



Lochouse Farm, Beattock, DG10 9SG

Offers Over £525,000



Lochhouse Farm

- Perfect lifestyle buying opportunity
- Traditional Farmhouse formerly used as a guest house
- Two holiday cottages
- Conference barn
- Storage barn & workshop with development potential (stp)
- Huge scope to develop further
- 3 acres in total including two paddocks
- Excellent transport links to the M74
- LPG and Oil heating
- Solar panels with FIT

Lochhouse Farm, Beattock - Three bed house with 2 cottages, conference barn, outbuildings and land. Ideal lifestyle property with potential for business or living space. Close to amenities, ample parking. Paddocks and river access. The perfect package!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Lochhouse Farm presents an exceptional opportunity to create a wonderful lifestyle business or offers a rare opportunity to create a cracking place to live. The property features a traditional farmhouse, two letting cottages, a conference barn, outbuildings and paddocks. Plenty of parking space and room to expand the operation. Easy access to M74 and close to the Southern Upland Way Walking Trail, so well placed to pick up passing trade for the letting units.

The Accommodation

The main house can be accessed through the part glazed rear door into an entrance hall with stairs. There is a dual aspect comfortable living room to the right with laminate timber flooring, log burner and radiator. A ground floor front double bedroom with a laminate timber floor can be accessed from the front door and the hallway. A shower room, suitable for disabled persons, has a WC, wash hand basin, electric shower cubicle and heated towel rail. The kitchen diner (currently used as an office) has modern fitted wall and floor units and a LPG Rangemaster range cooker, with five rings, double oven and grill. Utility room with plumbing for a washing machine and complete with worktop and cupboards. Second shower room, with electric shower, WC, wash hand basin and heated towel rail. Further door out to rear yard. Large rear dual aspect carpeted living room with log burner and radiator.

Carpeted staircase to first floor to two double bedrooms. One has an en-suite with shower, WC, wash hand basin and heated towel rail. The other has an en-suite WC and wash hand basin.







Across the yard from the house are two single storey holiday lets named Swallow and Heron. They have identical accommodation comprising a living kitchen with log burner, one double bedroom and a shower room with electric shower, WC, wash hand basin and heated towel rails. The units have been extended to the rear to create a large sun room area in each.

The stone built two storey conference barn is a versatile space with large meeting room space to the ground and first floor. A small kitchen space and WC are located on the ground floor. There is a small outbuilding attached to this building.

There is a further stone built two storey barn which completes the courtyard. It has a timber built lean-to at the rear and stables. It is used as a workshop and store and has a WC on the first floor. A further stone building is located to the rear of the barn, in the former stackyard, which is currently used as a workshop.

The property has two paddocks. The one to the side of the property is around 0.5 acres and the paddock at the rear is around 1 acre and is bounded by the river. Both paddocks have roadside access.

SEPA have an installation on the river bank and they have a right of access to maintain it, for which small ground rent is paid.

