



Attractive amenity farm with agricultural land extending to 87.89 acres (35.57 hectares) available in two lots or as a whole

Tymphanheck Farm, Chapelknowe, Canonbie, DG14 0YF

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Property Details

Tymphanheck Farm, Chapelknowe,
Canonbie, DG14 0YF

Offers Over

Lot 1- £600,000

Farmhouse, steading and land extending to 47.89 acres (19.23 Ha)

Lot 2- £220,000

Land extending to 40.35 acres (16.33 Ha)

Description

We are delighted to present this unique opportunity to purchase an attractive amenity farm within rural Dumfriesshire, with land extending to 87.89 acres (35.57 hectares), a traditional farmhouse, traditional and semi-modern farm buildings which could be used for a variety of uses, including equestrian.

Selling Agents

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





KEY FEATURES

- Traditional three bedroom, two reception room farmhouse with period features
- Range of traditional and semi modern buildings with scope for future development
- Uninterrupted views over open countryside
- Productive agricultural land extending to 87.89 acres (35.56 hectares)
- The property enjoys a rural yet accessible location with excellent road links
- Rare opportunity to purchase a property close to the desirable village of Chapelknowe
- Lot 1 consists of the farmhouse, steading and land extending to 47.89 acres (19.23 Ha)
- Lot 2 land extending to 40.35 acres (16.33 Ha)
- Available in two lots or as a whole

Property Details

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Situation

The property enjoys a rural yet accessible location, located 0.8 miles east of the village of Chapelknowe, 5 miles from the village of Canonbie which benefits from a primary school, G.P. surgery, post office and pub. The property has excellent road links with Carlisle (M6 J44) approximately 16 miles south and Junction 21 of the M74 approximately 3 miles away. A wider range of amenities are available in Longtown and Langholm which are located 7 and 10 miles away.

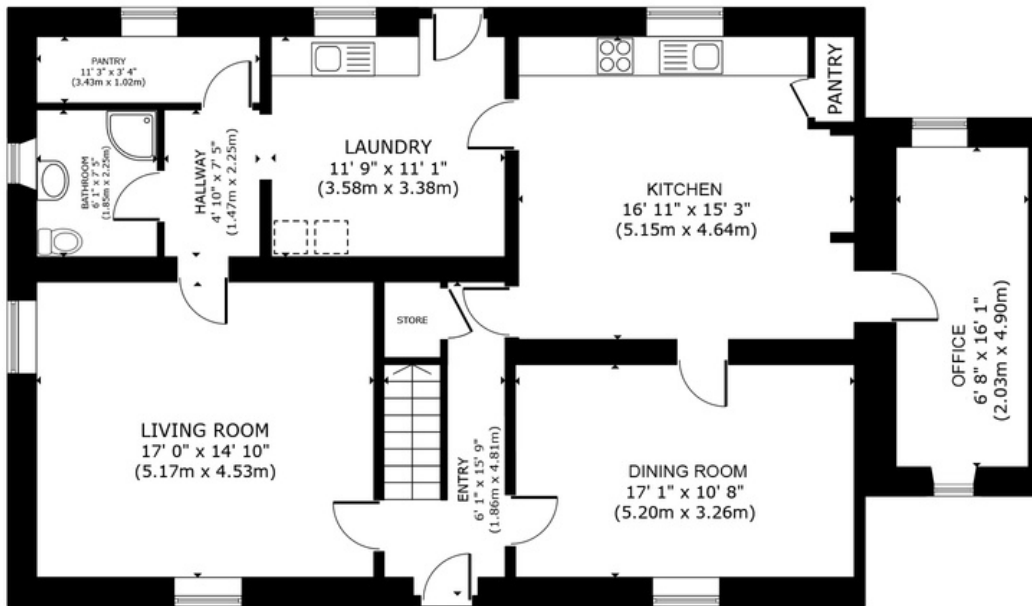
Directions

From Junction 21 of the A74M, follow the B6357 for 3 miles into Chapelknowe. Following through Chapelknowe for 0.8 miles and the property is located on your right.

