

THORNIEWHATS FARM
CANONBIE, DUMFRIES AND GALLOWAY



THORNIOWHATS FARM CANONBIE, DUMFRIES AND GALLOWAY

Small farm with an excellent house and equestrian facilities.

Canonbie 2.47 miles ■ Langholm 5 miles ■ Carlisle/M6 (Junction 44) 13 miles

Acreage 30.79 acres (12.46 hectares)

- 3 reception rooms, 4 bedrooms.
- 22.19 acres (9.98 ha) permanent pasture.
4.33 acres (1.75 ha) woodland.
- Particularly scenic rural location.
- Superb access to arterial routes.
- Traditional U-shaped steading.
- Modern, general purposes farm buildings.
- Potential for a variety of rural businesses.

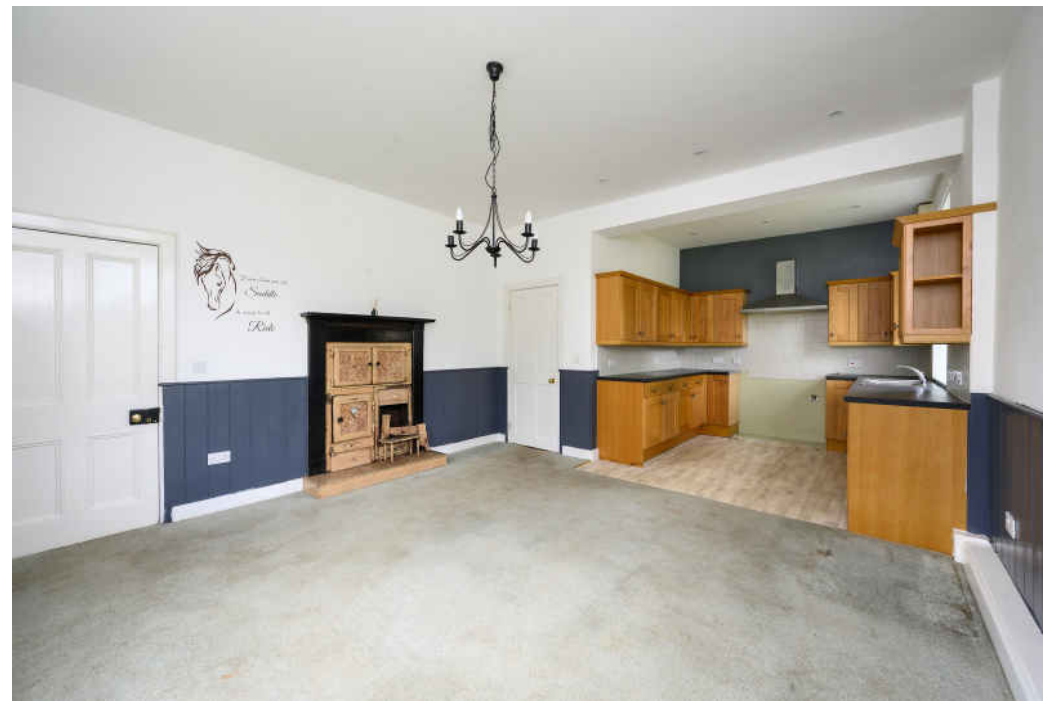
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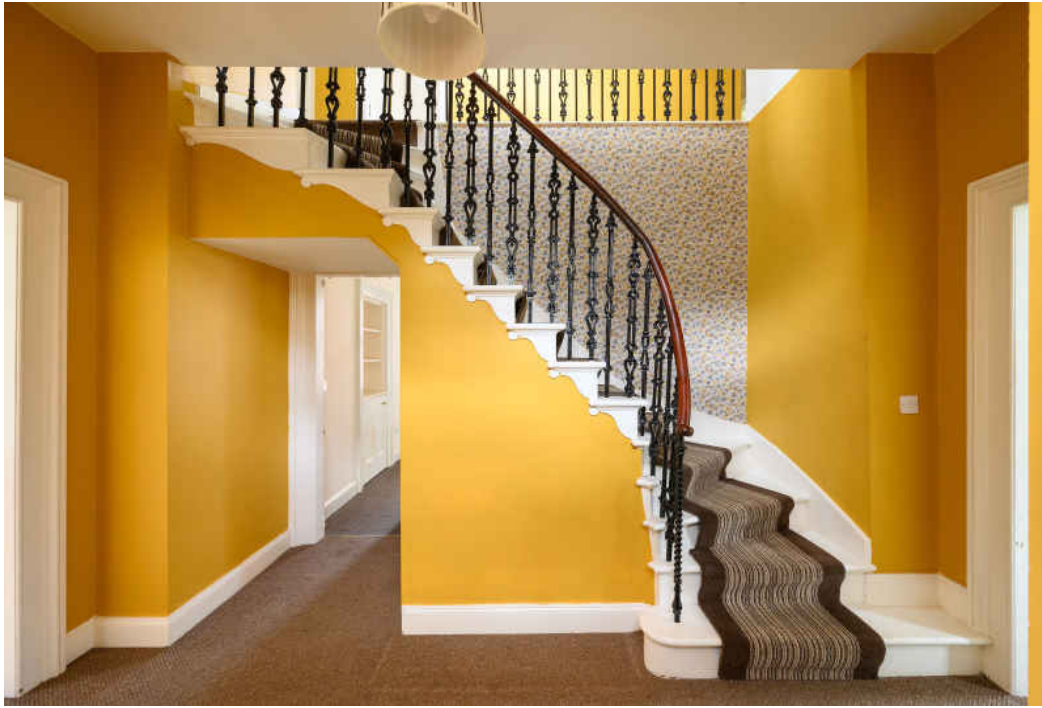
Scottish Borders

