



Todshawhill, Boreland, Lockerbie, DG11 2LU

Offers Over £445,000



Todshawhill, Boreland, Lockerbie, DG11 2LU

- Impressive detached stone and slate house
- Solar panels with FiT
- Stunning views in a beautiful location
- Renovated traditional barn ripe for development subject to necessary consents
- Set in a ring fence of around 40 acres in total
- Fishing Rights on the Black Esk River

Todshawhill comprises of a unique three bedroom detached house, in an elevated position with stunning views, a renovated stone barn, nearly 37 acres of land in a ring fence and fishing rights.

Council Tax Band: D

EPC Rating: E

Tenure: Heritable Title (Scottish version of Freehold)



Accommodation

The house dates back to the Victorian era and is constructed of stone under a slate roof. Entering via the front door you enter a spacious hallway with stairs to the first floor and doors off to the main living areas.

There are two reception rooms, each with solid fuel stoves and windows with wide ranging views. The kitchen has modern fitted wall and floor units and includes a 1.5 bowl sink, integrated electric double oven and LPG gas four burner hob. There is plumbing for a dishwasher and space for an under-counter fridge. The rear garden can be accessed via a door from the kitchen. The bathroom completes the ground floor accommodation and includes a free standing bath, shower cubicle, W/C, wash basin and plumbing for a washing machine. There is a useful understairs storage cupboard.

The stairs lead to a landing which has space for a home office, if required. There are three double bedrooms, one of which has integrated wardrobes. Two have decorative fireplaces and stunning views.

The property is in good decorative order throughout and was rewired around 10 years ago. It has oil central heating, with one of the solid fuel stoves being linked to the heating system via an Equaliser, thus reducing the amount of oil used. There are solar panels on the roof, subject to Feed-in-Tariff, providing electricity to the house, with any surplus being exported to the Grid. Mains water and electricity are connected and the property has the benefit of fibre broadband.



Outside

The property has a wrap around garden with lawn to the front and a patio area, vegetable garden and polytunnel to the rear. The oil tank is tucked away to the side of the house.

There is a single storey stone and slate barn which has been completely refurbished by the current owners, including a new roof in 2022. It offers very good dry storage and workshop space, but would be suitable for alternative uses subject to any necessary consents. There is a yard area and off road parking the front of the house and building, which concludes the immediate environs of the built property.

The property is approached via an unmade shared access, which is largely maintained by property owners on the route and the forestry company. The land area totals around 39.84 acres and comprises 30.37 acres rough grazing and 6.57 acres of permanent grazing. All the land is registered as Less Favoured Area (LFA). The remaining land is taken up by the steading and tracks. The property also has fishing rights on the Black Esk River.



Situation

The property is located in a desirable and tranquil area 13 miles from the charming town of Lockerbie, and 17 miles from the popular tourist town of Moffat, in Dumfries and Galloway. Lockerbie and Moffat are known for their welcoming community, rich history, and scenic surroundings, offering a blend of rural beauty and convenient town living. For commuters, Lockerbie has a railway station providing regular services to both Carlisle and Glasgow, making it ideal for those who travel for work or leisure. The nearby M74, connects to major cities across Scotland and Northern England.

Furthermore, it is located in the Community Council area of Eskdalemuir, which has a wealth of archaeological sites including stone circles and Iron Age settlements. Eskdalemuir is home to the Buddhist Monastery Samye Ling and the Community Hub with a cafe and bar, a wheelchair friendly playground, gift shop and art exhibition hall. The Hub hosts many events including Yoga, Tai Chi, art and pottery classes. The surrounding forest and hills have beautiful walks and rides to enjoy, both on horseback and bike.

