SWALLOWS BARN, BRANTETH
CHAPELKNOWE, DUMFRIES & GALLOWAY

A smallholding extending to around 26.71 acres (10.81 has) overall and having a smartly fitted and spacious 3 bedroom house, attractive gardens, garaging, workshop and store, a useful 156 sq m general purpose building with stables, a small market garden with 3 polytunnels, grazing and woodland. This is a quiet rural area yet accessible to the A74M Motorway and facilities in Gretna, Lockerbie or Carlisle. This attractive barn conversion dates from 2008 and has a modern ground source heat pump for efficient and economic heating with accommodation briefly comprising entrance hall, living room, kitchen/dining room, utility room, 2 wet rooms and 3 bedrooms. Swallows barn is an excellent family house with equestrian, market garden and agricultural potential plus numerous other leisure and commercial uses subject to any required consents. EPC = D.

GUIDE PRICE: £395,000

Carlisle 17 miles, Gretna 7 miles, Lockerbie 14 miles, Canonbie 9.5 miles, Kirkpatrick Fleming/A74M 5.5 miles
(All distances approximate)
This is a quiet rural area on a minor classified road yet readily accessible to the motorway for facilities in Gretna, Carlisle and Lockerbie with local facilities at Kirkpatrick Fleming and Eaglesfield. Branteth is a farmsteading which has been split to provide the original farmhouse with many of the former buildings and land which is still a working farm plus two barns which have been converted to dwellings, of which one is Swallows Barn. The house, garden and workshop lie on the south west side of a quiet rural road and the main building, market garden, land and woodland all lie on the north east side of the road.

For directions from Junction 21 of the A74M at Kirkpatrick Fleming, take the B6357 towards Canonbie and Langholm. Follow this road for just over 2 miles into Chapelknowe and take the left turning signposted to Solwaybank and Kennedys Corner. Follow this road for a further 2.5 miles and the house will be seen on your left with the land and buildings on your right as for the Location Plan.

The property has mains water, and electricity. Sewerage is to a private sewerage plant with reed bed installed around 2008 which is shared with the nearby barn conversion. The house has an under floor central heating system from a ground source heat pump providing low cost and very efficient modern heating. The windows are timber double glazed.

Following enquiry to the Assessor’s Office website we understand the property is in council tax band E.
ADDITIONAL ITEMS The curtains are included within the sale price.

POST ADDRESS Swallows Barn, Branteth, Chapelknowe, Canonbie, Dumfries & Galloway DG14 0XZ.

VIEWING Strictly by appointment only with the sole selling agents on 01228 792299.

POSSESSION Vacant possession will be available upon completion.

SOLICITORS Harper Robertson & Shannon, 100 High Street, Annan, Dumfriesshire DG12 6EH. For the attention of Alan Robertson. Tel: 01461 203418.

OFFERS Offers for the property should be submitted in Scottish Legal Form to C & D Rural, Lakeside, Townfoot, Longtown, Carlisle CA6 5LY. Those parties wishing to be informed of a closing date for offers, should notify the selling agents of their interest, as soon as possible, to ensure they are contacted. The Vendor and selling agents, however, reserve the right to sell privately and without imposing a closing date and do not bind themselves to accept the highest or any offer.

ENTITLEMENTS The entitlesments to the Basic Payment Scheme will be included in the sale.

WAYLEAVES, SERVITUDES & RIGHTS OF WAY The property is sold subject to and with the benefit of all reservations, servitudes, rights of way and other matters whether public or private and whether constituted in the title deeds or not.
Swallows Barn was converted from single storey stone and slate byres in 2008 and is Listed Building due to its proximity to the original farmhouse. The accommodation has been converted and fitted to a high standard and is well presented with quality fittings and Karndean wood effect flooring throughout most of the accommodation. Adjoining the house is a former byre used for storage, workshop and outbuilding which could also be converted or partially converted, subject to gaining appropriate planning consent, for further residential accommodation if required. The accommodation briefly comprises:-

Front door to **entrance hall**

**Living Room** 8.17m x 5.3m max having a multi fuel cast iron stove set in an attractive stone fireplace plus door to the garden. An opening leads to:-
Kitchen/Dining Room 10.48m x 4.67m max being a light and spacious kitchen/dining room/family room with a range of fitted wall and base kitchen units with bamboo work surface and a central island with Corian work surface and double bowl sink. There is an integrated fridge and dishwasher, a range with hood over, part exposed stone wall plus French doors to the front garden and door to the rear.
Utility Room
6.1m x 4.25m max having a tiled floor, fitted wall and base cupboard units, a 1.5 bowl stainless steel sink, plumbing for a washing machine, coat hooks, the ground source heat pump and attic hatch with drop down ladder to a large storage loft which is partially boarded.