Location

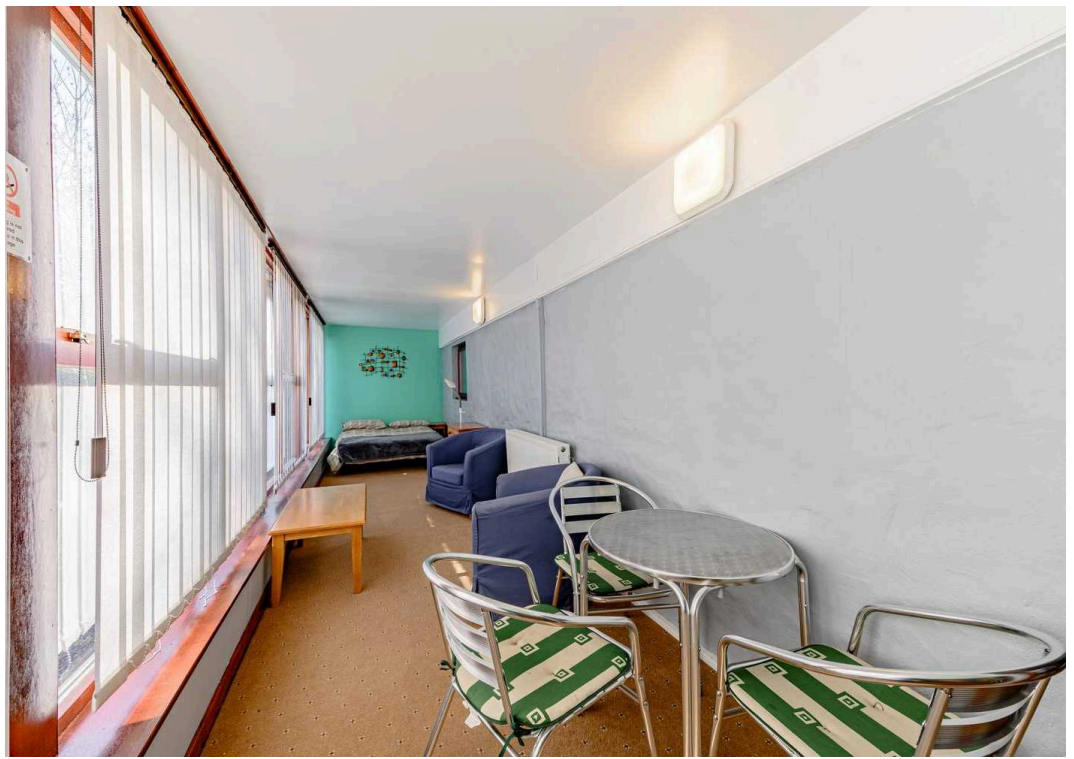
Lochhouse Farm is located in Beattock, Dumfries and Galloway, Scotland. Nestled in the scenic Annandale valley, it is set amidst rolling countryside and offers views of nearby hills and farmland. The farm is close to the village of Beattock and easily accessible from the M74 motorway, making it a quiet yet convenient rural location. It has a public house and a primary school.

Moffat is the closest town only around 2.5 miles away. It is a charming town known for its beautiful countryside, rich history, and welcoming atmosphere, offering a range of amenities

