



Attractive period farmhouse with a traditional steading offering a superb steading conversion opportunity

Townfoot Farm, Townfoot, Ecclefechan, DG11 3DR

Property Details

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DG11 3DR

Guide Price

£370,000

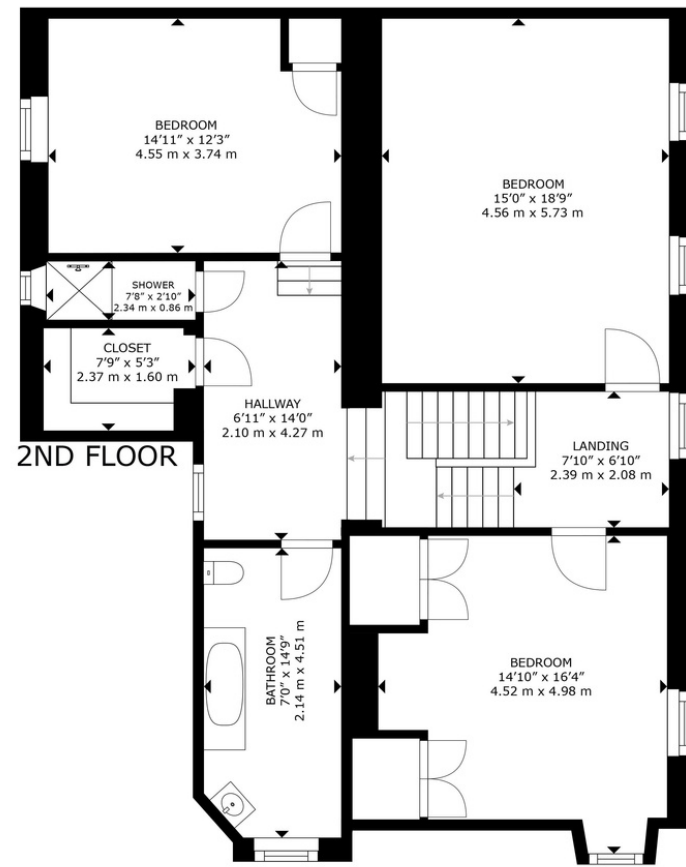
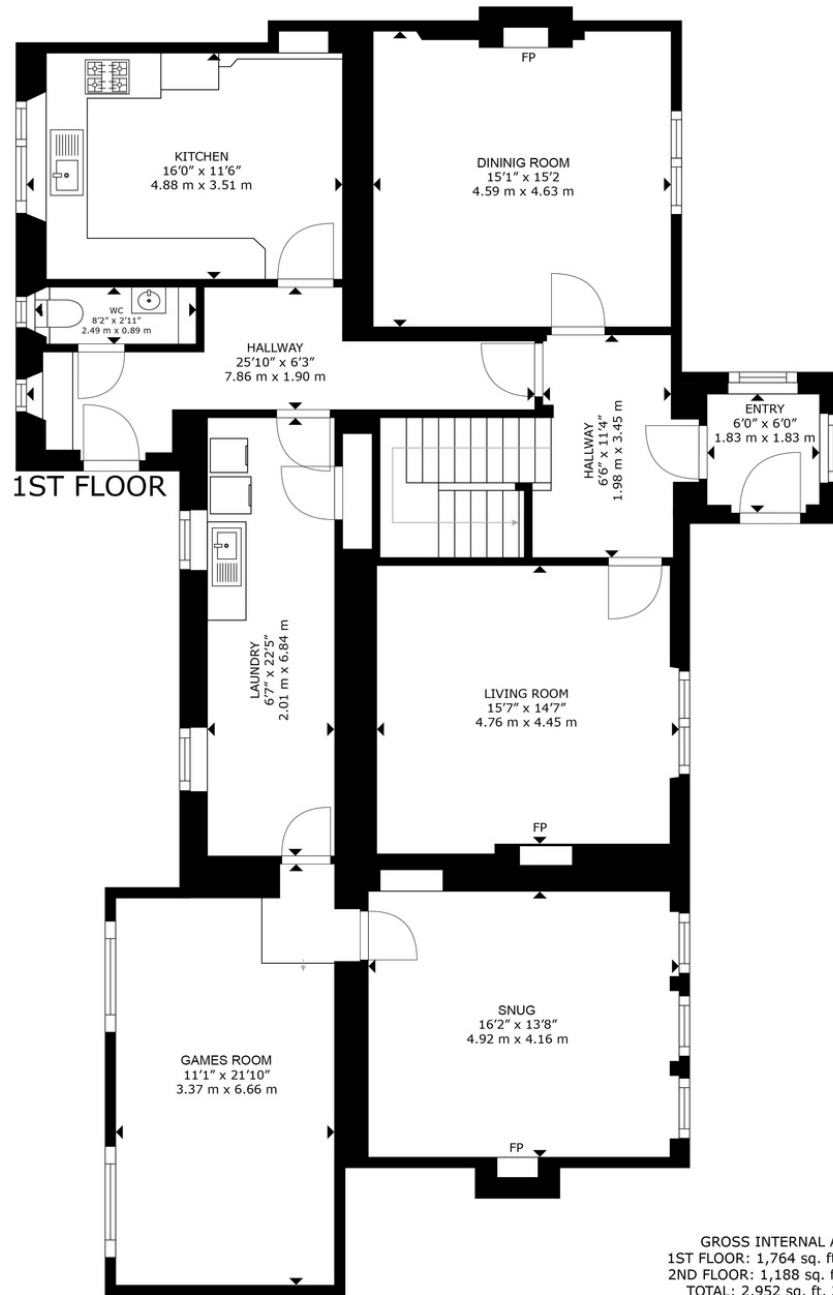
Description

