



Woodhill, Boreland, Lockerbie, DG11 2PB

Offers Over £500,000



Woodhill

- Large detached family home
- Former Manse with many retained period features
- 7 bedrooms
- Around 6.5 acres of grounds including grazing and new woodland
- Requires modernisation and upgrading
- High degree of Privacy
- Beautiful rural location

A grand former manse sitting in around 6.5 acres of grounds with a high level of privacy. This delightful detached property offers flexible accommodation with 3 reception rooms and 7 bedrooms all with an abundance of retained period features requiring sympathetic modernisation and upgrading.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



Woodhill

Woodhill is a grand former Manse to Hutton church and was acquired by the vendors from the Church of Scotland. Offering extensive and flexible accommodation across 3 floors, this wonderful property is full of character but does now require some sympathetic modernisation and upgrading.

Upon entering through the front door with portico entrance, the central hallway offers access to the 3 reception rooms. To the front of the property on the left is the large family room benefitting from a bay window and wood burning stove this is a lovely bright space. To the right at the front of the property is a more formal sitting room with a grand retained period fireplace with woodburning stove, stripped wooden floor and dual aspect windows allowing the space to be flooded with natural light. Also off the central hallway, a 3rd reception room currently used as an office also with the benefit of a wood burning stove. To the rear is a large family dining kitchen with a range of cupboards and fitted with a range cooker, a back door to the garden, boot room and downstairs bathroom. There is a useful laundry room beyond the kitchen.

Returning to the central hallway the main staircase gives access to both the first and attic floors. A split in the staircase gives access to a bedroom and the family bathroom while on the principal first floor landing there are 4 double sized bedrooms all with large sash and case windows and a smaller single bedroom or useful study. The attic floor offers a further 2 double bedrooms and bathroom.

Externally, the property sits in 6.5 acres of private grounds comprising of extensive gardens and newly established woodland . For nature enthusiasts, the grounds attract a large variety of bird and wildlife for watching at your leisure. The land has never had any chemicals used and truly is a breath of fresh air. Woodhill is the perfect opportunity for someone looking to escape to the country with peace and tranquillity in abundance.