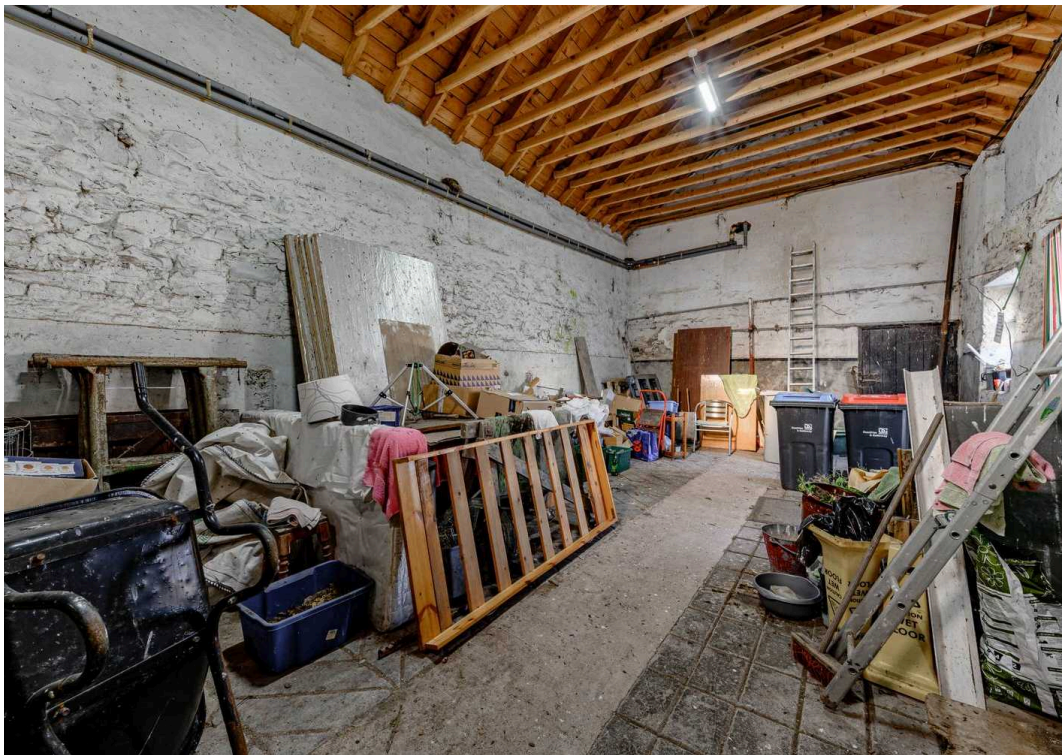
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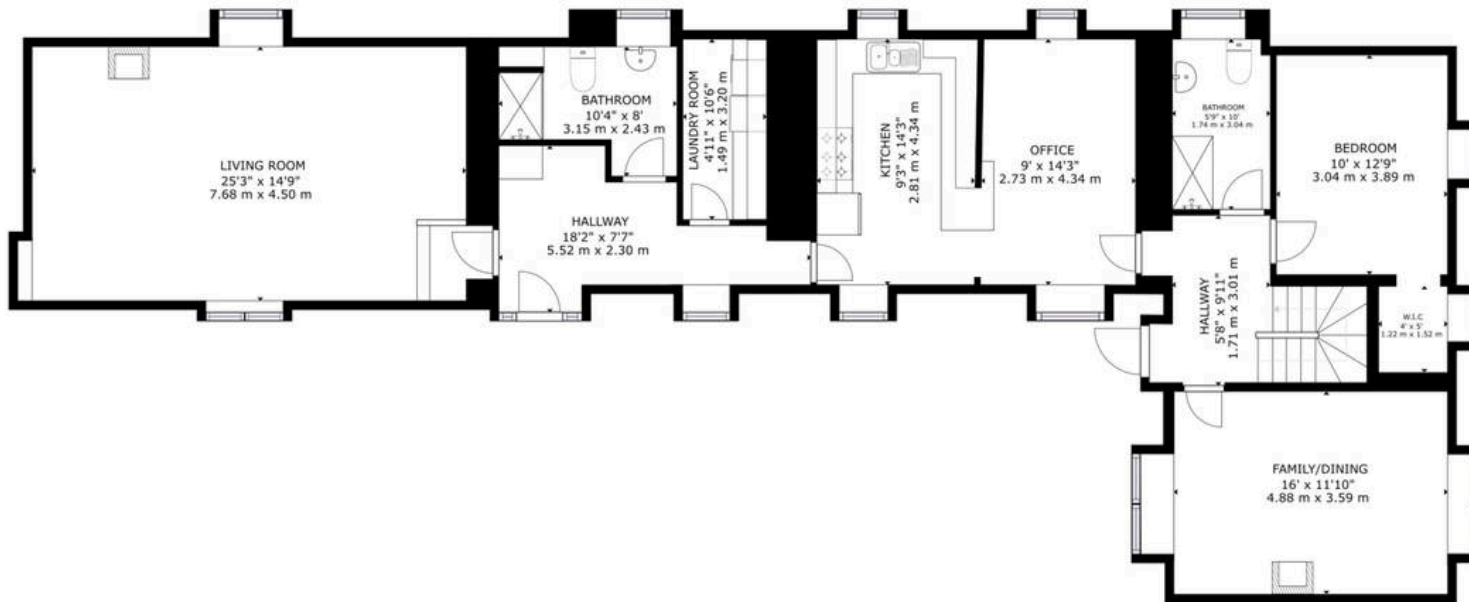