We are delighted to present this unique opportunity to purchase a traditional farmhouse, steading and large landscaped garden. Located in the village of Ecclefechan, walking distance to local amenities and within easy reach of major road and rail networks.

Selling Agents

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





GROSS INTERNAL AREA
 1ST FLOOR: 1,764 sq. ft, 164 m²,
 2ND FLOOR: 1,188 sq. ft, 110 m²
 TOTAL: 2,952 sq. ft, 274 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

KEY FEATURES

- Large traditional, four reception room, three bedroom farmhouse with a plethora of retained period features
- Well-proportioned rooms, high ceilings and flexible accommodation
- Multiple storage areas inside and out with a laundry, wine cellar, airing cupboard, large built in storage cupboard, built in wardrobes in the master bedroom and multiple outhouses.
- The farmhouse is set within attractive garden grounds, beautifully maintained, offering a range of mature shrubs and bushes
- Traditional and semi modern buildings with scope for future development
- This property offers huge potential for a multitude of possible uses and viewings are highly recommended to fully appreciate the accommodation on offer

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Situation

The property is conveniently located in the small village of Ecclefechan, which offers two convenience stores, a GP surgery, post office and two hotels.

The property lies approximately 6.5 miles from Lockerbie where all major amenities are available including schooling, doctors, shopping and a rail link providing transport to Glasgow, Edinburgh, Carlisle and the South. The M74 will also provide transport links to the North and South.

Directions

From Junction 19 of the A74M, follow the B7076 for 0.6 miles through Ecclefechan, the property is located on the left on the edge of the village, adjacent to the high street.

What3words

///joyously.budget.clearing





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Townfoot Farmhouse is a wonderfully bright traditional two storey stone and slate detached farmhouse with lots of character and charm. The property could benefit from some modernisation to make it an extremely desirable spacious family home.

The accommodation is arranged over two floors and has a good balance of reception rooms and bedrooms as described briefly below:

Ground Floor: Entrance Porch, Inner Hallway, Living Room, Dining Room, Hallway, Kitchen, W.C, Laundry, Games Room and Snug.

First Floor: Three Double Bedrooms, Family Bathroom, Separate Shower Room, Large Built in Cupboard.

Exterior: Beautifully maintained landscaped garden with herbaceous borders and rich with plants and shrubbery offering a rainbow of colours throughout the year.

The front door opens into the inviting entrance porch with beautiful traditional patterned stone tiles.

The living room, dining room and snug are spacious and south facing with open fire places and ornate ceiling cornices.

The kitchen benefits from an oil fired Rayburn, fitted base and wall units and an integrated oven and hob. The useful laundry features fitted units and a wine cellar .

From the laundry, the games room and snug are accessed, there is scope to convert these three rooms into a separate living accommodation for large, extended families and/or as a business opportunity.

Upstairs there are two landings, the first the family bathroom which features a bath, w.c. and sink, the first bedroom, shower room and storage cupboard are accessed. The second set of steps leads to the two other large south facing bedrooms.







The Outbuildings

The adjoining steading consists of both semi modern and traditional agricultural buildings which could be used for a variety of uses. They are briefly described below as per the steading plan:

General Purpose Shed

Steel portal framed with fibre cement roof, part fibre cement and concrete block walls, with concrete flooring and water and electricity supplies.

Gin Case

Stone and slate gin case with an earth floor and single glazed windows in a good state of repair.

Range of Traditional Byres

Traditional stone and slate construction, all with water and electricity supplies. The range of byres offer an exciting opportunity for future development.