Wet Room
1.45m x 2.92m with wash hand basin, vanity unit and W.C..

Bedroom
4.4m x 4.79m plus en-suite shower room 2.62m x 2.25m with shower cubicle, W.C. and vanity unit.
Bedroom  
5.16m x 4.56m with fitted wardrobe and cupboards

Wet Room  
2.65m x 4.01m being a smartly finished room with panelled bath, walk-in shower area, remote control shower, dual wash hand basins and W.C.
Bedroom

3.12m x 5.29m.

Outside

There is an attractive and well stocked garden with lawn, paved paths and patio, landscaped pond, decking, pergola and water feature. To the front there is a stone wall to the garden with an electric gate leading to a large concrete surfaced parking area with outside light. To the rear there is an attractive and private low maintenance paved garden. External water taps. Outbuildings include with approximate internal measurements;
- Glass house 3.1m x 1.95m.
- Timber garden shed 2.95m x 1.75m with electric sockets and light and work bench.
- Potting shed 2.35m x 1.75m max.
- Timber shed 1.4m x 2m.
- **Double garage** 6.5m x 5.5m being an open fronted garage with two arches integrated into the house and having a concrete floor, electric sockets and light and a door to the utility room.
- **Workshop/Stores** 3.8m x 20.8m plus 10.3m x 6.8m. This is an “L” shaped former byre with an up and over door from the front parking and turning area plus doors to the rear yard and to the house. There is electric light and sockets, a part built loft and a partitioned store room.

**Buildings**

The buildings with approximate internal measurements include;

**General purpose building** 18m x 8.7m being a steel portal frame building with concrete floor, electric light and sockets, vehicular access door plus concrete panel walls to approx 1.9m and an eaves height of around 3.95m. The building provides excellent space for numerous leisure, equestrian, agricultural or commercial uses and presently has 3 stables with approximate measurements of 3.63m x 2.87m each. To the front of the building is a concrete apron and areas of stone surfaced hardstanding plus a water standpipe.

Pony Shelter with turnout area

Market garden with various beds and wind shelters and the following poly tunnels;

Tunnel 1 - 22m x 6.7m with several water points
Tunnel 2 - 9.5m x 6.5m with irrigation.
Tunnel 3 – 9.1m x 4.2m with water standpipe.
Land/Woodland

The grazing area is all permanent pasture with some rough grazing and a Watercourse running through. There are two principal fields and three paddocks with stock proof fencing, roadside access, natural water and water troughs to the two principal fields. The grazing area extends to around 16.36 acres (6.62 hectares) and in addition there is a woodland area which in total extends to around 8.94 acres (3.62 hectares). There are views from the high point on the land over the Solway to the Lake District Fells and Pennines and there is an electricity pylon line with two towers on the property with one in the woodland and one in enclosure 2 on the Sale Plan.
The floor plan is provided for identification purposes only and some measurements and room names may vary from those provided earlier in this brochure.
A summary of the Energy Performance Certificate is set out below and full details are available by email on request or can be downloaded from our websites.

**Energy Efficiency Rating**

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band D (67)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

**Environmental Impact (CO2) Rating**

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band D (66)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

**SCHEDULE**

Showing approximate areas;

<table>
<thead>
<tr>
<th>Description</th>
<th>Ha</th>
<th>Ac</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grazing</td>
<td>6.62</td>
<td>16.36</td>
</tr>
<tr>
<td>Wood/Scrub</td>
<td>3.62</td>
<td>8.94</td>
</tr>
<tr>
<td>House/workshop/garden</td>
<td>0.13</td>
<td>0.32</td>
</tr>
<tr>
<td>Building/yard рынk garden</td>
<td>0.44</td>
<td>1.09</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>10.81</strong></td>
<td><strong>26.71</strong></td>
</tr>
</tbody>
</table>

Details prepared 12th May 2016  Ref: NPH

**Important Notice**

C & D Rural for themselves and for the Vendors/Lessors of this property, give you notice that:

1. The mention of any appliances and or services within these particulars does not imply that they are in full and efficient working order.
2. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
3. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given having taken all reasonable steps to avoid misleading or committing an offence. Nonetheless, such statements do not constitute any warranty or representation by the Vendor and are accurate only to the best of the present information and belief of the Vendor.
4. No person in the employment of C & D Rural has any authority to make or give any representation or warranty whatsoever in relation to this property nor is any such representation or warranty given whether by C & D Rural or the Vendors/Lessors of this property.