



Four bedroom detached house with modern and period features, landscaped gardens and amenity woodland

Burnfoot Lodge, Springkell, DG11 3AB



Property Details

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Offers over
£385,000

Description

Traditional and charming, four bedroom detached lodge house with modern and period features, landscaped gardens, private woodland situated at the entrance of Springkell Estate.

Selling Agents

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





KEY FEATURES

- Four bedroom detached house dated back to 1700s situated at the entrance of Springkell Estate
- Beautiful, modern and period features with open plan accommodation
- Modern kitchen/dining space with centre island, integrated appliances, exposed stone walls, porcelain flooring and bi-fold doors to decking area
- Two receptions rooms with dual aspect windows and woodburning stoves
- Four generous double bedrooms
- Master bedroom with modern en-suite shower room
- Sustainable living with biomass boiler
- Landscaped gardens, block paved drive, summerhouse, double garage/workshop and natural woodland
- Stunning location with amazing scenery and countryside walks

Situation

Burnfoot Lodge is situated at the Southern entrance to the Springkell Estate which is a country house and wedding venue set in attractive grounds. There are several gated entrances into the Estate and Burnfoot Lodge is situated to the rear of Burnfoot House and traditional estate buildings.

In both areas there are primary schools, while Eaglesfield provides access to the motorway (4 miles) and a village shop. The local towns of Annan, Gretna and Lockerbie are readily accessible by car. The property enjoys lovely views over the surrounding fields and woodland and is accessed via a privately owned track from the main road (a formal right of access is in place).



Directions

For directions from Junction 20 of the A74M, follow the signs on the B722 into Eaglesfield and proceed past the village school and post office and continue out of the village. The road will pass an entrance with large stone gates into Springkell Estate where you bear right over a bridge on the river. Take the next left after the river into Burnfoot. Follow the stone surfaced access drive for a short distance and bear left where the gates at Burnfoot Lodge will be seen.

What3words

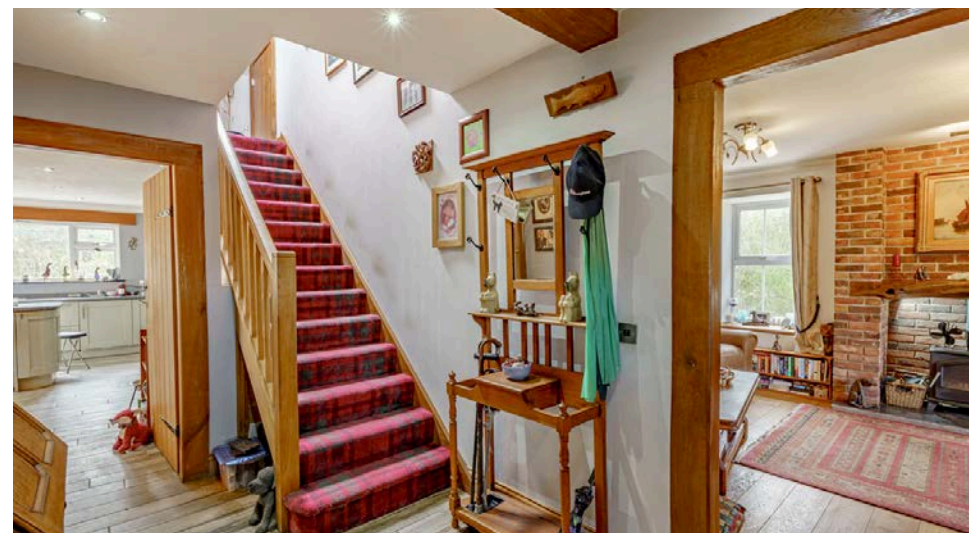
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Burnfoot Lodge is a traditional and charming detached lodge, peacefully located on the Springkell Estate, between Waterbeck and Eaglesfield. The property has been completely renovated since purchase and offers a unique opportunity to acquire a spacious and inviting, four bedroom home with beautiful views of the garden, amenity woodland, countryside and burn. The traditional lodge features exposed sandstone walls and original oak beams, two floors of generous accommodation including open plan kitchen/dining, sustainable living with underfloor biomass heating and a generous plot of 0.5 acres.