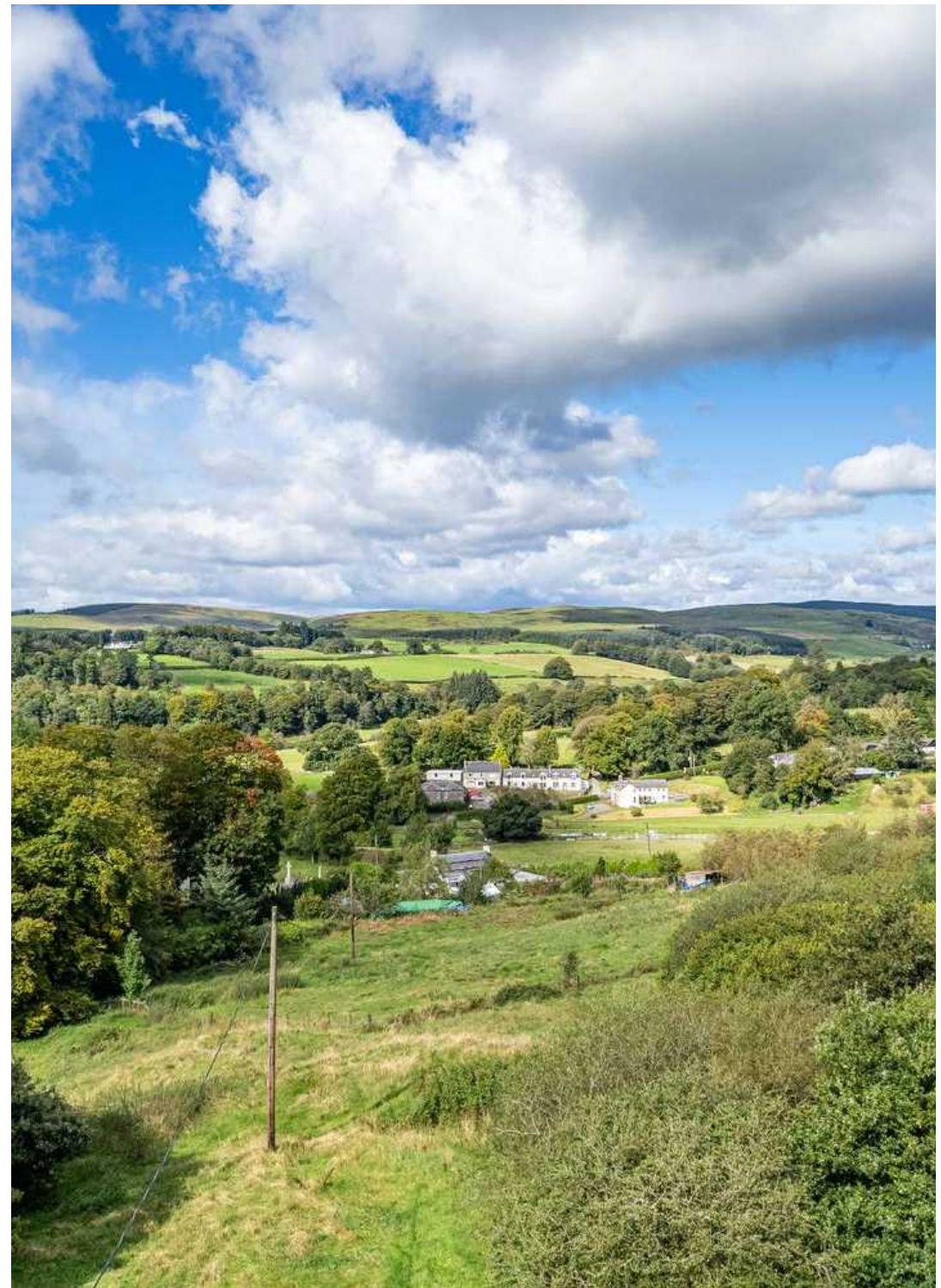


Location Summary

Located just outside the village of Boreland, Woodhill is located in easy reach of Lockerbie (7miles) where there are a range of good amenities, access to the M74 motorway and West Coast Mainline rail services. Carlisle is 33 miles to the south while Glasgow and Glasgow International Airport can be reached in just over an hour. There is a local primary school and Secondary schools are available in Lockerbie.

What 3 words

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GENERAL REMARKS AND INFORMATION

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.

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

EPC Rating: F

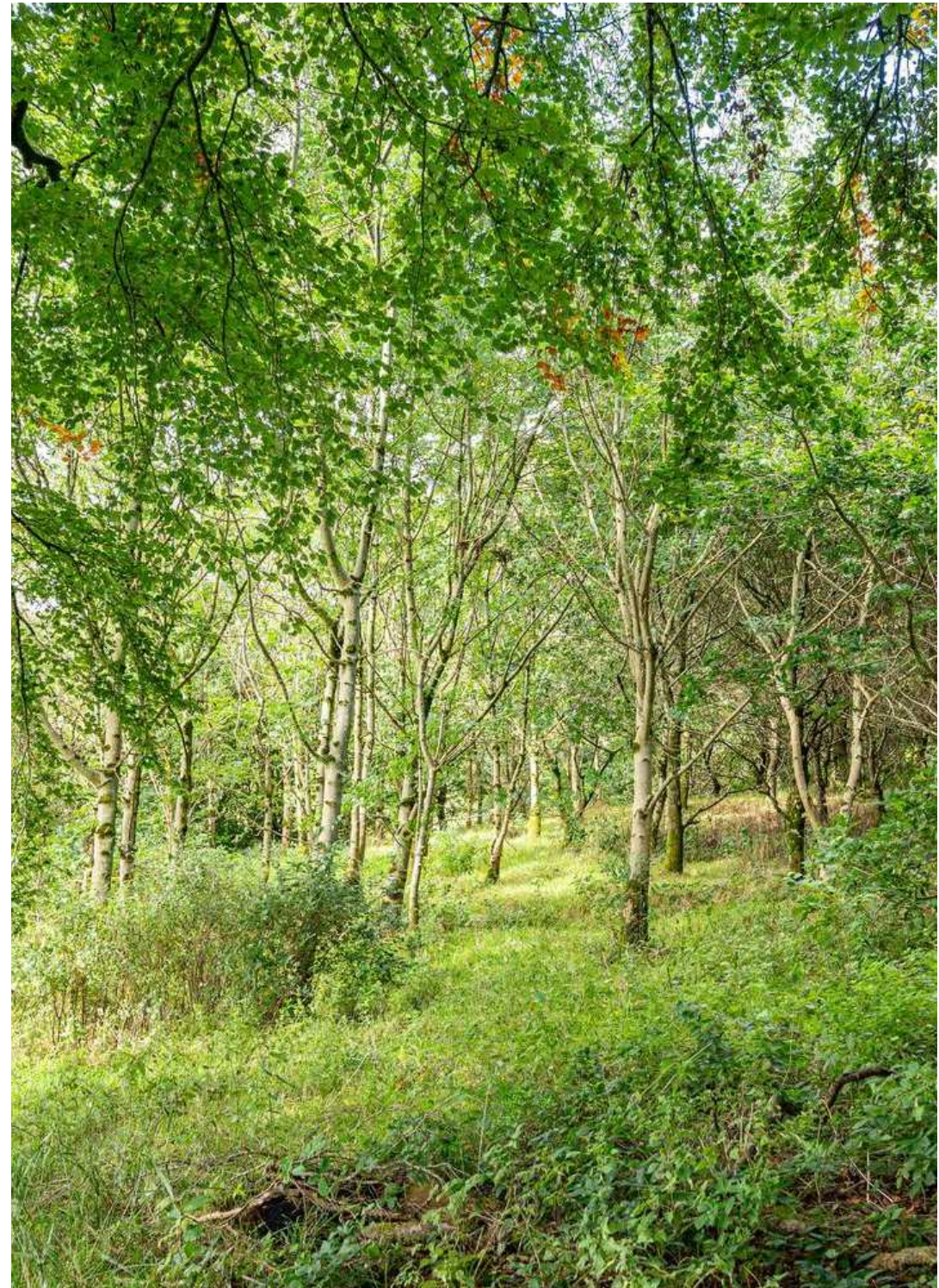
Services: Woodhill is served by mains water, mains electricity, private drainage and oil fired central heating.

