



Chanlockfoot Farm
near Thornhill | Dumfriesshire | DG3 4NH

CHANLOCKFOOT FARM









KEY FEATURES

- Substantial traditional B Listed farmhouse and steading
- Rare to the market
- 4.3 acre field; approximately 6.37 acres in all
- Impressive steading, open fronted barn, holding pens and former midden
- High level of privacy with outstanding views
- House in need of modernisation
- Idyllic rural location, and yet within easy reach of Thornhill
- Excellent road and rail links nearby

Chanlockfoot Farm is a superbly situated rural farmhouse and steading set within approximately 6.37 acres of grounds, with beautiful surroundings and a high level of privacy.

This B Listed property is located within the picturesque Scaur Glen, just a few miles from Thornhill, and enjoys an abundance of wildlife and impressive views all around, with the Scaur Water gently flowing by on the other side of the minor public road.

Chanlockfoot Farm is of traditional construction under a slate roof and benefits from oil fired central heating. The property provides flexible and substantial accommodation over two floors, would benefit from modernisation and has the potential to be a very special family home.

Accessed from the road, Chanlockfoot is approached via a private driveway flanked by dry stone walls and grass verges, that culminates in parking and turning to the front and side of the house. There is also additional access to the steading via a secondary track.

A solid timber front door opens into the vestibule, which in turn leads into the hall. There are four main reception rooms, two of which are located to the front of the property boasting high ceilings, open fires and far-reaching views across the field and down the glen. The snug features a multifuel stove in a stone surround, while the fourth reception room is a flexible use room that could make the ideal study. An inner hallway gives access to storage cupboards, a ground floor shower room, and a shelved pantry. The kitchen is located to the rear of the property and has a range of storage cabinets and an oil-fired Rayburn stove (no guarantees are given to the workings of the stove). Directly off the kitchen is a breakfast room or perhaps a playroom, with sandstone flagged floor, and from the kitchen there is access to the rear porch, cloakroom, utility room and a large boot room. Also accessed directly from the kitchen via a set of timber stairs, are two first floor attic rooms, with sloping ceilings.









