



Berryburn
Kirkpatrick Fleming | Lockerbie | Dumfriesshire | DG11 3NH

BERRYBURN







KEY FEATURES

Berryburn is a superb, detached family home, originally built in 1878 for the local Church minister. The property is located on a quiet road on the outskirts of Kirkpatrick Fleming.

Built of traditional construction under a slate roof, the property sits in beautifully maintained, established grounds with an additional 5.1acre paddock, and enjoys views over the countryside towards the Solway and Lake District mountains.

The present owner's family have undertaken enormous renovations over the past fourteen years, refurbishing the house from top to bottom; it has been beautifully designed and laid out, with well-proportioned rooms, high ceilings and flexible accommodation. There is a plethora of retained period features evident throughout, to include ornate ceiling cornice and plasterwork, deep original skirting boards, sash windows and fireplaces.

Berryburn is presently a successful luxury holiday let but would make an ideal family residence. Contents may be available by separate negotiation.

The accommodation comprises of 3 reception rooms, 6 bedrooms (4 with ensuite bath/shower rooms), kitchen/breakfast room, utility room, laundry room, office/playroom, and cellar. Externally there is a large, detached outbuilding, ripe for conversion, a large, landscaped garden, extensive driveway with turning circle, secondary access to the rear and an adjoining paddock that extends to just over 5 acres. The entire plot extends to 5.94 acres in total.

Ground Floor

Stone steps lead up to the covered, pillared porch which opens into the vestibule and reception hall. Within the hall ornate ceiling plasterwork is evident, and an impressive staircase with original timber balustrade and split landing leads to the first floor. There are three main rooms on the ground floor. The sitting room and dining room are located to the front and side of the property and boast multifuel stoves set within marble surrounds, ornate ceiling cornices and open views towards the Solway via large double glazed sash windows. The sitting room also enjoys double doors that lead out to the terrace and walled garden. The snug is a charming reception room which could be used for a variety of purposes and enjoys an multifuel stove, fitted display cabinets and window to the front elevation. The kitchen offers a range of shaker style units, with open shelving, electric range cooker, tiled floor and a window seat. There is a useful utility room accessed off the kitchen, while a separate door from the kitchen gives access to the rear hall, secondary staircase and back door. There is a small games room which could make the ideal office, a laundry room and access to a cellar, which comprises of two rooms and original stone sconces. A generous cloakroom/WC complete the ground floor accommodation.













First Floor

A carpeted staircase with timber balustrade leads to the first floor, where a very generous split landing can be found. There are six bedrooms in total, four of which boast en-suite facilities. The two principal bedrooms enjoy far reaching views towards the Lake District mountains, charming fireplaces and four poster beds. All but one of the bedrooms are generous doubles in size, and some offer built-in Edinburgh press cupboards. Two of the bedrooms and the family bathroom are located off the split landing and have direct access to the secondary rear staircase.















KEY FEATURES

A quiet, adopted road from the B6357 leads up to the property, where an iron gate opens into a gravelled driveway with turning circle that culminates in parking and turning areas to the front and side of the property. There is ample parking for many vehicles.

The house is set within attractive garden grounds, comprising of lawned areas, a small wooded area, sunny terraces, and play area. There is a superb walled garden to the rear of the house, which has been beautifully maintained, offering a range of mature shrubs, bushes, damson tree, Himalayan pine tree and flowering borders. The garden grounds extend to 0.84 acres in total.

To the rear of the house, and with separate driveway access, is a large B Listed outbuilding. This pair of former cottages need renovation and offer huge scope for redevelopment subject to the necessary planning consents. It is worth noting this building had planning permission (now lapsed) for conversion to residential dwellings in 2005, and we understand that planning permissions could be easily reinstated if desired. There is opportunity here to create an annexe for a relative, turn it into offices or perhaps holiday let accommodation. Equally, they could be turned into stabling for the attached land, if required.

Field

The adjoining field extends to 5.1 acres and is fully enclosed, offering good grazing. Please see site plan.







INFORMATION

Local Area

Kirkpatrick Fleming is surrounded by beautiful scenery and wonderful countryside. Both Lockerbie and Gretna are within easy reach providing everyday amenities including a range of shops, banks, cafes, restaurants and public houses. For a wider range of facilities, both Dumfries and Carlisle are close by.

There is a primary school in Kirkpatrick Fleming, with a variety of other options around the area. There are further schools available in Dumfries and also Carlisle, again all within easy reach.

For the commuter, there are excellent road links for access to Glasgow to the north and Carlisle to the south. The M6 and the A74(M) are within easy reach for onward travel north and south. There are railway stations at Annan and Lockerbie with trains to Glasgow and Carlisle. Main line rail services from Carlisle provide fast and frequent services to London in the south, together with cross country services to the east. Newcastle International Airport is around 1½ hours away, with Edinburgh and Glasgow airports also easily reached.

Approximate Mileages

M6 1.5 miles | Lockerbie 12 miles | Edinburgh City Centre 80 miles | Glasgow City Centre 81 miles

Services:

Mains electricity and water, electric heating, private septic tank. Double glazed throughout. Solar panels to the roof. Please note no formal investigation has been carried out as to the operation of the septic tank; it may not meet the current General Binding Rules 2020 and the property is being sold on this basis.

Viewings:

Strictly by appointment with the sole selling agents, Fine & Country South Scotland.