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SITUATION

Thorniewhats Farm lies in an excellent rural location at the end of a short private road and is just 0.7 miles from the A7 trunk road in the rolling Eskdale hills. The nearby village of Canonbie, only a mile from the border with England, benefits from a well regarded primary school with nursery facilities. Other local amenities include a Health Centre, Post Office/convenience store, village hall, recreation ground, church, hairdresser and hotel. The River Esk is well known for salmon and sea trout angling.

Both the M6 and A74(M) motorways are within easy reach. Around 17 miles distant, Carlisle is the nearest cultural, commercial and industrial centre for the area. The city has good rail links to London (3.5 hrs), Glasgow (1hr) via the West Coast Main Line and to Edinburgh (1hr 15m).

METHOD OF SALE

Thorniewhats Farm is offered for sale as a whole.

DESCRIPTION

Thorniewhats Farm comprises a handsome farmhouse with a range of farm buildings and grazing land.

Farmhouse

The traditional farmhouse is estimated to have been built in 1915 and sits in a sheltered position with a south easterly aspect. The spacious house is well laid out and the accommodation suits modern living standards.

The ground floor includes an open plan kitchen and dining room with feature antique integrated range. The fitted kitchen includes a generous range of wall and floor units. The elegant sitting room is dual aspect and has a useful study/storage room off. Upstairs, the bedrooms are nicely proportioned and the master bedroom benefits from an en suite shower room.

Ground Floor:

Sitting room, study, kitchen/dining room, family room, shower room, utility room

First Floor:

Master bedroom with en suite shower room, 3 further bedrooms, family bathroom

The garden lies to the front and south west of the house. It is sloping in places and mostly laid to lawn.

Farm Buildings

The buildings lie to the north and north west of the farmhouse and are both traditional and modern. Thorniewhats Farm has most recently been used as an equestrian livery yard and the adaptable buildings have been fitted out accordingly. Many of the traditional steading buildings have been fitted with internal stables and there is provision for a feed room, tack room and forage storage.

The farm buildings comprise:

U-shaped Steading. The south west section has been fitted with 6 internal stables. The north west section also has 6 internal stables plus a feed room and storage/loose box. The north east section is made up of a traditional storage barn and a garage/log store.

NB: The storage barn is fenced off and no access allowed due to unstable brickwork.

Out with the U-shaped steading are more modern buildings and comprise;

Lean-to general purpose building (6.53m x 10.60m).

