

# C & D Property Services

Land and Estate Agents, Valuers and Surveyors

Part of Cumberland & Dumfriesshire Farmers' Mart PLC

Dumfries 9 miles, Moffat 12 miles, Lockerbie 10 miles, Lochmaben 6½ miles  
(All distances approximate)

## EASTER PARKGATE PARKGATE, DUMFRIES, DUMFRIESSHIRE



**An attractive smallholding with a five bedroomed house incorporating a useful cottage annexe plus gardens, agricultural buildings with Planning Consent for conversion and grazing land extending to approximately 10.55 acres (4.27 hectares) overall. Parkgate is a rural village north of the market town of Dumfries and close to the Forest of Ae which provides vast areas of open access woodland which is ideal for riding, cycling and walking.**

This is a Listed former Coaching Inn and Tollhouse, dating from the 17<sup>th</sup> Century, with much original character and many architectural features plus central heating and part double glazing. The accommodation provides three bedrooms, one en-suite, three reception rooms, kitchen, utility, bathroom and study/snug in the main house and in the annexe cottage two bedrooms, bathroom, kitchen and a living/dining room. There are ample gardens and parking plus traditional and later stock buildings. The Planning Consent provides for a two bedroomed detached house with garden/paddock and more land is available with the barn by further negotiation.

Easter Parkgate is an excellent family house with business and alternative use potential to include Bed & Breakfast, leisure, holiday letting, equestrian, development or smallholding.

**GUIDE PRICE: £450,000**

**To be sold as a Whole or in Two Lots**

<b>Lot 1</b>	<b>House, Annexe, Garden &amp; Fields</b>	<b>£350,000</b>
<b>Lot 2</b>	<b>Barn with Planning Consent and potential garden area</b>	<b>£100,000</b>



17/19 High Street • Longtown • Carlisle • Cumbria • CA6 5UA

Tel: (01228) 792299 - Fax: (01228) 792284

website: [www.cdproperty.co.uk](http://www.cdproperty.co.uk) - email: [office@cdproperty.co.uk](mailto:office@cdproperty.co.uk)

**LOCATION**

Parkgate village is centrally situated in Dumfriesshire, on the A701 Moffat to Dumfries road and just over a mile from the Barony Agricultural College. Parkgate is also close to the Forest of Ae which provides a vast area of open access woodland for riding, cycling, walking and exploring. This is a rural area with a good range of shops and facilities available in Dumfries (approx 9 miles) or local amenities in Lochmaben (approx 6½ miles) which also has three popular lochs for sailing, fishing and recreational use. The motorway is also readily accessible at the town of Lockerbie (10 miles), at Johnstonebridge (approx 7 miles) or at the attractive town of Moffat (approx 12 miles).

**DIRECTIONS**

From Junction 15 of the A74(M) motorway at Moffat, take the A701 south towards Dumfries. The property will be seen on the right just before entering Parkgate. From Dumfries follow the A701 north to Moffat and Locharbriggs and the property will be seen on your left as you leave Parkgate. Alternatively from the south on the motorway, leave at Junction 18 at Lockerbie and take the A709 to Lochmaben. From Lochmaben follow the minor road to Parkgate as per the Location Plan.

**SERVICES**

The property has mains water and electricity and has a private sewerage tank, which is situated over the main road and for which we understand there is an appropriate servitude for its use and maintenance. The house has an oil fired central heating system throughout excluding the living room (pipe work installed) and the annexe cottage an LPG central heating system throughout. Within the house there is an LPG cast iron stove in the living room and an LPG fire in the drawing room. The boiler for the house is situated externally.

**PLANNING**

Planning Consent has recently been obtained (full details available for inspection when viewing) to convert the traditional stone and slate farm buildings into a detached dwelling house. Extracts from the plans are reproduced in these sale particulars and it will be noted that it is proposed that a section of the barn will be demolished to provide an access through and a separate part of the buildings will then form storage/workshop to service the existing house. The remainder of the barn would then become a detached dwelling with the existing metal framed stock building to the rear demolished. The area of this stock building and an area of the field to the northeast and north would become a garden area for the barn and provide sufficient ground for a small paddock if required. Additional land may be available with the barn by further negotiation. The accommodation proposed provides an entrance hall, open plan lounge and dining room with spiral staircase to a mezzanine room, kitchen, separate WC/cloak room and two double en-suite bedrooms. The layout has been arranged to provide maximum space in the rooms, although it would be feasible to alter the accommodation to create a three bedroom house. The new dwelling would need to provide a septic tank and soak-away system and will have a shared access with the existing house although the house and barn conversion will have their own private parking areas.

It will be the responsibility of the Purchaser of the barn, if it is sold separate from the house, to construct the new driveway, which will include demolition and making good of part of the barn and detached store building. The future maintenance of the shared driveway would be split equally between the barn conversion and the original dwelling. The barn conversion will also be responsible for the erection and future maintenance of the new field boundary fences.

