

Gubhill | Dumfries & Galloway

The Steading











## 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.

The majority of the furniture in The Farmhouse is available by negotiation.

## 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

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

In addition to the living accommodation, the property boasts a number of stone outbuildings with the potential for conversion into charming living spaces, subject to planning permissions and other regulatory approvals. Specifically, there is the possibility to transform these structures into two two-story cottages, utilizing the old Threshing Barn and Seed Store, as well as two single-story cottages, repurposing the Old Cubicle Building, Stables, and 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.

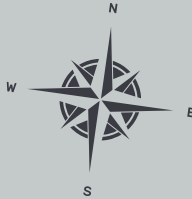
From the property there is excellent access to stunning walks, superb mountain biking routes and a variety of outdoor activities. The Solway Firth is accessible to the south with Galloway Forest Park to the west along with miles of unspoiled Dumfries & Galloway coastline. Remarkable historical sites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

For schooling, there's a variety of options around the area and 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



The Farmhouse

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

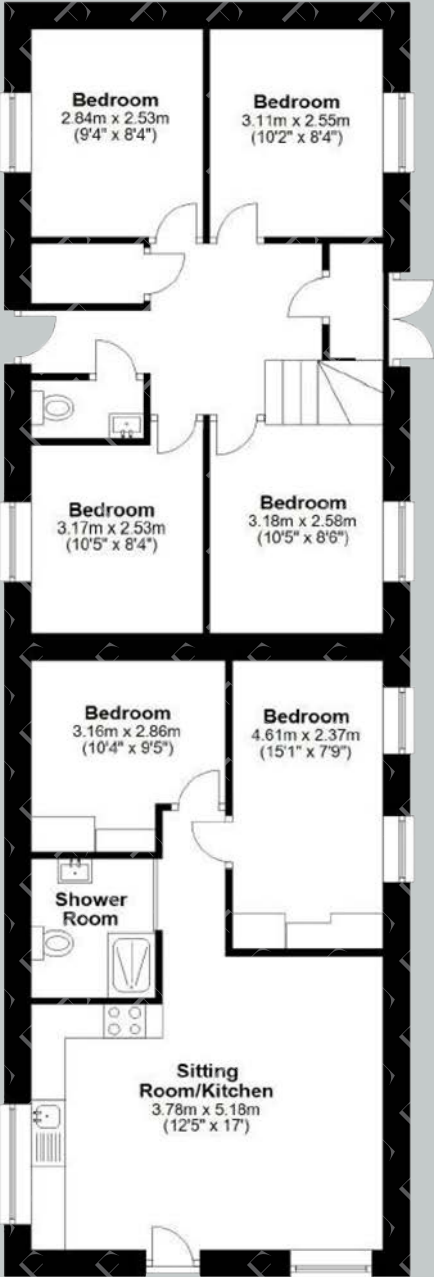


Floor Plans

Hay Loft

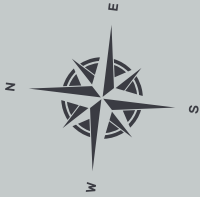
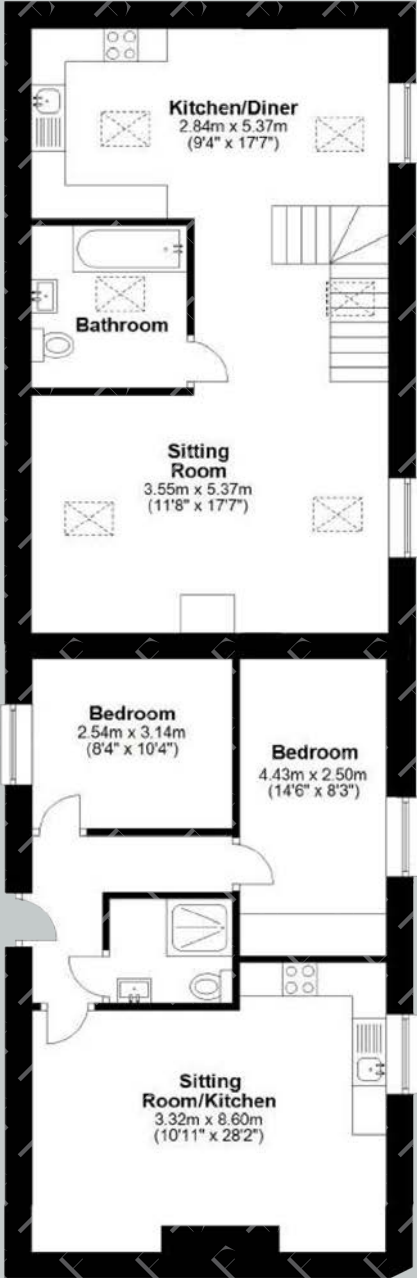
Ground Floor