General purpose shed (5.58m x 36.11m)

With an enclosed and partially lined 3 span section and a 7 span unlined section most recently used for hay and straw storage

Open fronted, 3 span general purpose shed with secure, internal store (6.3m x 11.70m)

There is good provision for water and power throughout the farm buildings.

The Land

The fields at Thorniewhats Farm extend to approximately 22.19 acres (8.98 ha) and are classified as Grade 4.2 on the Land Capability for Agriculture 1:50 (Scotland Map). The land is a ring-fenced unit lying to the north and west of the farm house and buildings and currently divided into 3 main enclosures. The fields can be accessed from the steading and yard with further field-to-field access. They are of a good practical size, divided by wire fencing and interspersed with the remnants of hedgerows. There is the provision of water to the larger fields. There are areas of woodland on the southern edge of the property. The woodlands are predominantly traditional hardwood trees and provide excellent privacy and shelter.

On the north eastern edge of the property is an area enclosed by post and rail fencing that was formerly used as a 40m x 20m arena.

The land can be classified as follows:

Land Type	Acres	Hectares
Permanent Pasture	22.19	8.98
Woodland	4.33	1.75

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	EPC
Thorniewhats Farmhouse	Mains	Private	Main	Oil	Band D	E

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

TENURE

Freehold



LOCAL AUTHORITY

Dumfries & Galloway Council

DIRECTIONS

From the south and travelling north on the A7, about 1.2 miles after the Canonbie turn off take the turn to the right signposted to Hollows and Claygate. Continue along this road for 0.7 miles. Just before the row of Gilnockie Cottages take the left turn onto the track. Thorniewhats Farm is about 0.2 miles from the turn off and at the end of the track.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link w3w.co//busy.overhaul.flattered

POST CODE

DG14 0SQ

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

SOLICITORS

D & H Law, 7-9 Princess Street, Thurso, KW14 7BQ

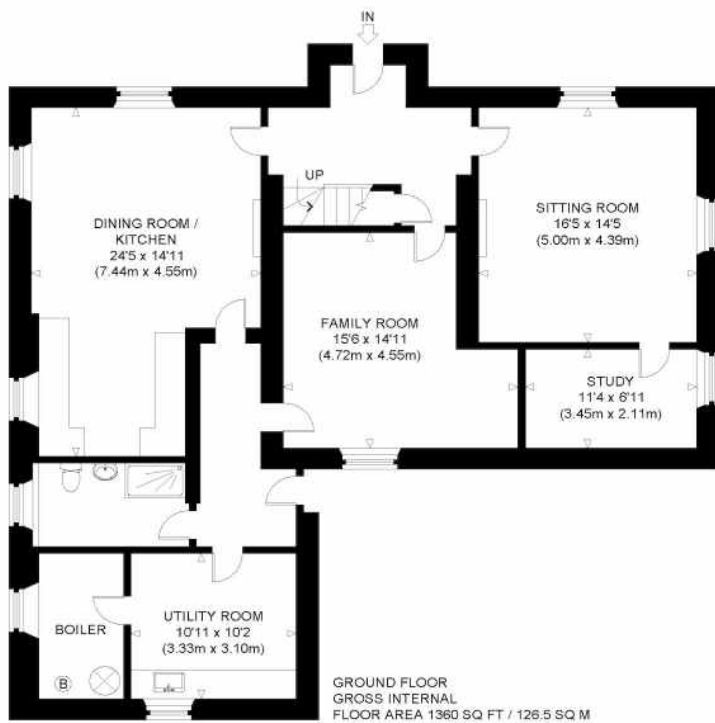
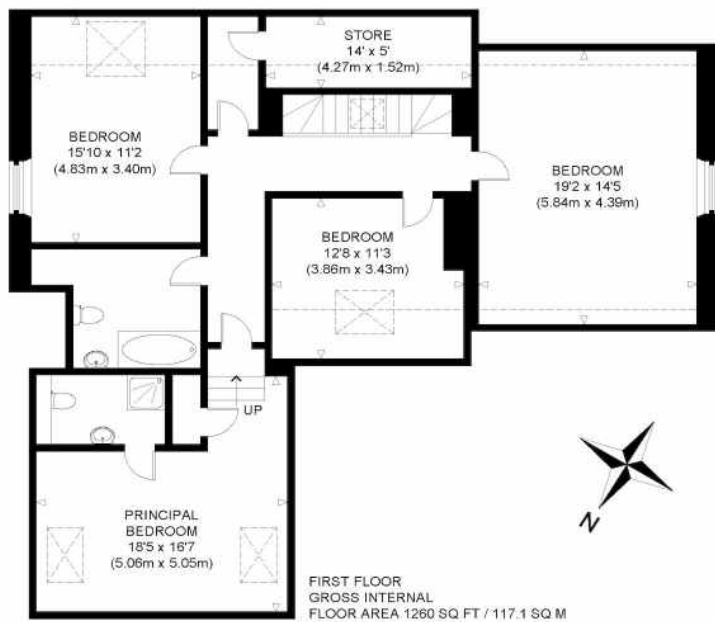
2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

