

CLEUCHFOOT

LANGHOLM, DUMFRIES AND GALLOWAY

GOLDCREST
LAND & FORESTRY GROUP

savills



CLEUCHFOOT

LANGHOLM, DUMFRIES AND GALLOWAY, DG13 0LR

Langholm 5 miles, Lockerbie 15 miles, Carlisle 21 miles

An attractive smallholding with period farmhouse in
a beautiful upland setting near to Langholm

Detached farmhouse (6 bedrooms, 3 reception rooms)

Extensive range of traditional and modern outbuildings

About 13.04 hectares (32.22 acres) in total

For sale as a whole



Savills Dumfries

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SITUATION

Cleuchfoot is situated in a peaceful rural location close to the town of Langholm, in the county of Dumfries and Galloway. This picturesque corner of Dumfriesshire is unspoiled, yet access to the area is excellent being close to the A7 which links Carlisle with the Scottish Borders towns of Hawick, Selkirk and Galashiels before continuing onwards to Edinburgh. The A74(M) is also only 12 miles away providing easy access into west central Scotland, with Glasgow being 90 miles distant. Carlisle train station is approximately 21 miles from the property, providing direct links to London and Glasgow/Edinburgh via the West Coast Main Line, with journey times to London taking less than 4 hours.

The town of Langholm lies at the foot of the Ewes valley and is considered the first of the Borders towns despite actually being in Dumfriesshire. It offers a good range of local facilities, as well as nursery, primary and secondary schools. Further afield, Carlisle has a wide range of professional services and shopping facilities. Private schooling is available near Carlisle at Austin Friars School and the preparatory school of St Mary's is located in Melrose (46 miles), and there are also many private schools in and around Edinburgh (91 miles).

Riding has always been a focal point for the local community, with the tradition of Borders common ridings. The Langholm common riding is in July and celebrates the town's history and tradition. The rideouts involve hundreds of participants riding out of the town and along its borders.

The wider area offers a wealth of outdoor activities. The Border Esk and the Tweed rivers are both within easily commutable distance, and the Teviot, Annan and Nith also provide excellent fishing in close proximity. There are many golf courses in the area, including a picturesque nine hole course at Langholm, and a championship course at the Roxburgh near Kelso (48 miles). Many local estates let out driven pheasant, partridge and grouse shooting of the highest quality.

Newcastleton Forest is nearby and home to one of the renowned '7 Stanes' mountain biking centres which span the south of Scotland. The forest itself stretches to the English border where it meets the Kielder Forest and Reservoir, making it part of the largest forest in Britain. The Lake District National Park is also within easy reach offering wonderful routes for both walkers and cyclists.



DESCRIPTION

Formerly part of the Buccleuch Estate and historically a much larger hill farm, Cleuchfoot has an attractive six bedroom, B Listed farmhouse together with a courtyard of well-maintained traditional farm buildings and two further modern farm buildings.

The farmhouse is a substantial detached family home perched on the hill with south easterly and westerly facing aspects overlooking surrounding countryside, the steading and Logan Water. The property is now in need of modernisation throughout but offers the prospective purchaser the opportunity to create a bespoke home combining the amenities of modern living with retained period features.

Ground Floor: kitchen, dining room, sitting room, family room, two offices, utility and WC.

Second Floor: 6 well proportioned double bedrooms, family bathroom and WC.

Third Floor: two storage rooms.

At the front of the property there is ample car parking space and an area laid to lawn overlooking the valley. To the rear, there was previously commercial forestry which has been harvested and is to be replanted (by the seller) with native broadleaf trees before the sale completes.



OUTBUILDINGS AND LAND

Located on a lower level to the southwest of the farmhouse is a traditional range of stone buildings which could be utilised for storage or stabling with potential for conversion to residential use (subject to the necessary consents). In addition, there is a large steel portal framed livestock building which could also be repurposed for alternative use, and a Dutch barn within one of the paddocks.

The land extends to approximately 13.04 hectares (32.22 acres) in total, including grazing paddocks, a woodland, steading yard, hardstanding and traditional stone sheep pens. Part of the Logan Burn falls within the area being sold.

ADDITIONAL LAND

Additional land adjoining the property may be available by separate negotiation (identified as Lot 2 on the sale plan). For further details please speak to the joint selling agents.

