

The Steading

GUBHILL | DUMFRIES & GALLOWAY



FINEST
PROPERTIES



A beautifully presented Victorian smallholding complete with three holiday cottages, traditional stone outbuilding with further potential, mill race pond, 8 acres of woodland and electric gated driveway extending in all to over 60 acres

Dumfries 11.9 miles | Lockerbie 15.7 miles | M6 J45 31.7 miles | Carlisle City Centre 41.2 miles
Edinburgh City Centre 69.6 miles | Glasgow City Centre 73.6 miles | Glasgow Airport 79.2 miles
Newcastle International Airport 93.1 miles





Accommodation in Brief

The Farmhouse

Porch | Hallway | Drawing Room | Sitting Room/Dining Room | Snug
Kitchen | Pantry | Utility Room | Cloakroom/WC | Boiler Room | Rear Porch
Principal Bedroom with En-suite Bathroom | Five Further Bedrooms
Family Bathroom

Hay Loft

Hall | Four Ground Floor Bedrooms | Shower Room | WC
Open Plan Sitting Room/Kitchen Diner | Bathroom

Stockmans

Open Plan Sitting Room/Kitchen | Two Bedrooms | Wet Room

Shepherds

Open Plan Sitting Room/Kitchen | Two Bedrooms | Shower Room

Externally

Two Story Barn | Garaging | Stores | Piggery | Land of Around 60 Acres
Two Mill Race Ponds









The Property

With alluring views out of every window, The Steading is a tranquil country smallholding occupying a glorious position in spectacular Dumfries & Galloway countryside. Situated close to the village of Ae, The Steading provides a rural lifestyle whilst simultaneously offering convenient access to Dumfries and the A74(M) for onward travel. The Steading has been superbly renovated and enhanced by the current owners and the beautiful location is ideal for outdoor enthusiasts, with forest walks, horse riding, mountain biking and much more, from the doorstep.

As a whole, the property offers a five/six bedroom country house, three self-catering holiday lets and extensive outbuildings including barns, stores and garaging. The land at The Steading has been managed on an organic basis for over 8 years and extends to around 60 acres in all, divided into 16 parcels. The property offers a wealth of opportunities with both the land and the holiday lets providing the opportunity to develop income streams.



The Farmhouse

The Farmhouse at The Steading is a striking Grade C Listed stone-built property set in the heart of the estate with breathtaking southerly views. This handsome home is beautifully presented, providing spacious and versatile accommodation throughout with a traditional atmosphere and period touches. All of the windows in the farmhouse have window shutters.

This handsome stone-built property is beautifully presented, providing spacious and versatile accommodation throughout. On the ground floor is a fabulous drawing room and an expansive sitting room/dining room. These splendid reception rooms are flooded with natural light from large windows. The impressive kitchen provides a warm heart of the home and is served by both a larder and a utility room, whilst further relaxing space is offered in the cosy snug.

A carved sandstone staircase to the first floor leads from the elegant entrance hall to the first floor, providing access to the principal bedroom and five further bedrooms. Stunning views of the surrounding countryside can be enjoyed from each of the bedrooms. The principal bedroom benefits from an en-suite bathroom and adjoins a bedroom that could be configured as a dressing room to create a single private suite. The remaining bedrooms are served by the family bathroom.

Hay Loft

This beautiful four bedroom cottage is arranged over two floors with the living accommodation upstairs capturing the light throughout the day. Elegant wooden flooring flows from the stylish sitting area through to the kitchen diner with well-stocked kitchen and ample space for a table and chairs. The bathroom is also on the first floor, whilst on the ground floor there are four bedrooms. A shower room and separate WC complete the accommodation.

Stockmans

Stockmans is a two bedroom apartment with all accommodation at ground level offering ease of access for visitors. There is an open plan sitting room and kitchen with a dual aspect. The two bedrooms are served by a wet room which is again perfect for accommodating guests with mobility issues.

Shepherds

Shepherds is another two bedroom apartment, positioned above Stockmans apartment and accessed via an external stone staircase. There is an open plan sitting room and kitchen along with two bedrooms and a shower room.





Externally

In addition to the living accommodation there are extensive outbuildings that offer a host of further development opportunities, subject to securing the necessary consents. Substantial barns currently house equipment and materials and there are also stone-built outbuildings that include store rooms, garaging and a traditional Victorian piggery.