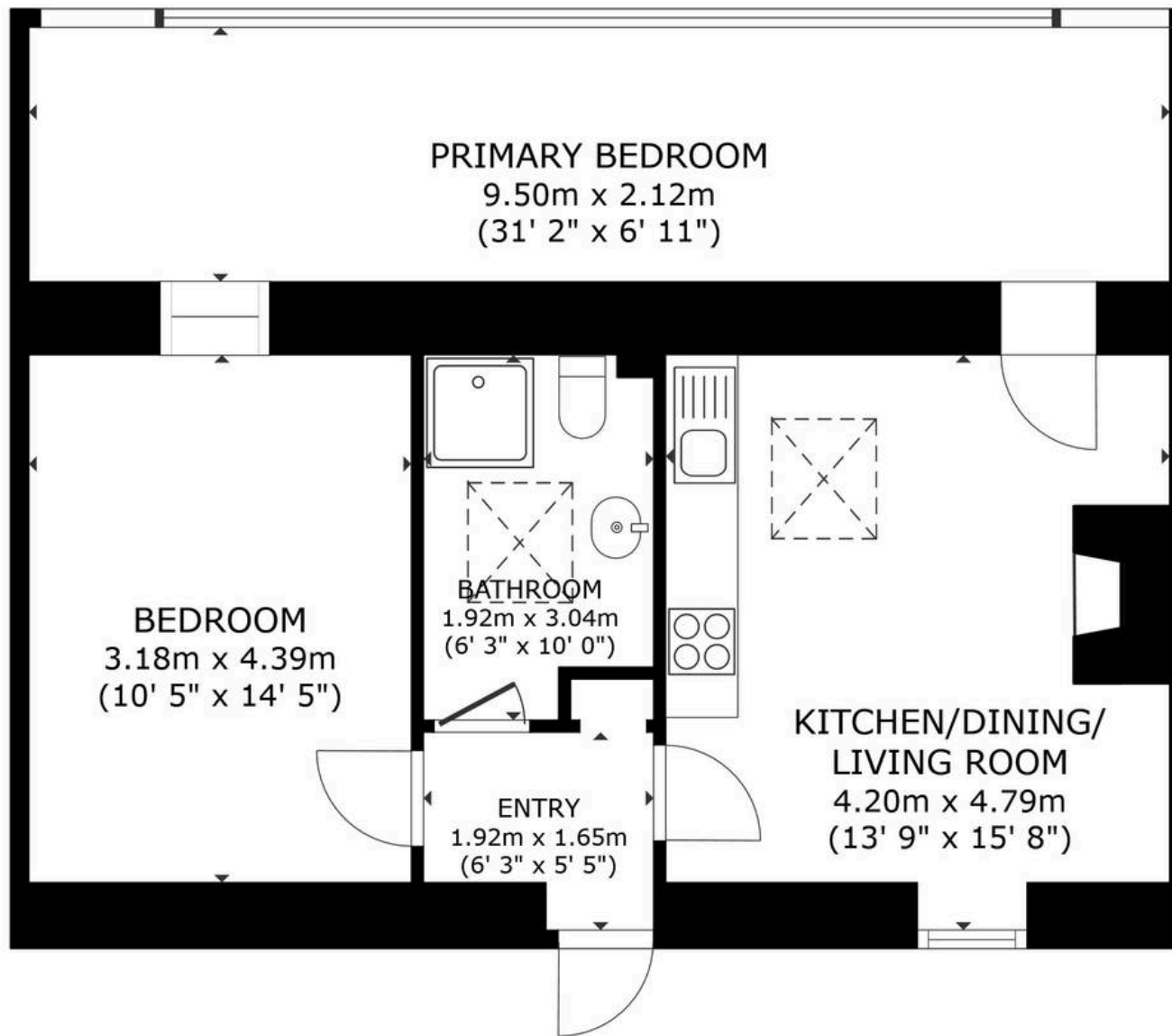


FLOOR 1



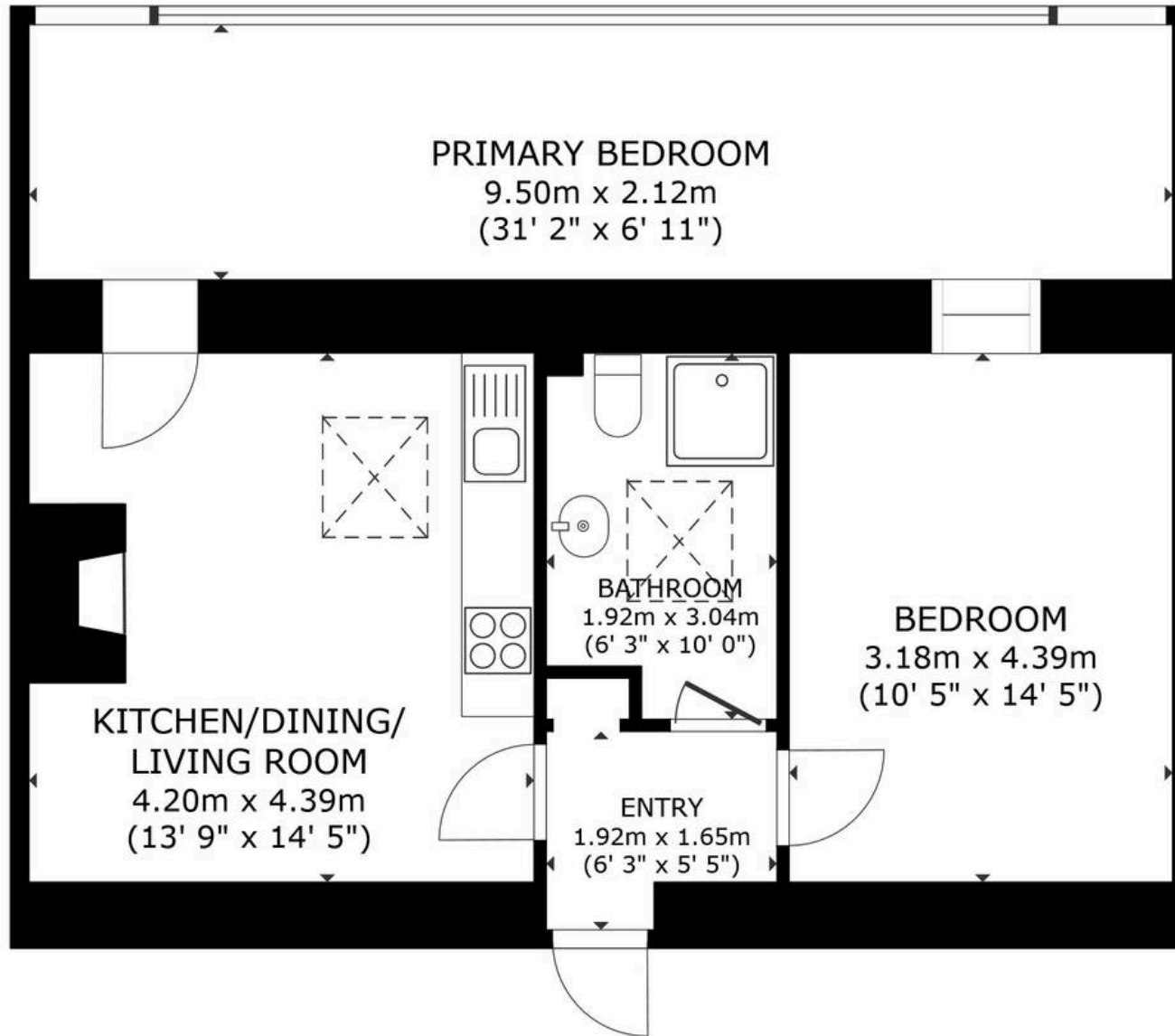
FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1545 sq ft, 143.55 m², FLOOR 2: 524 sq ft, 48.65 m²
 TOTAL: 2069 sq ft, 192.2 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



