthorn Farmhouse , this type of property is rarely welcomed to the market and therefore viewings are highly recommended.
- Wicketthorn steading comprising of a range of traditional and semi modern buildings.
- Further land extending to approximately 7.6 acres.



## Wicketthorn, Kirkpatrick Fleming, Lockerbie, DG11 3AS

Wicketthorn is situated on the outskirts of Kirkpatrick Fleming , accessed off the B7076 via an unclassified public road.

Wicketthorn enjoys a rural yet accessible situation, with the M74 located 0.5 miles away, excellent motorway and railway links and bus services and Carlisle Airport 17.50 miles away.

Kirkpatrick Fleming benefits from a primary school and is within the catchment area of Annan Academy.

Dumfriesshire is one of the genuinely rural areas of Scotland and therefore provides a quality of life that is becoming increasingly rare offering a lifestyle property for country pursuits including golf courses at Lockerbie and Powfoot.

### What3words

///cakewalk.splints.relative



# Wicketthorn Farmhouse

Wicketthorn is a traditional farmhouse which requires some modernisation to make it an extremely desirable home.

The front door opens into the hallway where the two reception rooms are accessed and stairs to the first floor. There is a useful cupboard under the stairs.

The impressive living and dining room benefits from an electric fireplace and the sitting room an open fireplace.

Off the sitting room, the kitchen and inner hallway are accessed. There is scope to extend the kitchen through to the sitting room if desired to make it the heart of the home.

From the inner hallway there is a laundry room with fitted base units and sink, a utility/boot room where the boiler is located and downstairs bathroom which has a shower, w.c. and sink.

The four bedrooms upstairs are all doubles. The family bathroom has a roll top bath, sink and w.c. There is a useful airing cupboard on the landing.

Wicketthorn benefits from an easily maintained private garden and two paddocks extending to 1.03 acres.

Given the spacious accommodation on offer, viewings are highly recommended to fully appreciate the accommodation on offer.









# Wicketthorn Steading

The traditional and semi-modern buildings at Wicketthorn provide excellent scope for development to equestrian or commercial uses given the accessible location just off the M74. In summary the buildings comprise:

## 1 Barn

Traditional two storey stone and slate barn with water and former electricity supplies.

### 1a Barn Lean-to.

Concrete block built, tin roof, timber joists, concrete floor and a former electricity supply.

## 2 General Purpose Shed

Concrete block walls and fibre cement roof. Concrete floor, loft above, high level windows, personnel doors and a water supply.

### 2a Store

Concrete block and tin walls, fibre cement roof lean-to, concrete floor, sliding barn door.

## 3 Lean-to

Concrete block walls, tin roof, timber joists, two roller doors, concrete floor.

## 4 General Purpose Shed

Concrete block with tin sides above, fibre cement roof, steel portal framed and a concrete floor.

### 4b Lean-to

Concrete block walls with a tin roof, slatted floor and a water supply.

## 5 Cattle Court

Concrete block walls with a fibre cement roof, steel portal framed, central feed passage and part slatted part concrete floor.

## 6 General Purpose Shed

Concrete block walls, tin roof, timber joists, concrete floor and timber cladding.

## 7 Silage Clamp

Concrete block walls and floor.

## 8 Dutch Barn

Part brick, part tin walls, fibre cement roof, steel portal framed and a concrete floor.

## 9 Cattle Court

Brick and concrete block walls, fibre cement roof, steel portal framed and part concrete part slatted floor, slats with a central feed passage and water and former electricity supplies.

### 9a Cattle Court

Brick and concrete block walls, fibre cement roof with timber joists, steel portal framed and part concrete part slatted floor, slats with a central feed passage and water and former electricity supplies.





Wicketthorn steading

20 m  
Scale 1:750 (at A4)





# Land at Wicketthorn

- 3 acres (1.21 Ha) of good quality agricultural land in one enclosure.
- Excellent links to the nearby M74.
- Good roadside access.
- Serviced by a mains water supply.
- Generally well fenced throughout.
- The land is registered with SGRPID. The Entitlements to the Basic Payment Scheme are not included in the sale.
- Sporting Rights are included in the sale insofar as they are owned by the Seller.



## Land at Wicketthorn

- 4.60 acres (1.86 Ha) of good quality agricultural land in one enclosure.
- Excellent links to the nearby M74.
- Good roadside access.
- Serviced by a mains water supply.
- Generally well fenced throughout.
- The land is registered with SGRPID. The Entitlements to the Basic Payment Scheme are not included in the sale.
- Sporting Rights are included in the sale insofar as they are owned by the Seller.



**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.

**Access:** There is an unclassified public road going through the steading.

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

**EPC Rating:** F.

**Services:** Wicketthorn is serviced by mains electricity, water, drainage and oil fired central heating. There are upvc double glazed windows throughout.

**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.

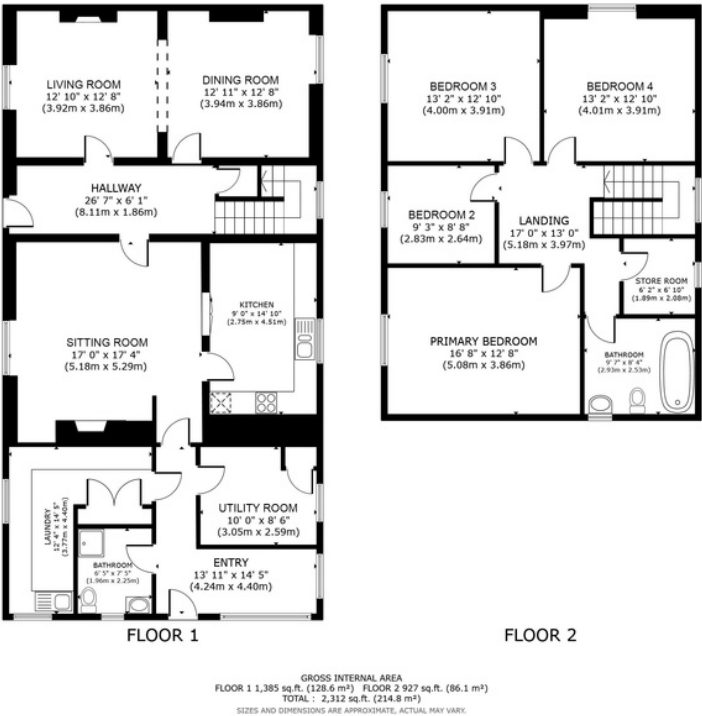
**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

**Local Authority:** Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band D.

**Solicitors:** Steven Williams, McJarrow & Stevenson, Lockerbie.

**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](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on @cdrural.

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