The Accommodation

The entrance features a traditional solid oak door which opens to a bright and welcoming feature oak porch, with exposed stone wall with oak barn style doors either side to the main living room and second reception/library. The dual aspect main living room has the benefit of a magnificent woodburning stove set in a brick fireplace and oak flooring, also benefiting from the underfloor heating.



The second reception room, downstairs bedroom or library also enjoys dual aspect windows and includes a second wood burning stove.

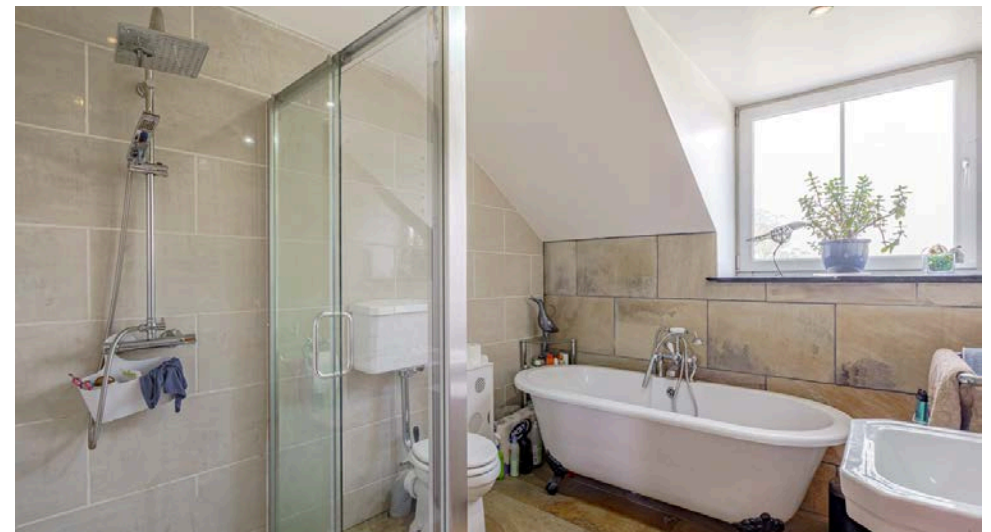
The fantastic open plan kitchen/dining room is the heart of the home and enjoys delightful views of the surrounding landscape through 6 pane bi-fold doors, allowing plenty of natural light to flood the space. The kitchen is modern and tranquil featuring modern kitchen units, centre island, integrated fridge, integrated dishwasher and dual fuel Rangemaster. The kitchen, fitted with porcelain flooring is serviced by underfloor heating.

Just off the kitchen, the utility room features solid oak units with fitted stainless steel sink, plumbing for washing machine, downstairs toilet with white hand basin and a back door provides easy access to the biomass boiler and outside.



Upstairs there are four generous sized double bedrooms. The master bedroom features a modern en-suite shower room with mains shower, w.c, wash hand basin with vanity unit and towel rail. The master bedroom boasts twin aspect windows with lovely views from either direction. The second bedroom is currently twin and would comfortably fit a double bed, featuring the original stone work from the main cottage before it was extended. The two bedrooms on the front elevation are excellent in size both with twin aspect, one of them featuring full width fitted wardrobes and the other a large walk-in wardrobe, built-in closet and unique, tall mirrored radiator.

The family bathroom is delightful, with fossil natural stone floor and wall tiles, freestanding bath, walk-in shower with rainfall shower head, w.c and wash hand basin with LED touch mirror above.



Externally, Burnfoot Lodge offers a variety of landscaped garden architecture and wilderness with a large decked area, block paving drive accessible from both sides of the house, and large double garage with roller shutter doors, multiple power points and built-in work benches. The owner is happy to separately negotiate on the 4-ton, two post car ramp which is currently fitted in the garage.