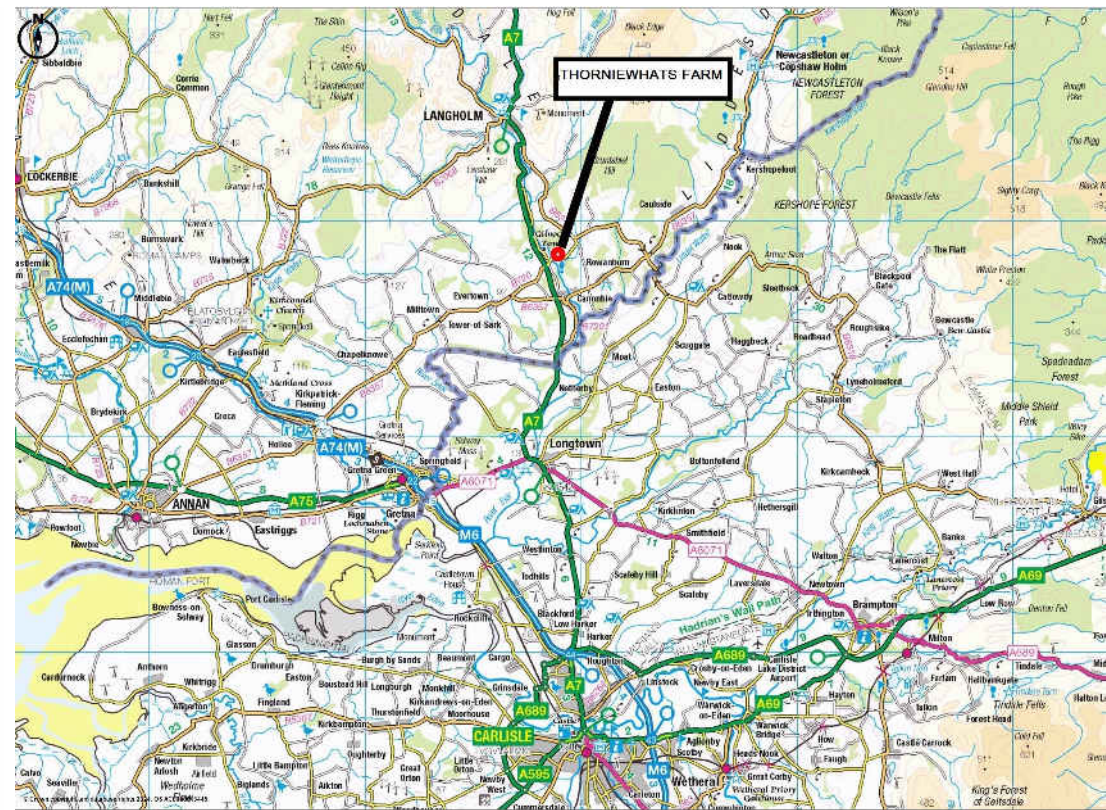
IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. **3** These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. **4** Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. **5** Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. **6** Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. **7**. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. **8**. Photographs taken in July 2024.





THORNEWHATS FARM
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2620 SQ FT / 243.6 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
 Copyright © exposure
www.photographyandfloorplans.co.uk



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