What3Words

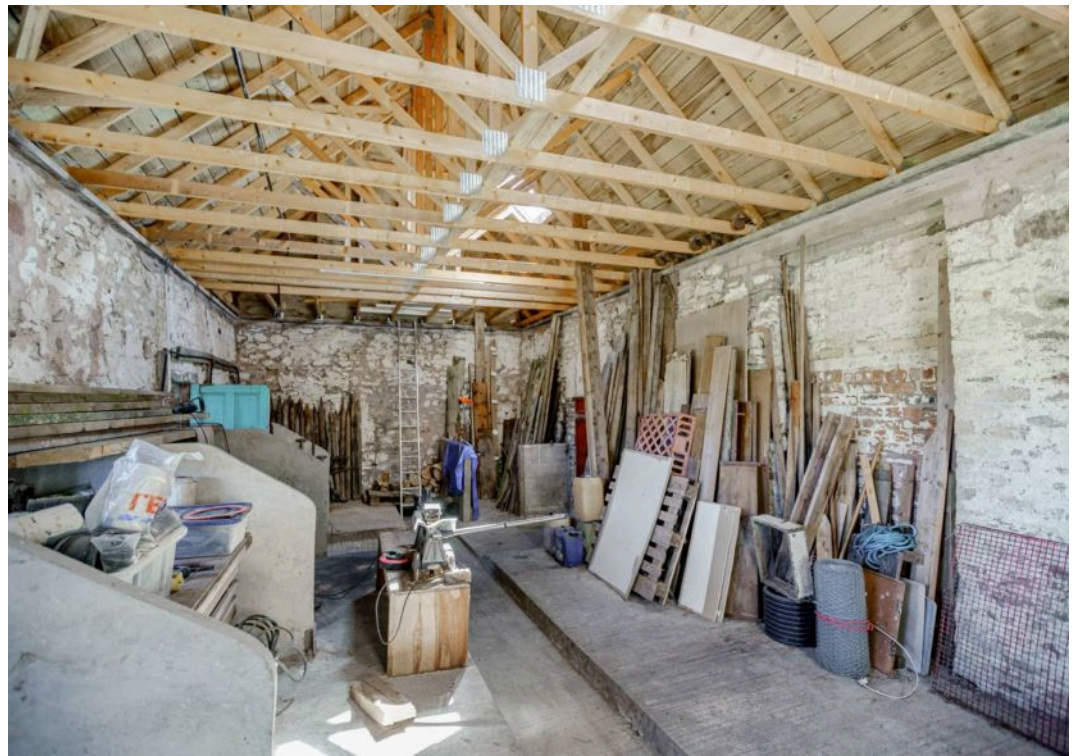