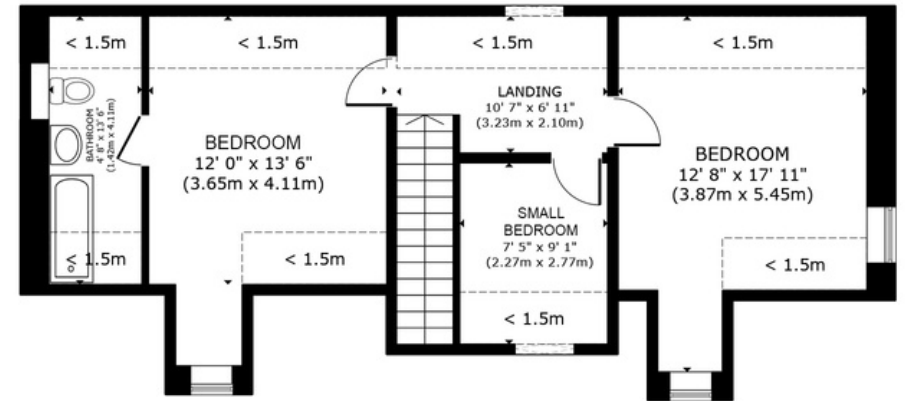
What3words

///movement.variation.scrum





GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA
 GROUND FLOOR 1,289 sq.ft. (119.7 sq.m.) FLOOR 1 451 sq.ft. (41.9 sq.m.)
 EXCLUDED AREAS : REDUCED HEADROOM 174 sq.ft. (16.2 sq.m.)
TOTAL : 1,740 sq.ft. (161.7 sq.m.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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The Accommodation

Tymphanheck Farmhouse is a traditional two storey stone and slate built family home with lots of character and charm.

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

Ground Floor: Hallway, Living Room, Dining Room, Office, Kitchen, Utility Room, Bathroom, Pantry and Laundry.

First Floor: Master Bedroom with En-Suite, Second Double Bedroom, and Third Single Bedroom.

Exterior: Private, beautifully maintained landscaped garden with herbaceous borders and rich with plants and shrubbery offering a rainbow of colours throughout the year. There are also two useful log stores.

The kitchen is the heart of the home, benefitting from a Stanley cooker, fitted base and wall units, an airing cupboard and a fitted corner cupboard. The useful laundry features fitted units. Both reception rooms are spacious and south facing, the living room has an open fire.









The Outbuildings

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

Cattle Court

Steel portal framed with fibre cement roof, part yorkshire boarding and concrete block walls, with concrete flooring. Central feed passage with water and electricity supplies.

Lean-to to Cattle Court

Same construction as cattle court above but open to one side. Water and electricity supplies.

Tin Shed

Tin roof and sides with earth floor, and electricity supply.

Dutch Barn

Tin roof and sides with earth floor, and electricity supply.