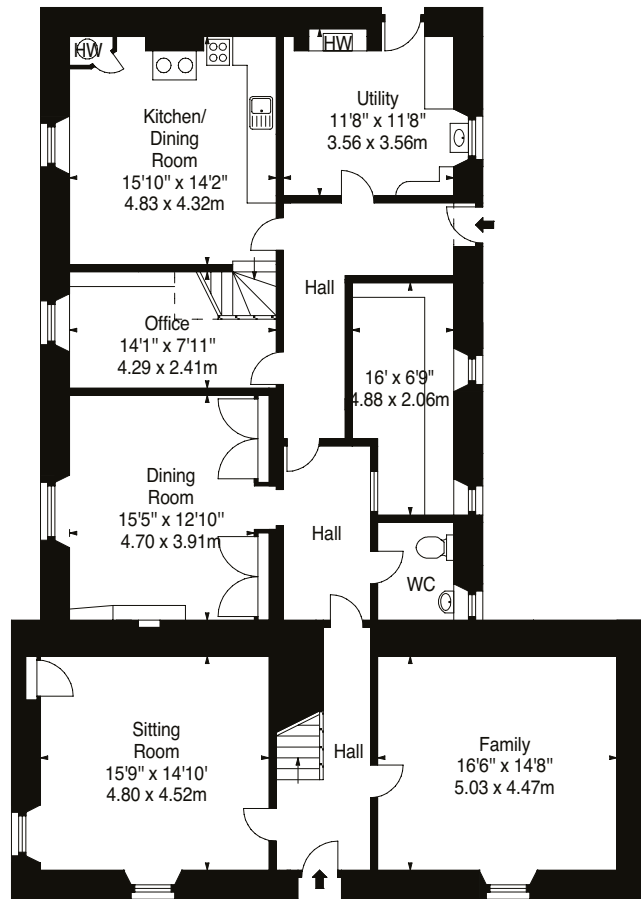


FLOORPLANS

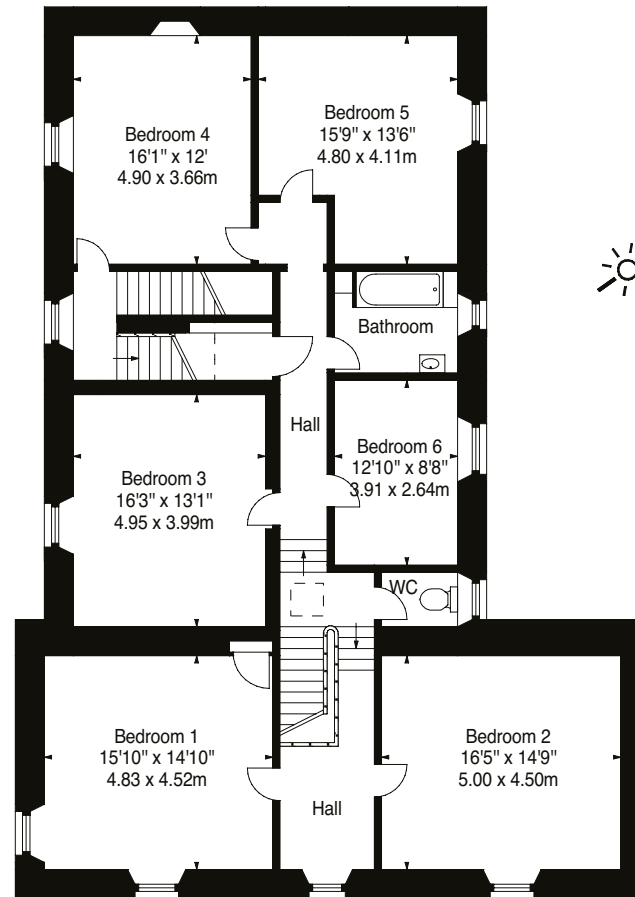
Gross internal area (approx)

Main House: 380.80 sq m / 4,099 sq ft

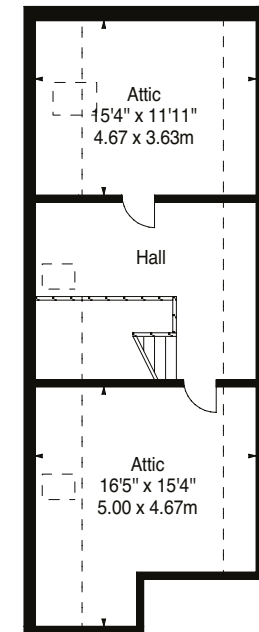
Outbuildings: 1,120.19 sq m / 12,058 sq ft



Ground Floor



First Floor



Attic

GENERAL REMARKS AND INFORMATION

VIEWING

Strictly by appointment with Savills – 01387 274 390.

LOCAL AUTHORITY

Dumfries & Galloway Council.

SERVICES

Mains electricity, private water supply, private drainage and oil fired central heating.

COUNCIL TAX

Band E.

EPC

Rating E(43).

MINERAL AND TIMBER RIGHTS

Insofar as they are owned, the mineral and timber rights will be sold with the property.

BASIC PAYMENT SCHEME

For the avoidance of doubt, the sale does not include any BPS entitlements.

SPORTING RIGHTS

Sporting rights are included with the sale.

BOUNDARIES

Boundaries are either stock fences or stone dykes. Maintenance is shared where the boundaries meet with neighbouring proprietors.