Total area: approx. 96.2 sq. metre (1035.9 sq. feet)



Hay Loft

First Floor



Stockmans

Ground Floor

Total area: approx. 47.1 sq. metre (507.3 sq. feet)



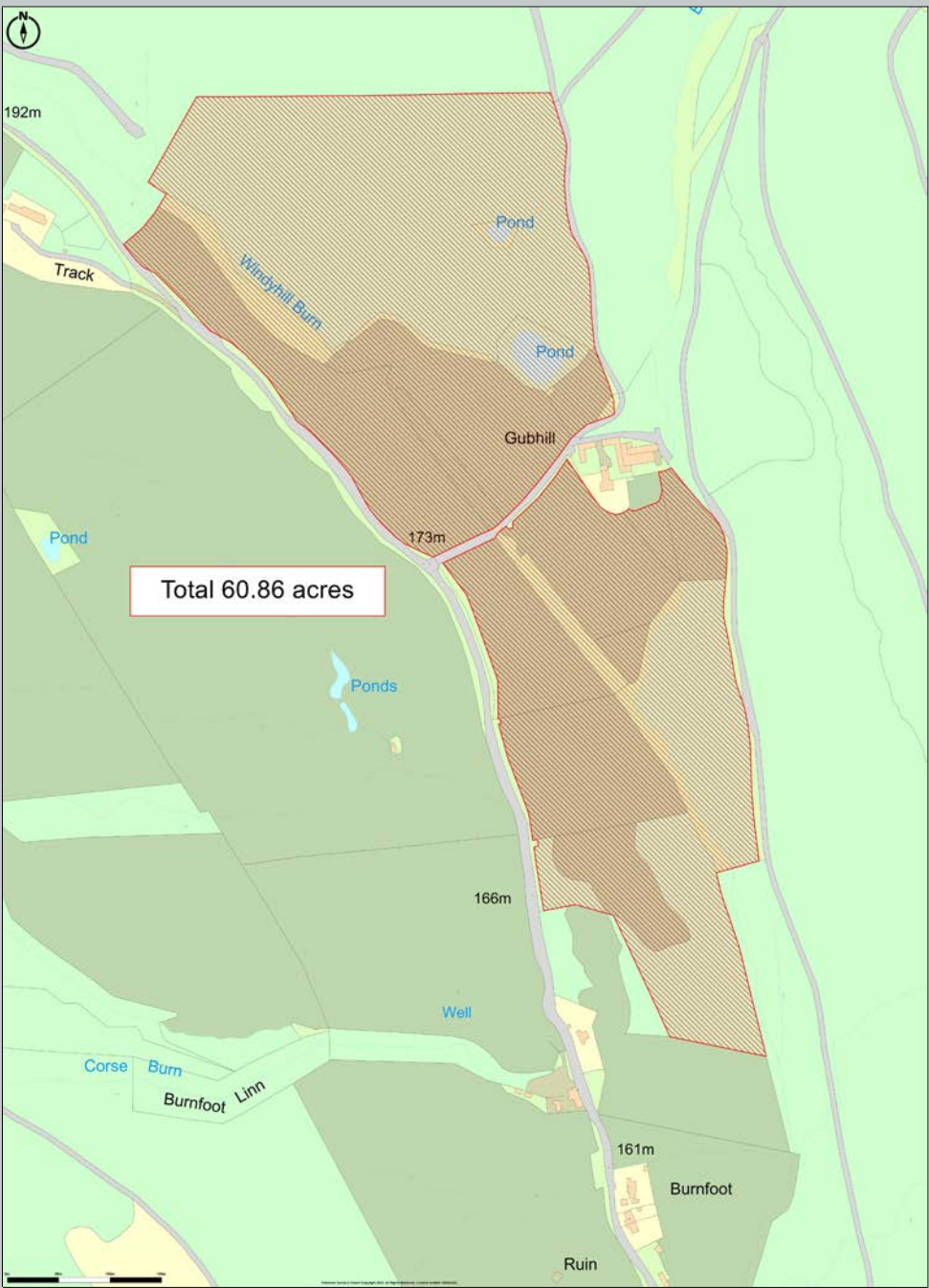
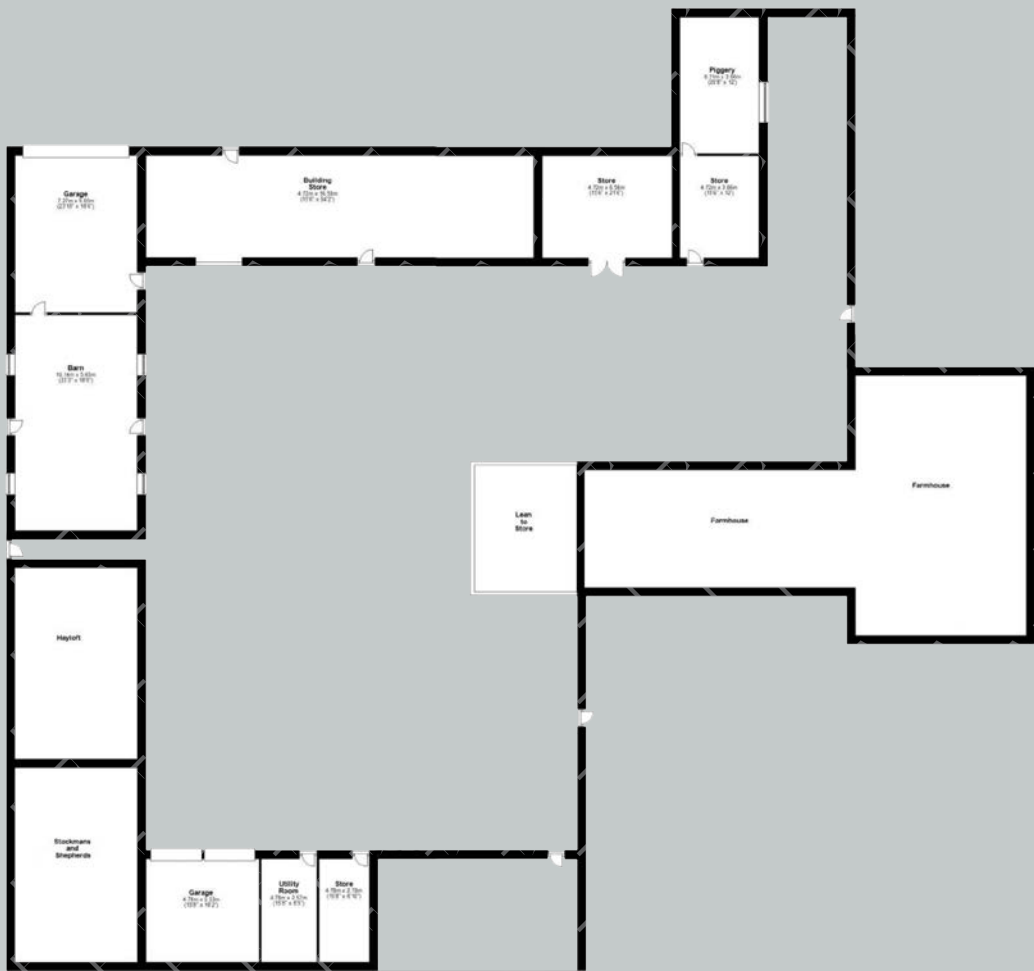
Shepherds

Ground Floor

Total area: approx. 47.1 sq. metre (507.3 sq. feet)



Floor Plans





Google Maps

what3words



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## 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

EPC

Tenure

DG1 1RL

Rating E

Freehold

## Council Tax

Farmhouse – Band F

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

## Viewings Strictly by Appointment

T: 0330 111 2266

E: [contact@finest.co.uk](mailto:contact@finest.co.uk)









# Finest

PROPERTIES

White Ox | Scotland Road | Penrith | CA11 8QN

0330 111 2266 | [contact@finest.co.uk](mailto:contact@finest.co.uk)

[finest.co.uk](https://finest.co.uk)

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