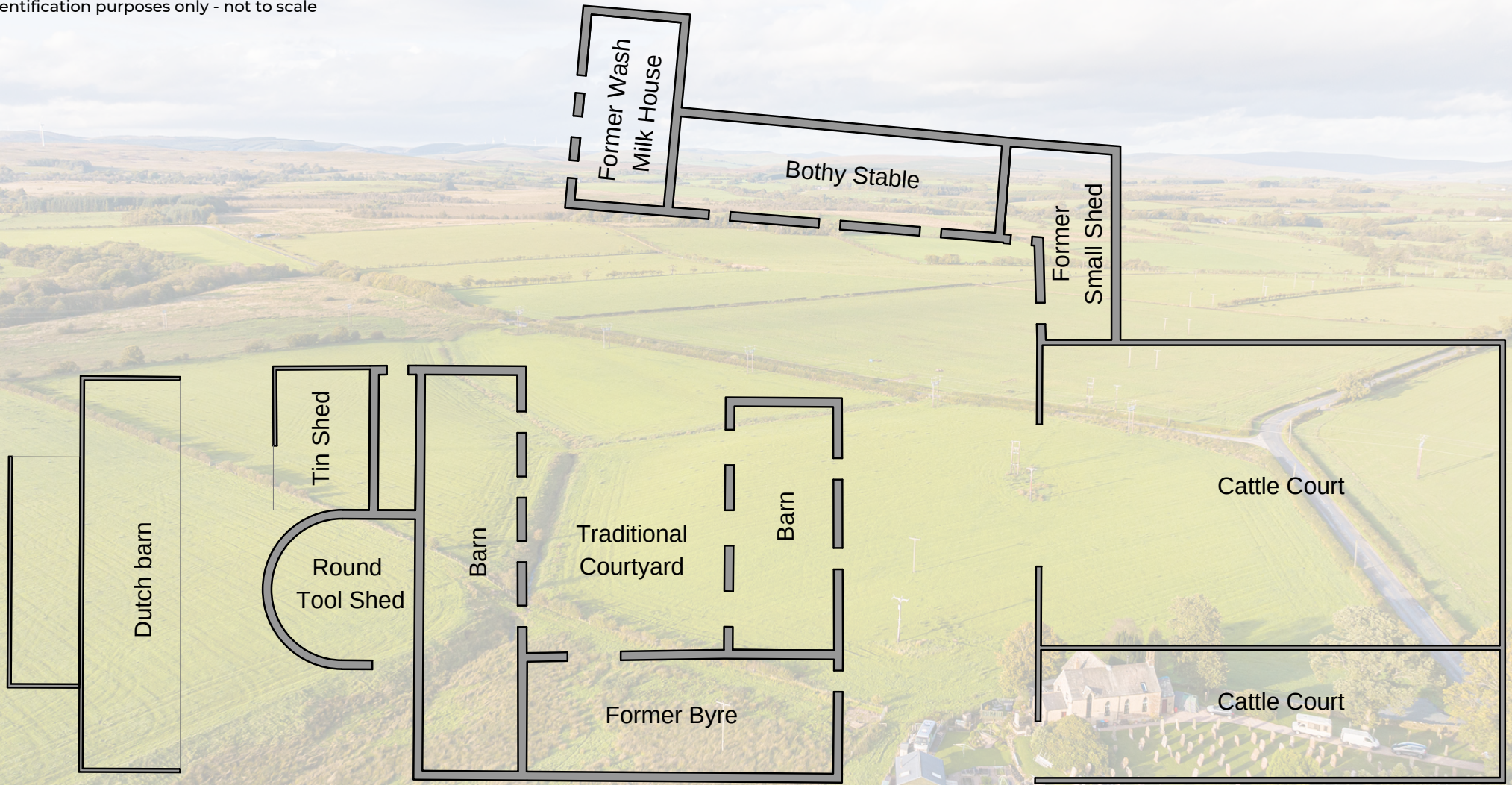
Range of Traditional Stores

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



Farm Buildings

for identification purposes only - not to scale



The Land

The land offers good quality grazing, extending to approximately 87.89 acres (35.57 hectares) and is made available in two blocks. The land forming part of Lot 1 extends to 47.89 acres (19.23 Ha) and is located directly to the rear of the steading. Lot 2 is located opposite the steading and across the public highway and extends to 40.35 acres (16.33 Ha).

The land is accessed from the public highway and from field to field with a network of internal tracks.

The land is classed as Grade 3.2 under the Land Capability for Agriculture 1:250K (Scotland) classification.

The land benefits from mains water supply to all enclosures and lies approximately at a height of 67m to 87m above sea level.

