CROFTHEAD FARM
Moffat • Dumfriesshire • DG10 9LF

Attractive smallholding with superb steading conversion plus traditional farmhouse

Moffat 2½ miles, Dumfries 25 miles, Carlisle 40 miles, Edinburgh city centre 53 miles, Glasgow city centre 51 miles
(all distances are approximate)

The Steading
Hall, kitchen, open plan dining and living room, office, utility room, cloak room, boiler room, three en suite bedrooms
Master bedroom with en suite bathroom, dressing room and sauna
Office and studio
Lawned gardens and fruit cage

The Farmhouse
Porch, sitting room, snug, dining room, kitchen, utility, shower room
Four bedrooms and family bathroom. Study/bedroom 5
Enclosed garden
Two modern agricultural buildings.
Former cattle court and sheep handling facility.
Frontage onto the Moffat Water with associated salmon and sea trout fishing rights
Land extending to about 53.61 acres
Amenity woodland

About 63.41 acres (25.66 ha) in all
Traditional cottage in need of refurbishment available in addition
SITUATION

Crofthead is situated in a picturesque valley within the Southern Uplands. The Moffat Water, a tributary of the River Annan, borders the farm with hills rising up on either side. The area is renowned for its livestock production and is easily accessible from the A74(M) trunk road that leads north and south up the western side of Scotland.

Moffat is a popular tourist town in the Scottish Borders offering a wide range of visitor attractions. Regular events include the Moffat Gala, Sheep Races and classic car meetings. In 2017 the town will host the World Gold Panning Championships. As a spa town it grew in importance in the Victorian era for professional people from Edinburgh and Glasgow; the legacy of these wealthy incomers can be seen in Moffat’s many large, handsome townhouses. There is a good range of shops and professional services as well as hotels, restaurants, a leisure centre, golf course and Moffat Academy, the town’s highly regarded primary/secondary school which moved to a brand new campus in 2010.

Dumfries, 25 miles to the south, is a thriving town which provides a wide range of facilities including a new health and leisure centre and an excellent range of shops, supermarkets, sports clubs and professional services. The area is well served by agricultural suppliers and livestock markets.

Apart from Crofthead’s own sportings, southwest Scotland, with its rolling landscapes and extensive woodlands, is renowned for the high quality of its game shooting, including partridge, pheasant and wild fowling, as well as salmon and trout fishing on the reputable Nith and Annan rivers. There is also a wealth of other outdoor pursuits including sailing on the Solway Firth and golf at Lochmaben, Lockerbie and Dumfries.

The A74(M), the main route between England and Scotland, is 3.5 miles away and provides a motorway connection both north to Glasgow and south to Carlisle, Penrith and beyond. There are railway stations at Dumfries, Lockerbie and Carlisle. Glasgow is about 50 miles north, and Edinburgh can be reached by the A701 or via the A702 trunk road through Biggar. Carlisle is 40 miles to the south.

DESCRIPTION

Crofthead is a compact estate offering a variety of enterprises in beautiful and yet accessible surroundings. Extending to about 63 acres in total, it rises gently eastwards from the banks of the Moffat Water at about 120m above sea level to the highest point on the farm at about 160m above sea level. Crofthead has a wonderful combination of river bank, amenity woodland and undulating pasture which offers excellent opportunities for sport and leisure in addition to forming an attractive smallholding.

The principal house, known as The Steading, comprises a spacious converted farm steading lying at the heart of the estate in an elevated yet sheltered position facing the Moffat Water. There is also a period farmhouse and, for sale separately, is an attractive traditional cottage in need of refurbishment in a plot extending to about 1 acre.
The Steading

The Steading is approached via a tarmac drive running alongside the banks of the river before sweeping past the woodlands and fields in front of the houses. Originally forming a range of traditional farm buildings dating from 1820, The Steading was converted by the current owners in 2010 to create a well appointed home, as shown on the accompanying plans. The internal layout takes full advantage of the superb views, while offering ample space for entertaining together with the practicalities of country living.

The accommodation extends around all three sides of the original courtyard and is mainly over one floor with the exception of a spacious master suite and a separate studio on the first floor. The rooms have been thoughtfully laid out to make best use of the space while also creating a logical flow from room to room. Both the kitchen and the open plan living room and dining room have a generous number of windows flooding the rooms with natural light. Of particular note is a large full height window next to a refurbished and operational water wheel which historically powered the farm mill. All four bedrooms have en suite bathrooms or shower rooms and the master suite also has a sauna and separate dressing room.

A ground source heating system powers the hot water system and underfloor heating throughout the house, which together with the double glazing make this an efficient and comfortable home. There is also a wood burning stove in the living room.