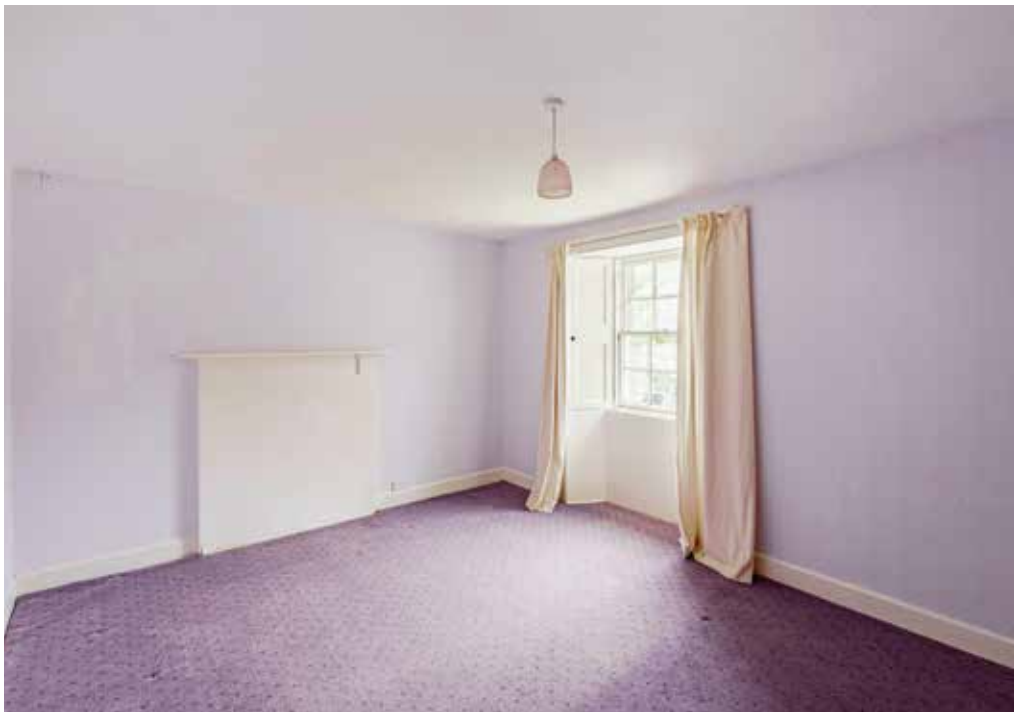


On the first floor there is a generous landing, with four spacious double bedrooms leading directly off it. All bedrooms enjoy lovely views, and the family bathroom comprises a bath, separate shower cubicle, WC and wash hand basin.

In all, the property extends to just under 3892 square feet.













Garden, Buildings and Land

The Farmhouse has an enclosed garden to the front and side which is mainly laid to grass, with mature shrubs, bushes and established trees. The garden shares the same lovely views as seen from the main reception rooms and bedrooms in the house. The vistas comprise of rolling green hills along with the tree lined route of the Scour Water which provides for the most tranquil of settings.

To the rear of the house is a large traditional steading courtyard. Access to the steading is gained from the house or by a track off the minor public road and leads to both the steading courtyard and also to the open fronted barn and sheep pens behind.

This attractive steading befits that of a typical traditional farm. There are various byres and stores with haylofts above, and a long barn with various access points. At the centre of the courtyard is a former midden.

Immediately to the front of the property is approximately 4.3 acres of grazing which is included in the subjects of sale. The field is stock proof and enclosed by dry stone walls with roadside access.

Former Laundry House

An attractive stone building under a slate roof, with fireplace and window to the front elevation. This small, one room building could be suitable for conversion, subject to the necessary planning consents.

Local Area

Chanlockfoot Farm enjoys a private and rural position in the heart of the Dumfriesshire countryside yet is still accessible to nearby Thornhill (approximately 8 miles). Various amenities can be found in Thornhill including a wide variety of retail units to include clothes shops, a pharmacy, hairdressers, gift shops, cafes, food stores and pubs/hotels. There is also a garage, petrol station and a small cottage hospital. Wallace Hall Academy in Thornhill incorporates secondary, primary and nursery education.