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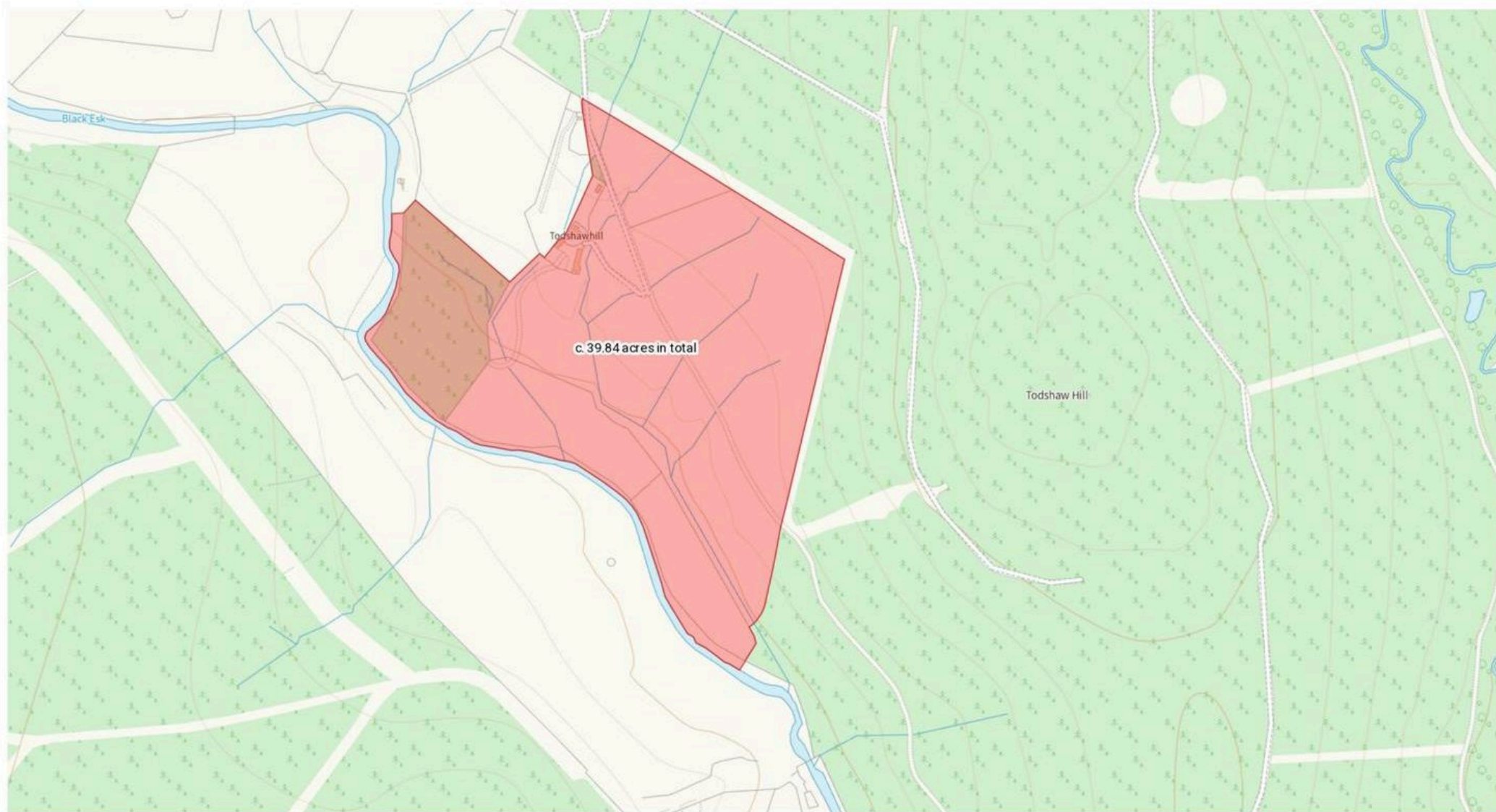