To the front of the house are two lawns enclosed by new iron parkland fencing and stone walls. There is also a fruit and vegetable cage. The owners have planted pear, plum and apple trees in recent years. There is a garden to the rear known as the waterwheel garden which also has apple trees.
The Steading

Approx. Gross Internal Area
3568 Sq Ft - 331.47 Sq M (Including Store)
290.78 sq.m (3130 sq.ft)

For Identification Only. Not To Scale.
The Farmhouse

The farmhouse sits a short distance from The Steading and benefits from its own private entrance off the main access road which leads to a parking area to the side of the house. Despite their close proximity, both houses enjoy private gardens and grounds and are not easily overlooked by the other. The farmhouse is of traditional stone construction with painted white walls and a pitched slate roof. The accommodation, over two storeys, is as laid out on the accompanying floor plans.

Since purchasing the farmhouse, the owners have re-roofed and replaced the chimney on the lower section, as well as installing a new air source heat pump supplying the heating and hot water.

There is an enclosed garden to the front which is divided by a mature beech hedge and enclosed by a stone wall. It is mainly down to grass with a few productive apple and cherry trees.

Crofthead Cottage (available in addition)

The cottage lies off the main farm access in a private position surrounded by mature trees. Constructed of stone under a slate roof, it was formerly two cottages which have been joined into one. The cottage requires renovation. A planning application has been submitted to Dumfries and Galloway Council [17/0247/FUL] for the construction of a new two storey house on the site.

The cottage overlooks a garden enclosed by a beech hedge. There is a separate traditional stone outbuilding and a lean-to timber garage.

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### Bed Sizes

- **Bedroom 1**: 15'3'' x 15'0''
  - 4.65 x 4.57
- **Bedroom 2**: 13'1'' x 11'1''
  - 4.24 x 3.38
- **Bedroom 2**: 11'1'' x 7'8''
  - 3.38 x 2.34
- **Bedroom 3**: 15'1'' x 12'5''
  - 4.60 x 3.78
- **Bedroom 5**: 9'1'' x 6'0''
  - 2.77 x 1.83

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### Reception Rooms

- **Sitting Room**: 15'2'' x 11'0''
  - 4.62 x 3.35
- **Dining Room**: 15'8'' x 14'1''
  - 4.78 x 4.29
- **Kitchen**: 15'1'' x 7'8''
  - 4.60 x 2.34

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**For Identification Only. Not To Scale.**
Land and Buildings
The majority of the land comprises a mix of silage and permanent pasture with the balance comprising rough grazing, woodland and amenity ground.

The property is equipped with two modern buildings erected in 2012, located a short distance to the north of The Steading, which provide useful secure storage and workshops. Both buildings are of steel portal frame construction, enclosed and roofed with dark green profile sheeting. They are equipped with electrically operated roller shutter doors, concrete floors, electricity, lighting and water supplies.

Towards the south western end of the estate near the Moffat Water is a former cattle court of mainly timber construction with corrugated iron roofing and timber side cladding. It is currently used for storage and in a poor state of repair but could, together with the adjacent levelled area, provide a site for a new farming shed and yard which would be well located for the surrounding land.

GENERAL REMARKS
Viewing
Strictly by appointment with Savills - 0131 247 3700.

Directions
From the A74(M) Glasgow to Carlisle road take the A701 turn off to Moffat. In Moffat, take the A708 signposted towards Selkirk. After about 2½ miles, turn right at the sharp bend known as Craigieburn Bridge and continue on this private access road to the Moffat Water. The farm starts beyond the small bridge over the Moffat Water. The farm starts beyond the small bridge over the Moffat Water. The farm starts beyond the small bridge over Craigieburn Bridge and continue on this private access road to the Moffat Water. The farm starts beyond the small bridge over the Moffat Water.

Access & Reserved Rights
1. If Crofthead Farm is sold in lots, appropriate rights for access and services will be reserved or granted. Maintenance will be apportioned on a basis to be agreed.

2. The access leading to Crofthead from the public road is shared in practice on a user basis with the owners of the two properties situated between the public road and the bridge over the Moffat Water.

3. Crofthead Farm has the benefit of an additional access through the adjacent property to the public highway.

Fixtures and Fittings
Standard fixtures and fittings are included in the sale of the two dwellings.

Sporting Rights
The associated salmon and sea trout fishing rights on the Moffat Water, Evan Water and River Annan are included insofar as belonging to Crofthead Estate. A levy of £25.20 is payable annually to the River Annan District Salmon Fishery Board.

SERVITUDE RIGHTS, BURDENS AND WAYLEAVES
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, 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 himself as to the nature of all such servitude rights and others.

Offers
Offers in Scottish Legal Form are to be submitted to the selling agents, Savills, 46 Charlotte Square, Edinburgh, EH2 4HQ. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following inspection.

Deposit
A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

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. Photos taken summer 2015. 17/03/13 AG