The buildings have Listed B status and appropriate Listed Building Consent has been granted. Copies of the Planning Consent will be available for inspection at the property whilst viewing.

**RIGHT OF WAY**

There is a right of way reserved for agricultural purposes to a neighbouring farmer across the field, from the highway in the eastern corner to Point A on the Site Plan. We understand from the Vendors, however, that this access is never used as the farmer has alternative access available.

**LOCAL AUTHORITY**

Dumfries & Galloway Council, Council Offices, English Street, Dumfries, Dumfriesshire, DG1 2DD.  
Tel: (0303) 333 3000, Fax: (01387) 260034.

**COUNCIL TAX**

The property is listed under Band 'E' for Council Tax purposes.

**POST CODE**

DG1 3NN.

**SOLICITORS**

McJerrow & Stevenson, 55 High Street, Lockerbie DG11 2JJ  
Tel:- (01576) 202123 For the attention of Mr A Stevenson.

**VIEWING**

Strictly by appointment only through the sole selling agents, Tel: (01228) 792299.

**OFFERS**

Offers for the property should be submitted in Scottish Legal Form to C & D Property Services, 17/19 High Street, Longtown, Carlisle, CA6 5UA. A closing date for receipt of offers may be set and those parties wishing to be kept informed of any closing date should notify the selling agents of their interest as soon as possible to ensure that they are contacted. The Vendors, however, reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer. This property may be offered for sale by public auction by our joint agents, please enquire for further information.

**ACCOMMODATION**

Easter Parkgate is a former Coaching Inn and Toll House, probably dating from the 17<sup>th</sup> Century, and is a B Listed Building. The Coaching Inn was known as The Red Lion and a stone lion motif can be seen above one of the entrance doors. Internally the property has been fully renovated since 1997 but the traditional character and architectural features have been retained to include many pine floors, exposed stone walls, sandstone features and beamed ceilings. The windows are part timber double glazed and the house includes an excellent cottage annexe which could be used for numerous purposes to include holiday letting, granny annexe, teenage annexe and studio etc. There is also

tremendous potential for Bed & Breakfast or Guest House use. The accommodation briefly comprises:-

The front door leads to the **entrance hall** with a quarry tiled floor, radiator and wall recess. Off the entrance hall:-

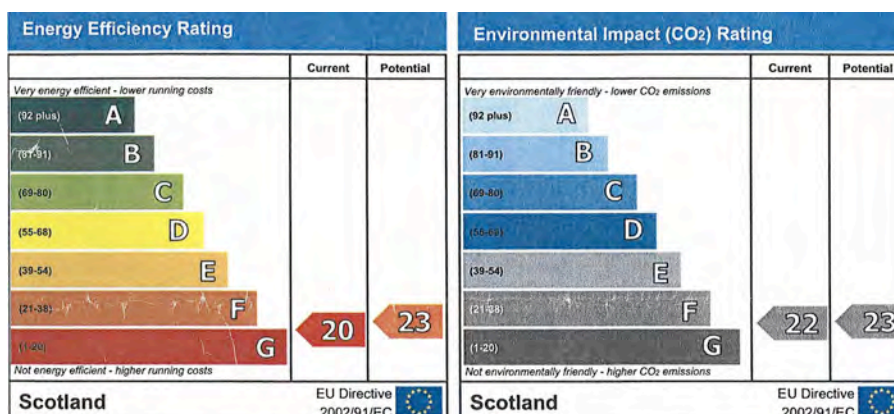
<b>Living Room</b>	16' x 15' (4.89m x 4.87m) having a ceramic tiled floor, beamed ceiling and an LPG cast iron stove set in an attractive sandstone fireplace.
<b>Kitchen/Breakfast Room</b>	17'1" x 8'9" (5.21m x 2.69m) with back door, electric cooker point, cooker hood and radiator. The antique sink unit, the pine dresser and sideboard and the electric cast iron stove are not included in the sale.
<b>Utility Room</b>	5'5" x 5'10" (1.65m x 1.79m) with plumbing for a washing machine and dishwasher and access to a large understairs storage cupboard/larder. Off the utility a <b>separate WC</b> with wash hand basin.
<b>Side Porch</b>	Situated off the kitchen with doors to the rear garden and to the front.  Also off the front entrance hall:-
<b>Dining Room</b>	9'8" x 10'9" (2.95m x 3.3m) overall to include three large built-in storage cupboards. The room has a tiled floor, radiator and view to the garden and fields.
<b>Drawing Room</b>	15'10" x 12'7" (4.85m x 3.84m) having a varnished pine floor, an LPG fire set in a sandstone fireplace, dado rail, radiator and French doors to the garden. In addition a door to the annexe cottage.
<i>First Floor</i>	Off the entrance hall a staircase leads to a first floor landing, which has a spiral staircase to the second floor and also a hidden door behind book shelves, providing access to a stairway and hatch to the second floor. Off the landing:-
<b>Bedroom</b>	15'11" x 13'1" (4.86m x 4m) plus built-in wardrobes to one wall which incorporate an <b>en-suite WC</b> . In addition there is an open archway to a <b>bathing alcove</b> 6'7" x 4'9" (2.01m x 1.47m) with corner bath, extractor fan and a stained glass window to the stairwell. There is a hand basin within the bedroom.
<b>Bathroom</b>	6'11" x 7'10" (2.11m x 2.39m) having a corner bath, WC and wash stand with an electric shower over the bath. The existing antique WC and washstand are not included in the sale but will be replaced by the Vendors in consultation with the Purchaser.
<b>Bedroom</b>	15'10" x 12'10" (4.85m x 3.93m) plus built-in wardrobes to one wall. There is a telephone point, dado rail and views to the front and to the rear.
<i>Second Floor</i>	The spiral staircase leads to a second floor landing within the roof space providing access to two rooms with coombed ceilings and skylights.
<b>Office/Snug</b>	22'2" x 8'10" max (6.78m x 2.71m max) having under eaves storage cupboards, pine floor and recessed lighting.
<b>Bedroom</b>	14'6" x 8'7" (4.42m x 2.64m) having under eaves storage cupboards, pine floor and recessed lighting.