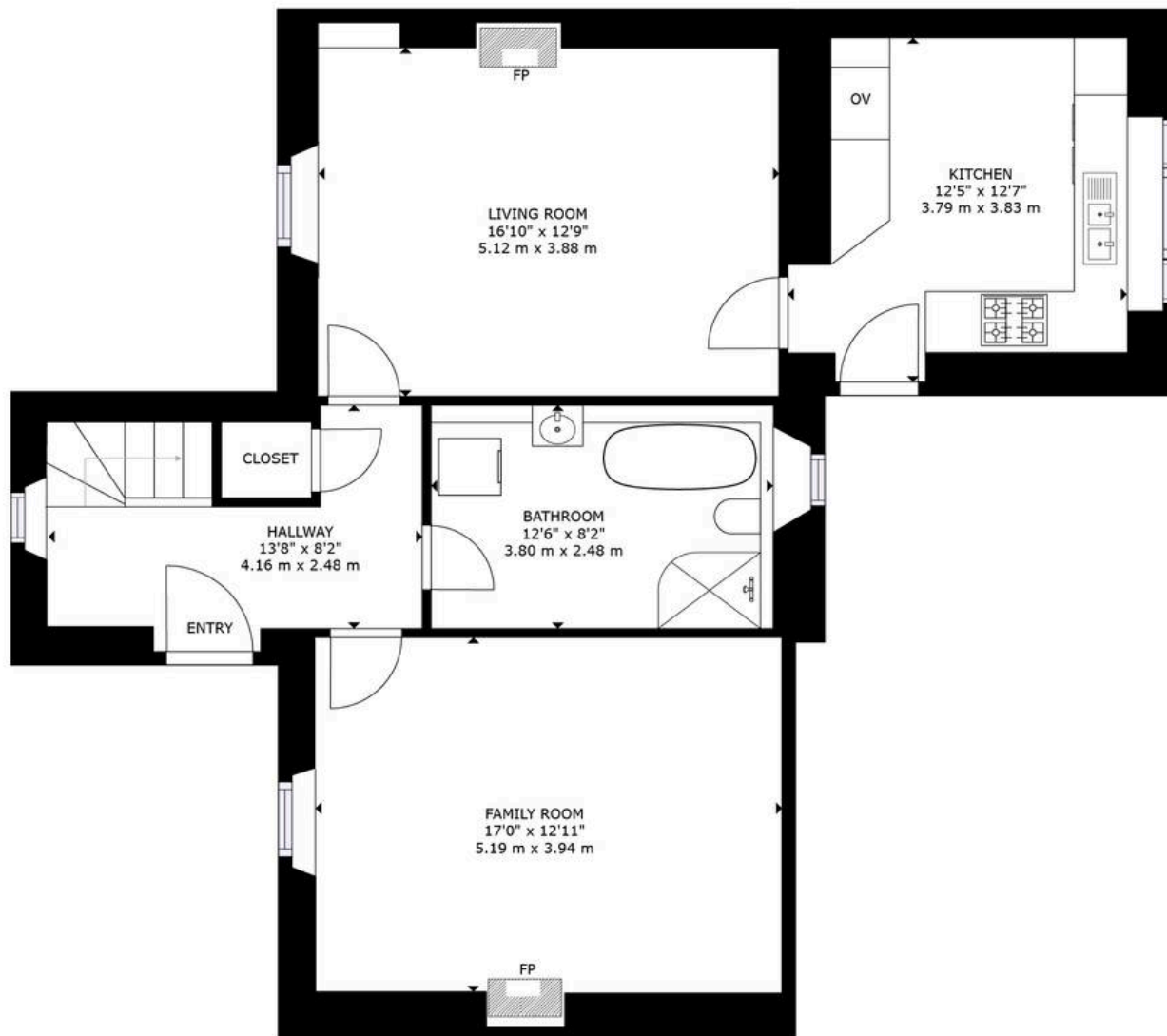






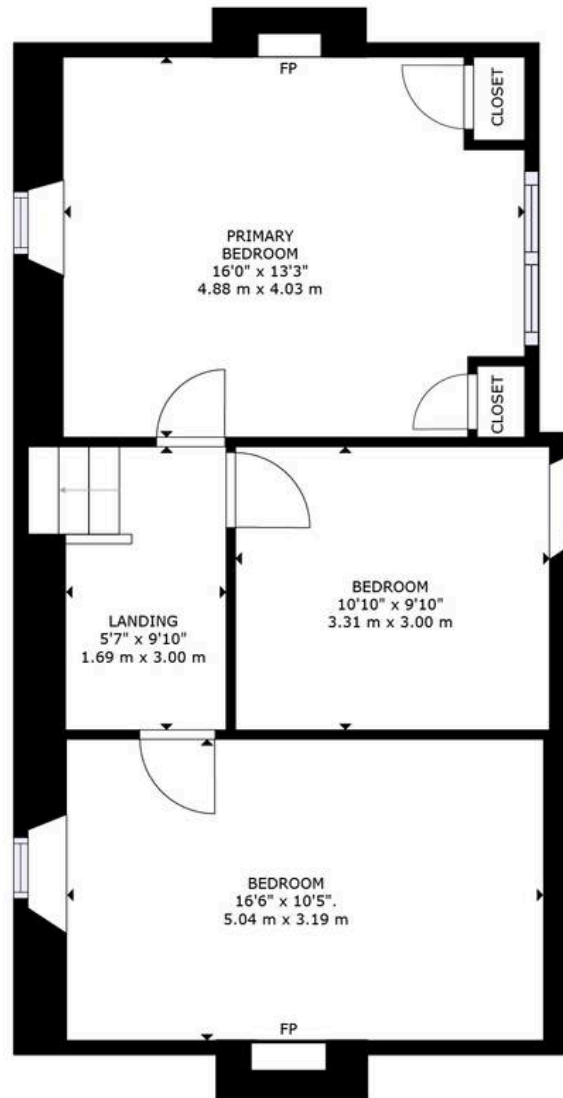
TODSHAWHILL SALE PLAN





GROSS INTERNAL AREA
 FLOOR 1: 951 sq. ft, 88 m², FLOOR 2: 629 sq. ft, 58 m²
 TOTAL: 1,580 sq. ft, 147 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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FLOOR 2

GENERAL REMARKS & STIPULATIONS

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

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way 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 themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: E

Broadband: Fibre

Services: Todshawhill is serviced by mains water supply, mains electricity, private septic tank and oil central heating.

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.

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. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band D.

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: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



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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. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.