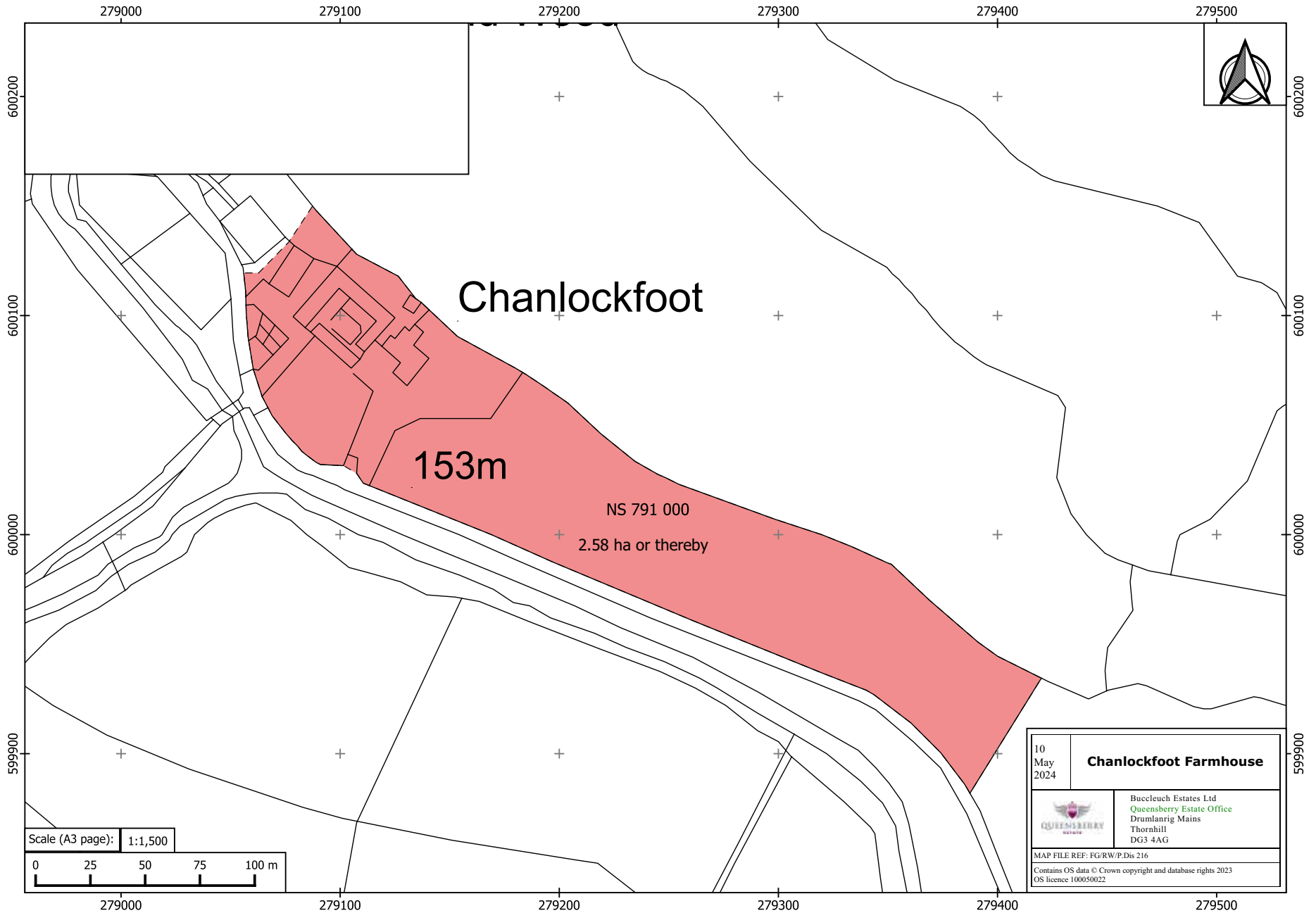
Dumfries (approximately 19 miles south) offers a full range of facilities and amenities including a university campus and an excellent hospital.


The area is well known for salmon and trout fishing in the River Nith and its tributaries, also for its hill walking opportunities. There is also fantastic horse riding, hiking and mountain biking available on the doorstep. The spectacular Drumlanrig Castle, home of the Duke of Buccleuch and Queensberry, is close by with extensive grounds, gardens and frequent guided tours of its historic buildings as well as annual events such as the Galloway Country Show.