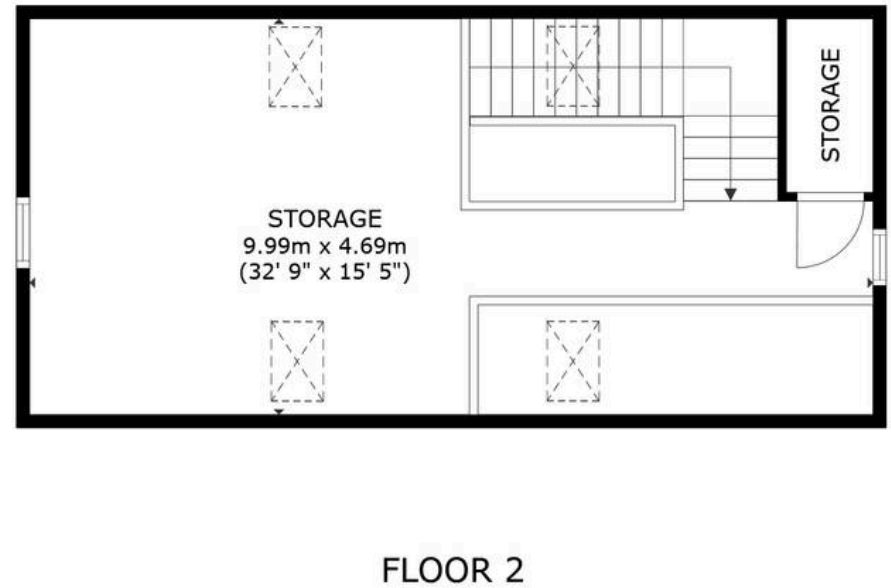
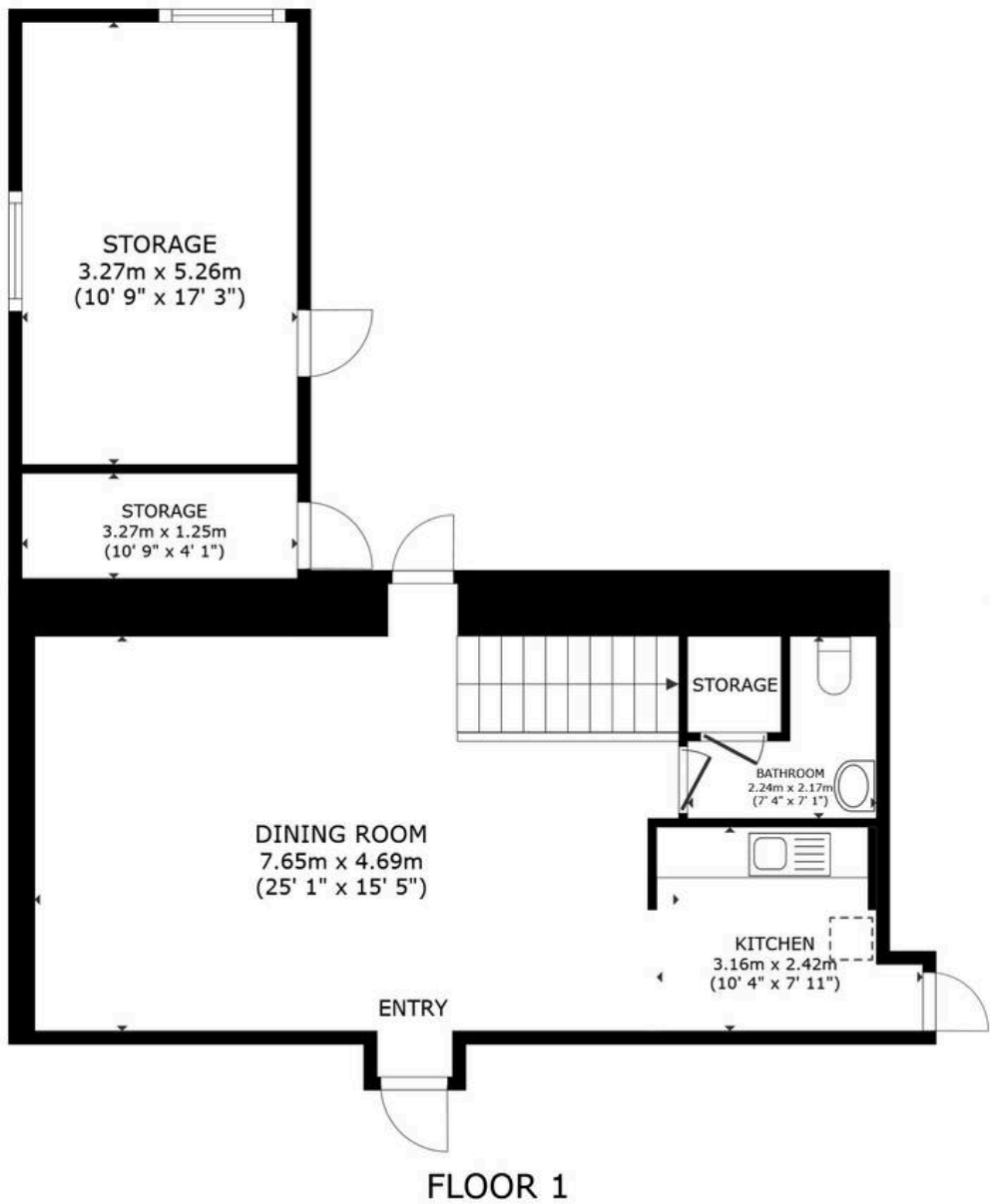
FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 71.4 m² (768 sq.ft.)
 TOTAL : 71.4 m² (768 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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GROSS INTERNAL AREA
FLOOR PLAN 71.4 m² (768 sq.ft.)
TOTAL : 71.4 m² (768 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA
 FLOOR 1 72.1 m² (776 sq.ft.) FLOOR 2 46.9 m² (505 sq.ft.)
 TOTAL : 119.0 m² (1,281 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Lochouse Farm Sale Plan



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: Standard

Services: Lochhouse Farm is serviced by mains water, mains electricity, septic tank and LPG and oil fired central heating. The septic tank is assumed to be registered. The property has solar panels on the letting properties and the storage barn which generate electricity and are subject to a feed in tariff in favour of the owner.

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.

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





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