DIRECTIONS

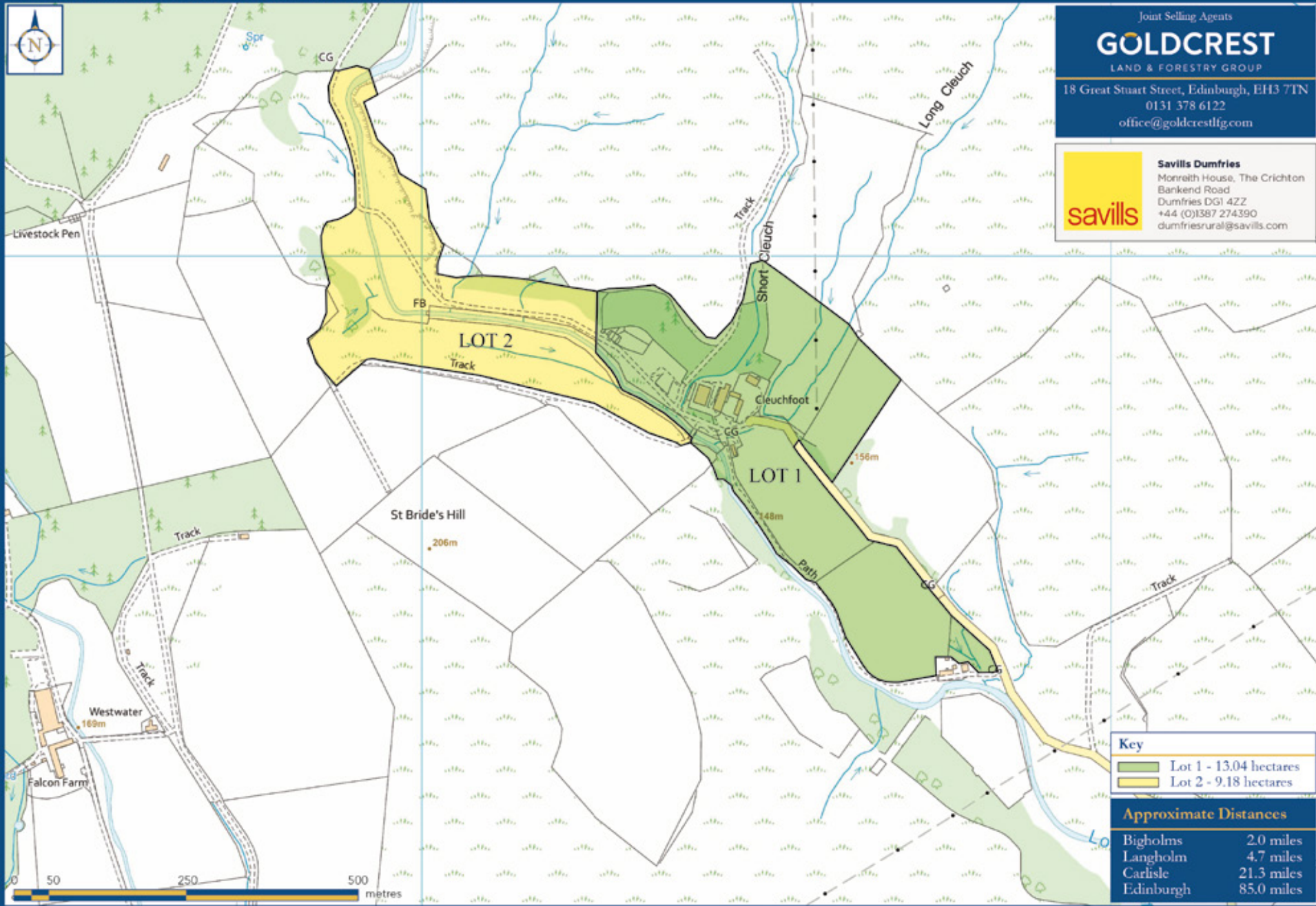
From Langholm, head south west on the B7068 for approximately 3.7 miles. Turn right on to an unmarked road sign posted Cleughfoot Farm. The property is about 1 mile along this road. The public road ends at Cleughfoot. All lots are granted a servitude right of access via a private road from the B7068 public road.

Nearest postcode: DG13 0LR

what3words: //spelling.hazy.number



CLEUCHFOOT, LANGHOLM, DUMFRIES-SHIRE



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STIPULATIONS

PURCHASE PRICE

Within 7 days of the conclusion of missives a non-returnable deposit of 10% of the purchase price may be required to be paid.

The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignation shall be effectual in avoiding such interest.

DISPUTES

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

LOTING

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

GENERALLY

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

SERVITUDE RIGHTS, BURDENS, WAYLEAVES AND STATUTORY PUBLIC AND OTHER ACCESS RIGHTS

1. The property is sold subject to and with the benefit of all servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser will be held to have satisfied themselves as to the nature of all such servitude rights and others.
2. Various rights of access will be reserved over the private roadway passing through Cleuchfoot..
3. The property is served by a private water supply with tank located north of the farmhouse. The quantity and quality of the water supply are not warranted.

APPORTIONMENTS

The Council Tax and all other outgoings shall be apportioned between the seller and the purchaser as at the date of entry.

WEAK BRIDGE

Please note, that the small bridge that crosses the Logan Water close to the farm buildings is regarded as weak and unsuitable for vehicles. Please do not drive over the bridge.



Important Notice Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs taken September 2023. Brochure prepared July 2024. 24/09/11 KP