The land at The Steading extends to around 60 acres in all, encompassing rough grazing, permanent pasture and some mowable fields. There is also a woodland area and a large mill race pond. The land is divided into 16 parcels for the purposes of the Rural Payments and Inspection Directorate.

A variety of farm machinery including a tractor and log processor may be available as part of the sale by separate negotiation.

Heating & Hot Water

The main farmhouse and three cottages are served by a Farm 2000, multi-fuel boiler, situated in the old farmhouse dairy. There is oil boiler backup. The main farmhouse has a mixture of underfloor heating and radiators to the main ground floor rooms, The Hayloft has underfloor heating to the ground floor and radiators to the first floor and Stockmans has underfloor heating everywhere. The underfloor heating works from the biomass or oil boiler.





Local Information

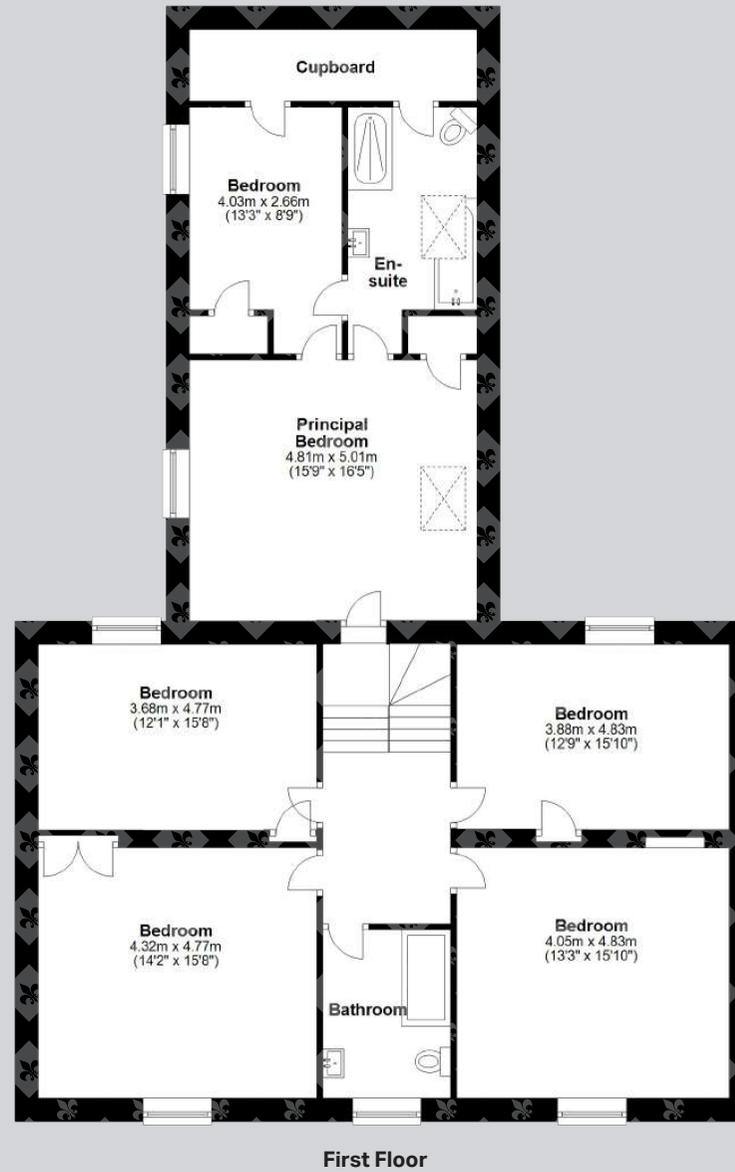
The Steading is set amongst glorious striking Scottish countryside just north of Ae Village and on the edge of Ae Forest, a 15,000 acre man-made conifer forest. The property is surrounded by beautiful scenery with Loch Ettrick for swimming and paddle boarding within walking distance. Both Dumfries and Lockerbie are within easy reach providing everyday amenities including a range of shops, banks, cafes, restaurants and public houses. For a wider range of facilities, both Carlisle and Glasgow can be easily reached offering a range of cultural and professional services along with leisure and retail opportunities.