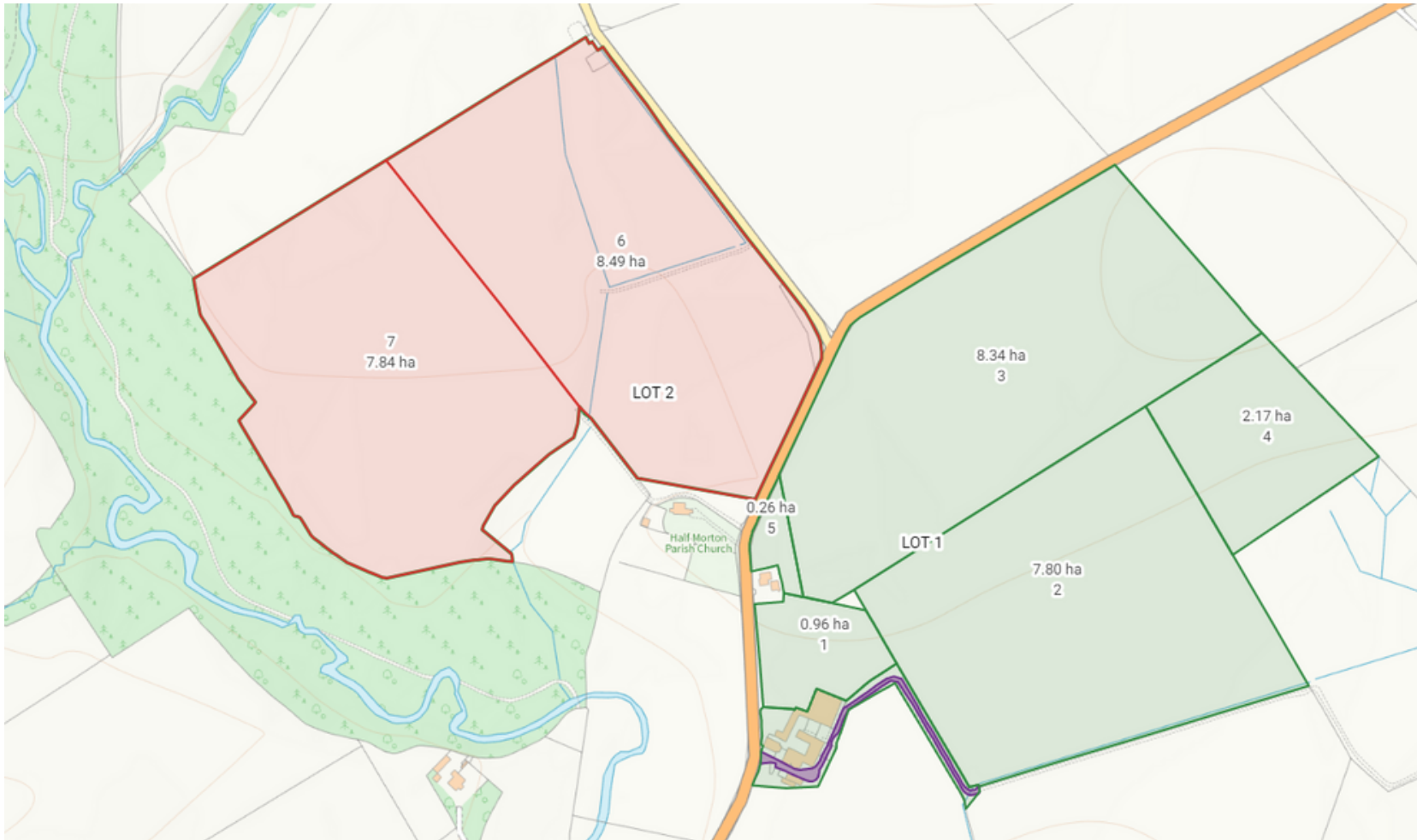
The land is registered with SGRPID, the holding number is 310/0012.

The land has been well managed and is in good heart. The external and internal fencing are all in a good condition.

The property provides great scope and opportunities for farming or diversification in a superb location and therefore viewings are highly recommended to fully appreciate both the secluded accessible location and the accommodation on offer







	Field Number	Area	
		Ha	Acres
LOT 1	1	0.96	2.37
	2	7.80	19.27
	3	8.34	20.61
	4	2.17	5.36
	5	0.26	0.64
LOT 2	6	8.49	20.98
	7	7.84	19.37
	Total	35.57	87.89

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 (including electricity poles and pylons), 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.

Access: A right of access has been granted for agricultural use to the neighbouring farmer through an internal track within the steading, as outlined in purple on the plan.

Sporting & Mineral Rights: Included in the sale insofar as they are owned by the Seller.

Basic Payment Scheme: The BPS Entitlements are included in the sale. Copies of the SAF form for 2023 are available for inspection from the selling agents. For the avoidance of doubt, the payment of the current scheme year will be retained by the seller. The purchasers shall pay to the agents, £250 + VAT for the completion of the PF23 and PF06.

Less Favoured Area Status Scheme (LFASS): The farm sits within the Less Favoured Area.

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

EPC Rating: F.

Services: Tympanheck Farmhouse is served by mains water and electricity, a septic tank and hot water and heating are provided by the Stanley cooker, there is a water tank located in the airing cupboard in the kitchen.

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 D.

Solicitors: Alistair Beckett of John Roddick & Son, 52 High Street, Annan DG12 6AL.

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.

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