Car Port

Open fronted, timber framed with space to fit up to 4 cars under.

Range of Traditional Stores

Traditional stone and slate construction, all with an electricity supply. The range of stores offer an exciting opportunity for future development.

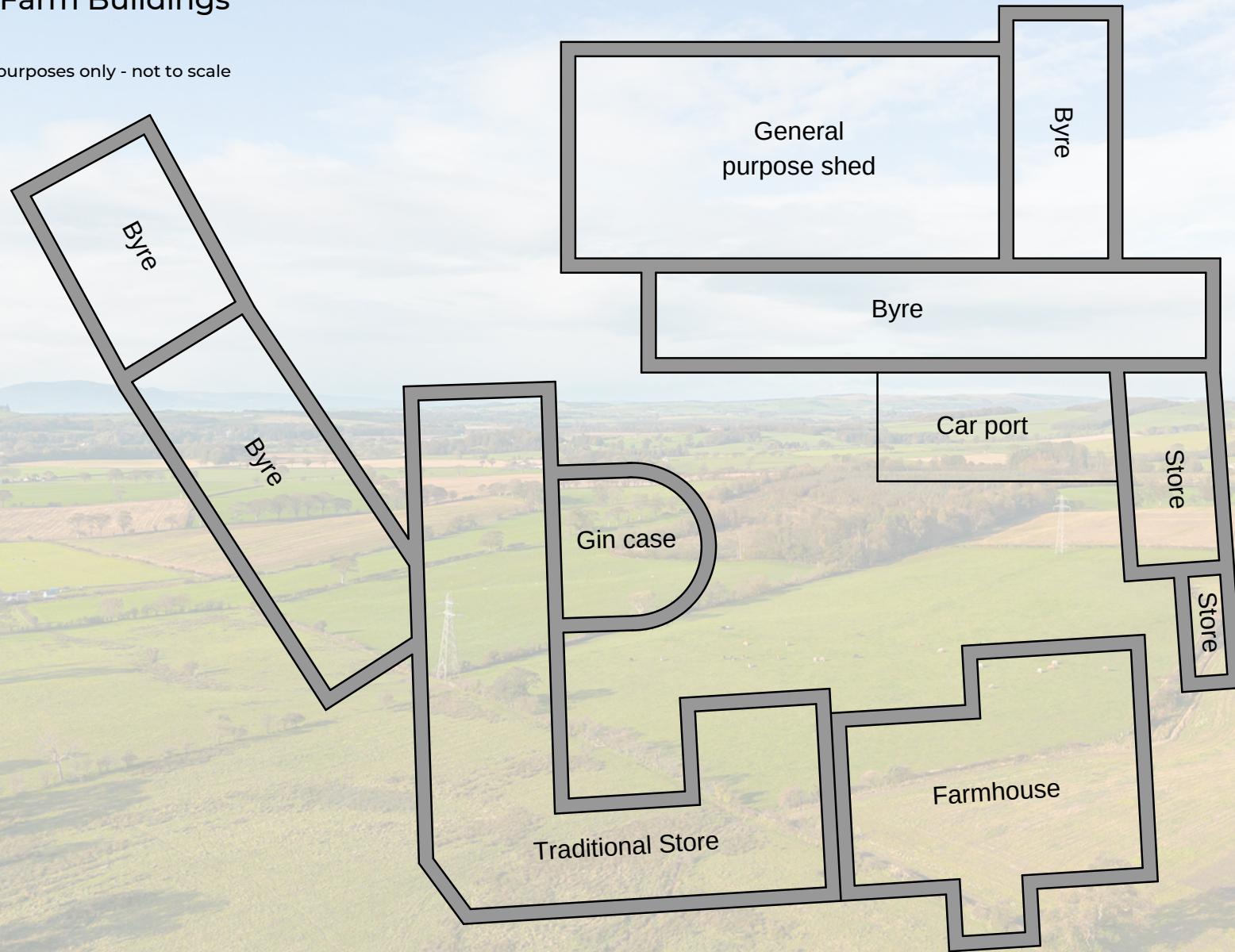






Townfoot Farm Buildings

for identification purposes only - not to scale



Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitudes, 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 matters.

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

EPC Rating: F.

Services: Townfoot Farmhouse is served by mains water, electricity, drainage and oil fired central heating.

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

Offers: Offers should be submitted 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 note their interest with the selling agents.

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, DG12DE. Tel:030333 33000. The house is in Council Tax Band E.

Solicitors: Christopher Shannon of Harper Robertson & Shannon , 100 High Street, Annan DG12 6EH.

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](https://www.facebook.com/cdrural) and Instagram on @cdrural.

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