## ANNEXE COTTAGE

<i>Ground Floor</i>	The front stable style door gives access to:-
<b>Living Room/Dining Room</b>	24'6" max x 15'5" max (7.49m max x 4.7m max) being an 'L' shaped room, having an attractive sandstone fireplace with an inset black enamel cast iron LPG stove. There are two radiators, a beamed ceiling, an understairs boiler cupboard and French doors to the rear garden.
<b>Kitchen</b>	7' x 8'5" (2.15m x 2.57m) having fitted wall and base kitchen units, a single drainer stainless steel sink, electric cooker point, cooker hood and radiator.
<b>Separate WC</b>	with wash hand basin.
<i>First Floor</i>	A staircase from the open plan living room leads to a first floor landing providing access to:-
<b>Bedroom</b>	15'7" max x 10'8" max (4.77m max x 3.26m max) plus built-in wardrobes to one wall. This is an 'L' shaped room with radiator and views to both the front and the rear.
<b>Bedroom</b>	11'6" max x 9'2" max (3.52m max x 2.8m max) being an 'L' shaped room with radiator and view towards the hills at the front.
<b>Bathroom</b>	8'5" x 6'8" (2.58m x 2.04m) having a three piece bathroom suite comprising a panelled bath, pedestal wash hand basin and WC. There is an electric shower over the bath and a radiator.
<i>Outside</i>	<p>To the front of the house there is a small garden area and a paved area and to the rear a large lawned <b>garden</b>. To the side of the dwelling there are vehicular access gates to a yard providing ample parking and adjoining the traditional former agricultural buildings. These <b>buildings</b> are of stone and slate construction with a gross external floor area of approximately 245 square metres and providing a range of stores, cart shed, byres and barns. As detailed under "Planning", if the barn is to be developed part of the building will be demolished to provide a detached store/workshop building for the house with the remainder becoming a detached building for conversion. The <b>store/workshop</b> building presently has electric lights and sockets and will have approximate internal measurements of 14'3" x 20'6" (4.36m x 6.27m).</p> <p>To the rear of the traditional buildings there is a six bay metal framed <b>stock building</b> with a timber framed lean-to approximately 31'9" x 65' (9.7m x 20m) overall. This building would be demolished if the barn was developed for residential purposes.</p>

## ENERGY PERFORMANCE CERTIFICATE

The graphs are shown below and a full copy is available on request from the selling agents.



## Land

The principal field is in permanent pasture with access from the steading and off the public highway and presently arranged in two paddocks. The overall area of the field is approximately 8.096 acres (3.276 hectares) and adjoining there are three enclosures, which are presently open to the field, providing woodland grazing and in which there is a burn providing a natural water supply. The woodland grazing area extends to approximately 1.703 acres (0.689 hectares). The land is not IACS registered and no Entitlements are included in the sale.

### Schedule of Areas

House/Annexe/Garden/Steading with rear paddock	0.75 acres	0.305 hectares
Field	8.096 acres	3.276 hectares
Woodland Grazing	<u>1.703</u> acres	<u>0.689</u> hectares
Total (approx)	10.55 acres	4.27 hectares

Details prepared 8<sup>th</sup> October 2008(Amended 3<sup>rd</sup> June 2009) Ref: NPH

#### Important Notice

C & D Property Services 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 committing an offence under the Property Misdescriptions Act 1991. 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 Property Services 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 Property Services or the Vendors/Lessors of this property.