From the property there is excellent access to stunning walks, superb mountain biking routes and a variety of outdoor activities. The Solway Firth is accessible to the south with Galloway Forest Park to the west along with miles of unspoiled Dumfries & Galloway coastline. Remarkable historical sites including impressive medieval castles dot the area.

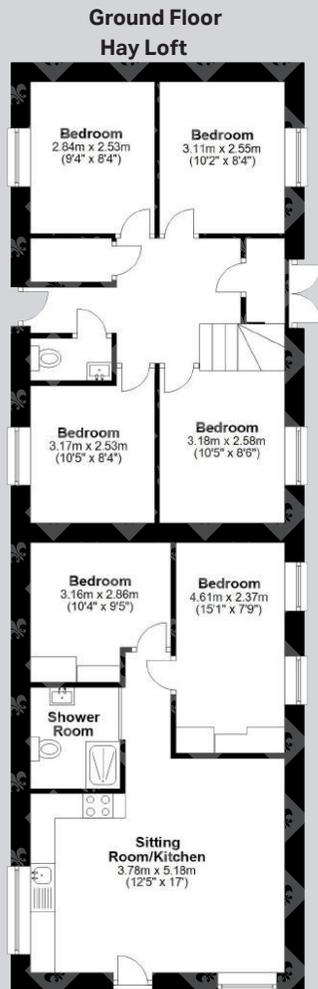
For schooling, there is a primary school in Ae Village, with a variety of other options around the area. There are further schools available in Dumfries and Thornhill. There are numerous boarding schools in Newcastle, Glasgow and Edinburgh, all within around 1½ to 2 hours drive.

For the commuter, there are road links for access to Glasgow to the north with Dumfries and Carlisle to the south. The property is within easy commuting distance of many regional centers. The A74(M) and the M6 are within easy reach for onward travel north and south. There are railway stations at Dumfries and Lockerbie with trains to Glasgow and Carlisle. Main line rail services from Carlisle provide fast and frequent services to London in the south, together with cross country services to the east. Glasgow Airport is around 1½ hours away, with Edinburgh and Newcastle International Airports also easily reached with Carlisle Airport less than an hour's drive away.