Local Authority: Dumfries & Galloway Council. Council Tax Band F.

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

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).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee ranging from £50 - £300 depending on the provider and the product.



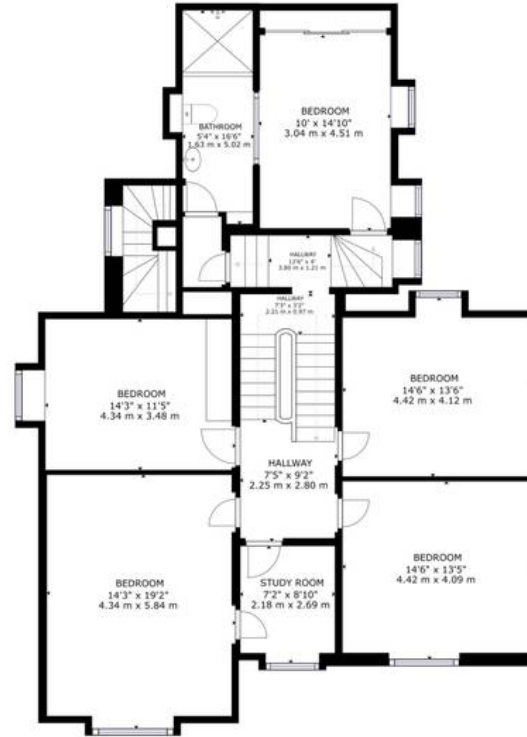




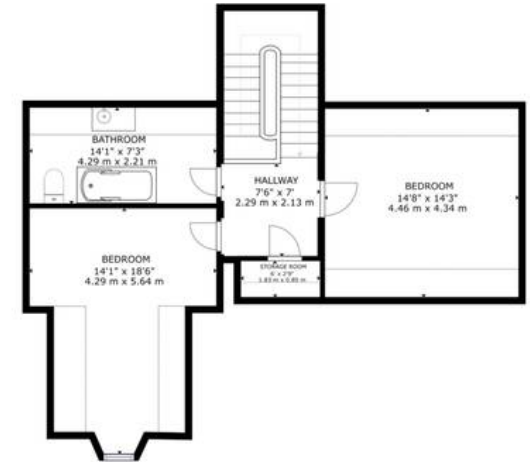




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 2149 sq ft, 199.68 m², FLOOR 2: 1447 sq ft, 134.41 m², FLOOR 3: 682 sq ft, 63.33 m²
 REDUCED HEADROOM: 149 sq ft, 30.42 m²
 TOTAL: 4278 sq ft, 397.42 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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