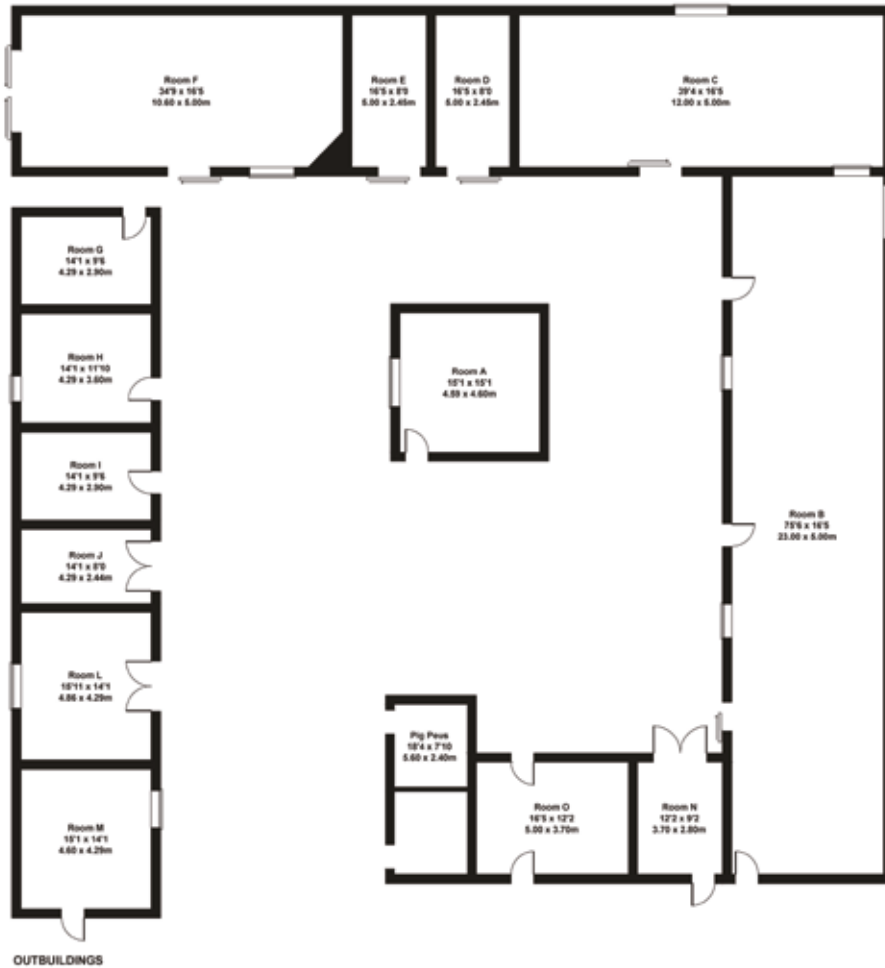
There are other close transport links with Junction 15 of the M74 a short drive away and Edinburgh and Glasgow are easily reached. The M6 and M74 networks are also accessible at Moffat, Greta and Lockerbie.







10 May 2024	Chanlockfoot Farmhouse
	Buccleuch Estates Ltd Queensberry Estate Office Drumlanrig Mains Thornhill DG3 4AG
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INFORMATION

What3words:

///decades.yacht.soils

Satellite Navigation:

For the benefit of those with satellite navigation the property's postcode is DG3 4NH.

Services:

House: Mains electricity, private water supply, traditional single glazing, oil fired central heating, private drainage to septic tank

Local Authority: Dumfries & Galloway Council – Council Tax Band – F

EPC: F

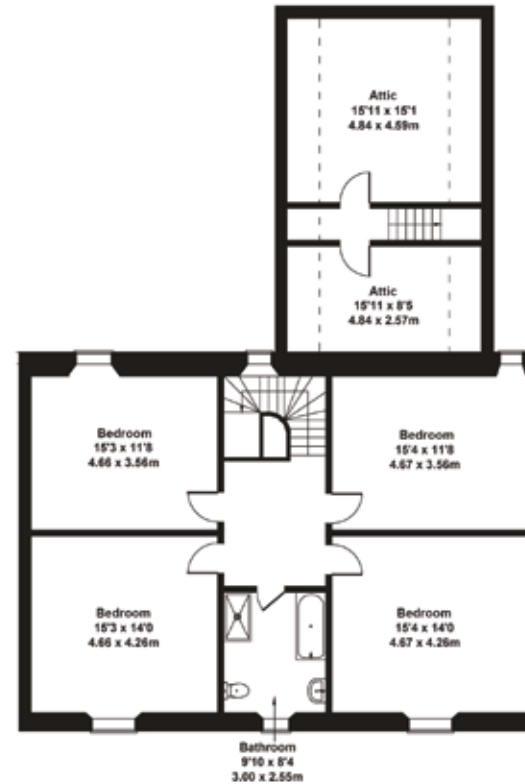
Home Report: A copy of the Home Report is available on request from Fine & Country South Scotland.

Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country South Scotland by email to southscotland@fineandcountry.com

Viewings: Strictly by appointment with the sole selling agents, Fine & Country South Scotland.



Chanlockfoot
Approximate Gross Internal Area
8503 sq ft - 790 sq m



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





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