Offers:

All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country South Scotland by email to southscotland@fineandcountry.com

Home Report:

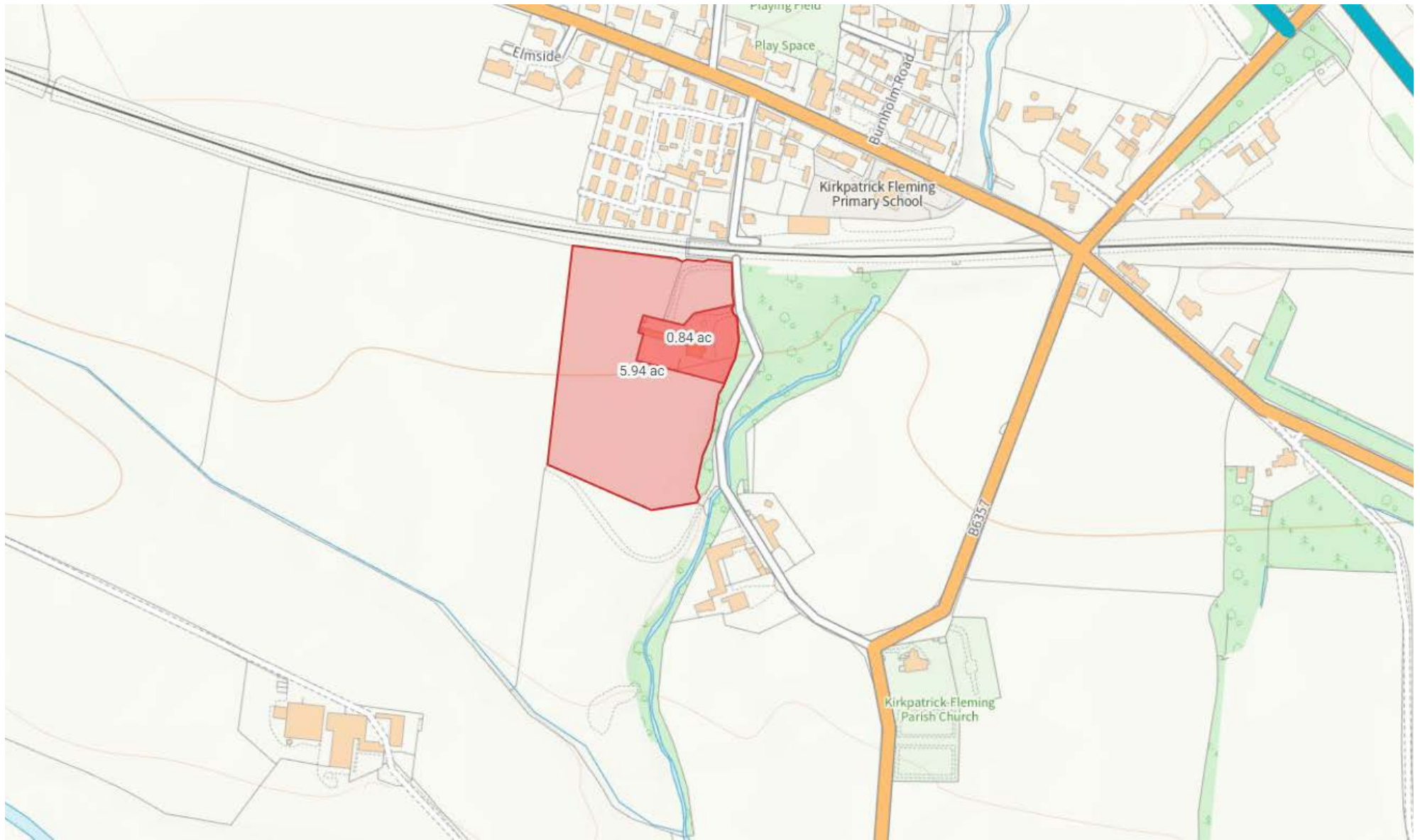
A copy of the Home Report is available on request from Fine & Country South Scotland.

EPC:

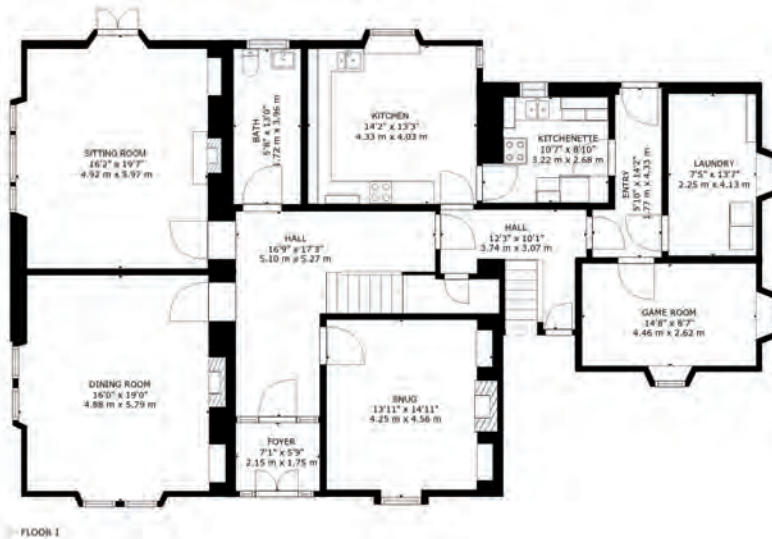
E

Local Authority:

Dumfries & Galloway Council
Council Tax Band E



Outbuilding - B Listed Building with lapsed planning permission for conversion to a residential dwelling



GROSS INTERNAL AREA
 FLOOR 1: 1978 sq. ft, 184 m², FLOOR 2: 591 sq. ft, 55 m²
 FLOOR 3: 1411 sq. ft, 131 m²
 TOTAL: 3980 sq. ft, 370 m²
 ALL DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.





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