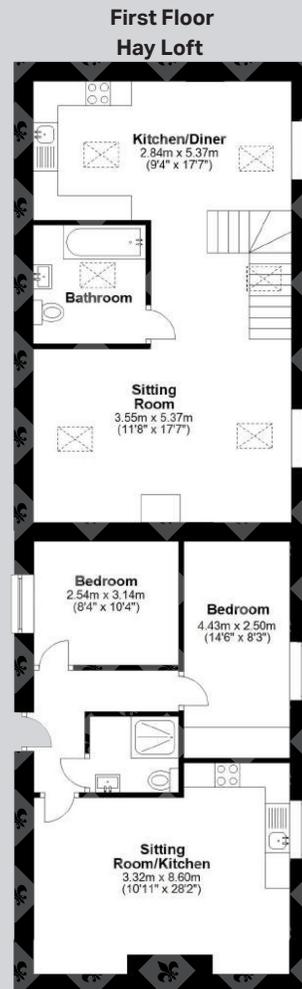
Floor Plans



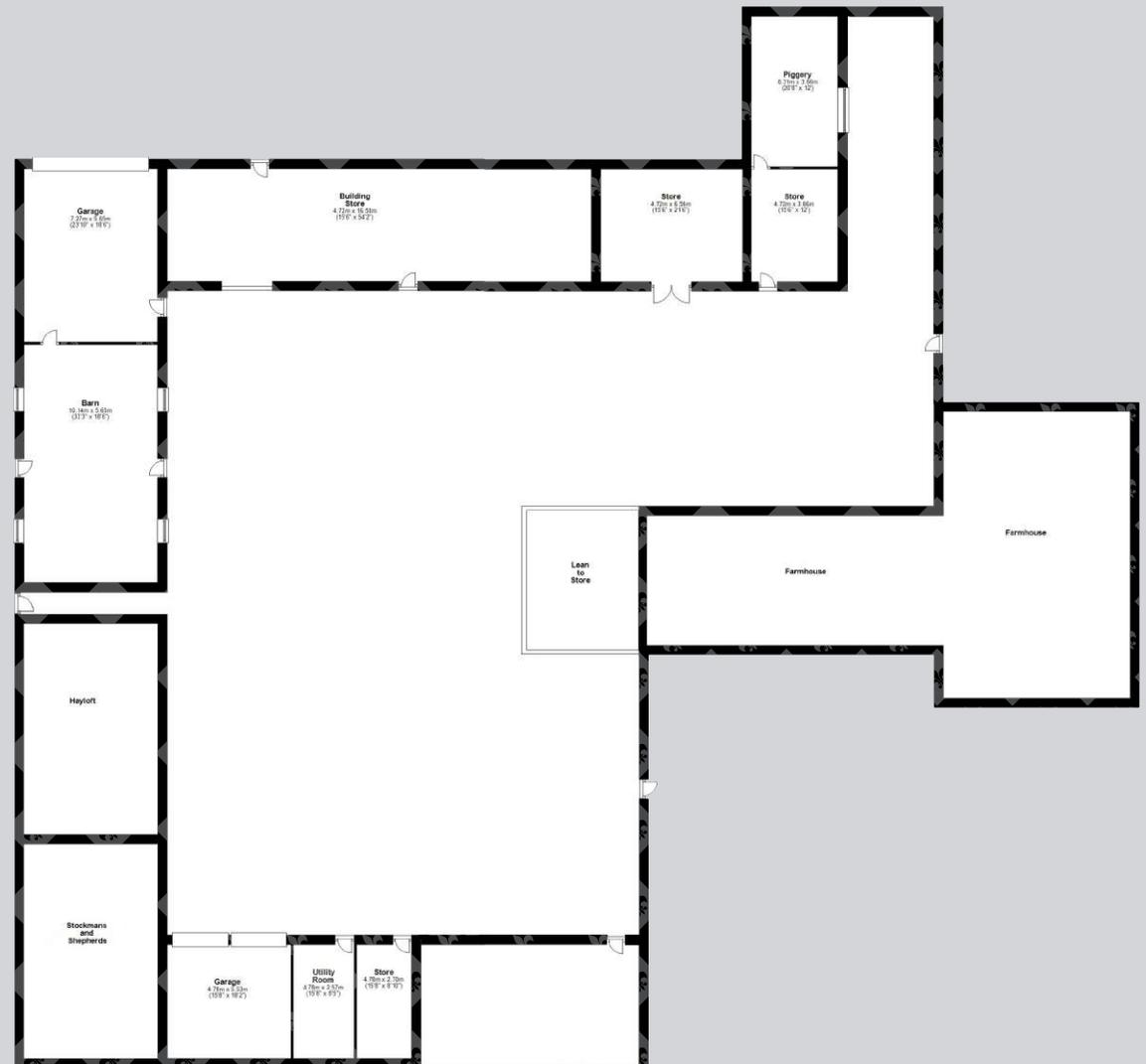
Total area: approx. 301 sq. metres (3239 sq. feet)



Stockmans



Shepherds



Hay Loft total area: approx. 96.2 sq. metres (1035.9 sq. feet)

Shepherds total area: approx. 47.1 sq. metres (507.3 sq. feet)

Stockmans total area: approx. 47.1 sq. metres (507.3 sq. feet)

Directions

Travelling north on the M6 as it becomes the A74(M) exit at Junction 22 and head west on the A75 towards Dumfries. Stay on the A75 bypassing Dumfries and exit on to the A701 signposted Glasgow and Edinburgh. Follow this road past Locharbriggs and Amisfield. Around 2.5 miles after Amisfield turn left signposted Forest of Ae. Continue for around 3 miles and pass through Ae Village. After another 2 miles the entrance to The Steading is on the right-hand side, through a gated entrance and set back around 0.5 miles at the end of the lane.

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity and water. Private drainage to septic tank. Solar panels providing approx. £1,700 per annum income. Local wind farm pays approx. £211 per annum towards cost of electricity for each meter (one for farmhouse and one for cottages). Fibre broadband.

Postcode

DG1 1RL

EPC

Rating E

Tenure

Freehold

Council Tax

Farmhouse – Band F

Cottages – Business Rated (Zero Rated under Small Business Scheme)

Viewings Strictly by Appointment

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