The garden area is primarily laid with grass with sections of loose stone including a spacious summerhouse and greenhouse. The garden naturally flows into the woodland with a variety of beautiful, mature trees, wild plants and wildlife. The area offers a number of stunning countryside walks including a well-recommended walk along Kirtle River to Kirkconnel Church Ruins.

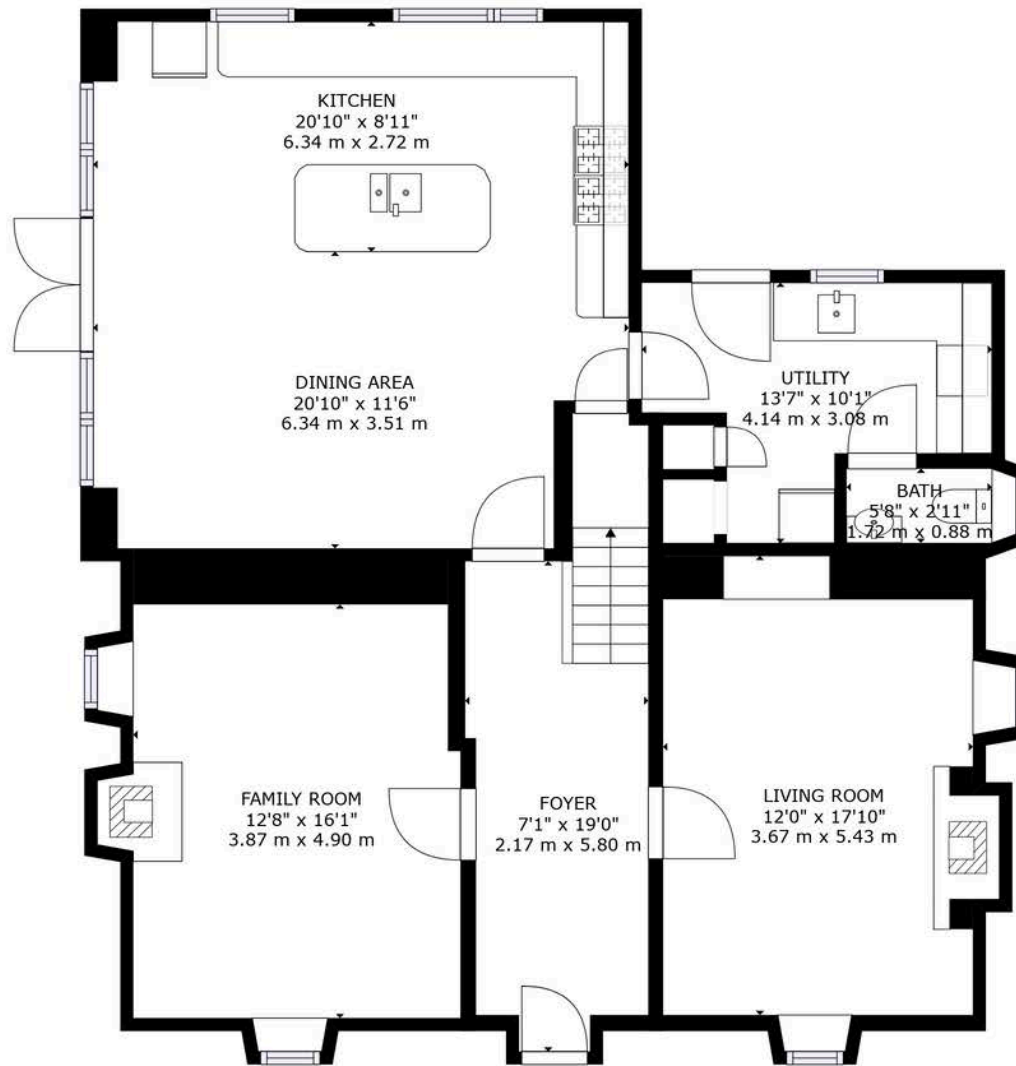










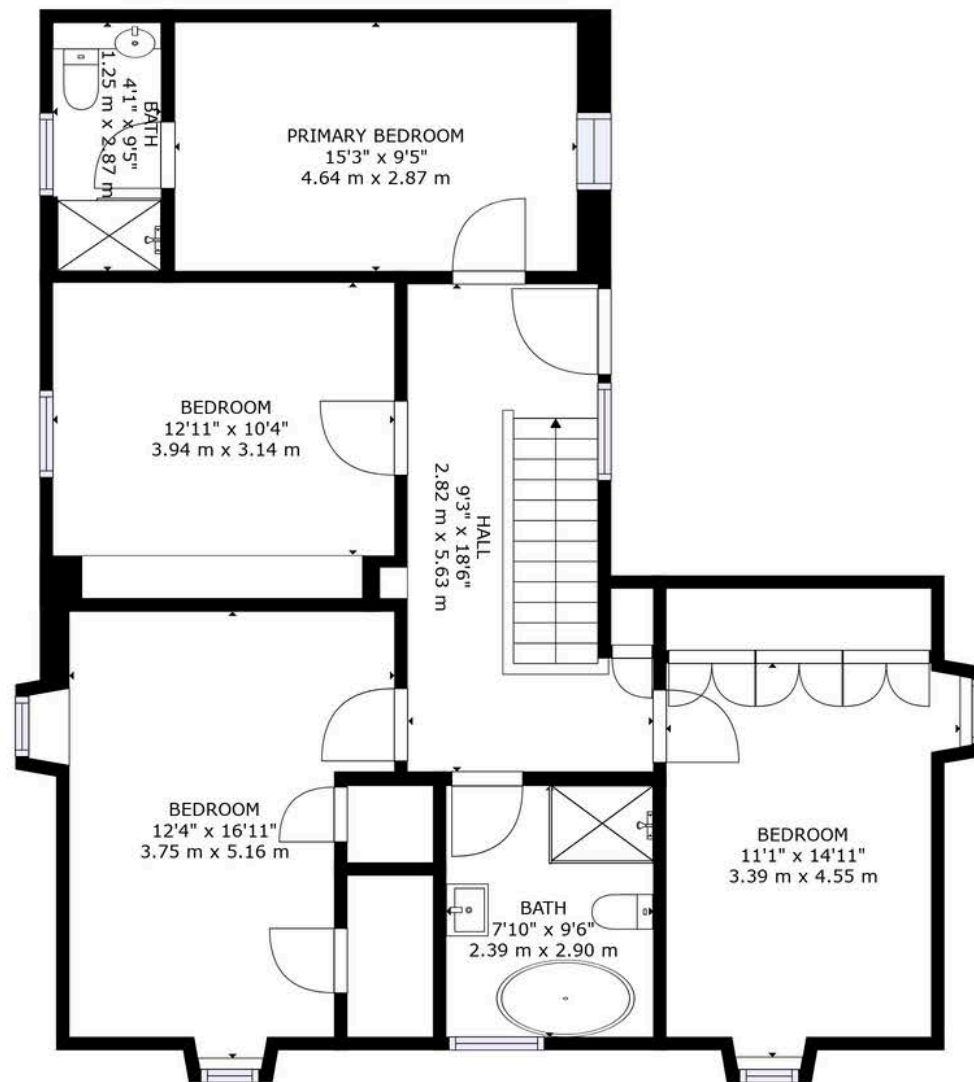


TOTAL: 2196 sq. ft, 204 m2
 FLOOR 1: 1192 sq. ft, 111 m2, FLOOR 2: 1004 sq. ft, 93 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1





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FLOOR 2



Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion. An application has been made for probate and this is expected to be granted soon.

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.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale including the Rangemaster. The water feature in the garden and certain trees/plants are not included in the sale. The car ramp is available by separate negotiation.

EPC Rating: D

Broadband: Fibre Optic

Services: Burnfoot Lodge is serviced by mains water, mains electricity, septic tank and biomass central heating.

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 F.

Solicitors:

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](https://www.instagram.com/cdrural).

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