



DINWOODIE GREEN

Lockerbie, Dumfries, DG11 2SJ



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

DINWOODIE GREEN

Lockerbie, Dumfries, DG11 2SJ

Lockerbie 8 miles, Dumfries 20 miles, Carlisle 28 miles, Glasgow 66 miles

A SPACIOUS TRADITIONAL FOUR / FIVE BEDROOM FARMHOUSE WITH GRAZING PADDOCKS LOCATED A SHORT DISTANCE FROM THE MARKET TOWN OF LOCKERBIE

- WELL-PRESENTED FIVE BEDROOM FAMILY HOME SITUATED ON A NO THROUGH ROAD
- ATTACHED TRADITIONAL BYRE (DEVELOPMENT POTENTIAL)
- GRAZING PADDOCKS OF ABOUT 5.113 ACRES
- HUGE POTENTIAL FOR EQUESTRIAN OR SMALLSCALE AGRICULTURAL PURPOSES
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

FOR SALE AS A WHOLE

VENDORS SOLICITORS

Mr David Hall
Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 502764



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk





INTRODUCTION

Dinwoodie Green incorporates a bright and spacious two storey farmhouse, grazing paddocks and traditional outbuildings. The family accommodation is set over two / three floors and has been greatly improved over the years. The main of the accommodation comprises of four / five bedrooms, kitchen / diner, utility room, office, lounge, sitting room, a family bathroom, etc. A more detailed description, along with a floor plan, is contained within these particulars of sale showing the layout and dimensions of the accommodation. It should be noted that there are two rooms and a WC which do require some cosmetic upgrading but provide the perfect blank canvas for any new owner to put their own stamp on.

In addition, there are two attached byres, one area which can be accessed from within the farmhouse. At present these are utilised for storage space and a workshop. Given that these buildings are of the traditional vernacular type, there could be development potential to create further living space, a granny annex, an Airbnb or such like.

A feature of the property is the grazing paddock amounting to about 5.113 acres which would lend themselves to any equestrian or smallscale agricultural purposes. The paddocks have direct access from the farmhouse. The property is located just off the B7076 on a no through road and has quick access to the A74 (M).

Local services are found within the busy market town of Lockerbie, which offers all essential services with a comprehensive range of leisure facilities, a modern health centre, butchers, wide range of professional services as well as two national supermarkets. Primary and secondary schooling are available at Lockerbie; both being highly regarded. This area is excellently connected with commuting links northbound to Glasgow and Edinburgh and southbound to England. The railway station at Lockerbie (8 miles approx.), runs a full timetable of services both north and south.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is renowned for the quality and variety of both field sports and leisure activities, with outdoor and sporting enthusiasts exceptionally well-catered for. Opportunities for both shooting and fishing are readily available locally, particularly along the renowned River Annan, famous for its salmon and sea trout fishing. The diverse landscape, coupled with proximity to the coast, supports

a wide range of outdoor pursuits, including scenic walking routes, sailing, and cycling. Curling, a sport deeply embedded in local tradition, is especially prominent in Lockerbie, home to one of the finest ice rinks in the country, which has produced several national-level competitors. Equestrian activities are also a distinctive feature of the county, with two active branches of the Pony Club of Great Britain supporting riders of all abilities.

DIRECTIONS

As indicated on the location plan, which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Dinwoodie Green are sought **in excess of: £450,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas DG7 1HY
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



PARTICULARS OF SALE

DINWOODIE GREEN FARMHOUSE

Dinwoodie Green Farmhouse enjoys a rural picturesque position with some far-reaching views over the surrounding countryside. The property is of traditional stone construction under a slated roof. Set over two storeys, the house offers generously proportioned flexible family accommodation, with additional attic space above.

The property very briefly comprises:

GROUND FLOOR

- **Porch**
With a composite door which has a decorative glazed panel.

- **Cloakroom**

With a WC & WHB. This room does require some cosmetic upgrading.

- **Central Hallway**

With a vestibule off and understair storage cupboard, stairs off to the first floor.



- **Lounge**

This room also requires some cosmetic upgrading but affords the opportunity to put your own stamp on it. There is an open fire set in a tiled fireplace and double aspect windows.

- **Sitting Room**

A spacious family room with double aspect windows and a wood burning stove.

- **Kitchen / Diner**

A relatively new kitchen with a generous range of mainly base units along with a walk-in pantry and built-in storage cupboard. There is a large Richmond Stove and two windows to the front enhancing the natural light within. This is a lovely family kitchen with ample room for a dining table and lounge furniture.

- **Office / Bedroom 1**

With a window to the rear.



- **Utility Room**

With two large Belfast type sinks and plumbed for white goods. There is a door accessing the wood store and another accessing the rear of the property and the garden grounds.

- **Wood Store & Workshop**

As mentioned earlier, these buildings are very useful for storage but could have some development potential.

FIRST FLOOR

- **Box Room**

Located near the top of the staircase and has a window set to the rear.

- **Shower Room**

- **Double Bedroom 2**

With built-in cupboards and a window to the rear.



- **Double Bedroom 3**

This room requires finishing off and has another spacious room off, which does require complete refurbishment, but could have potential creating a fabulous dressing room or an en-suite.



- **Double Bedroom 4**

With a window to the side.

- **Double Bedroom 5**

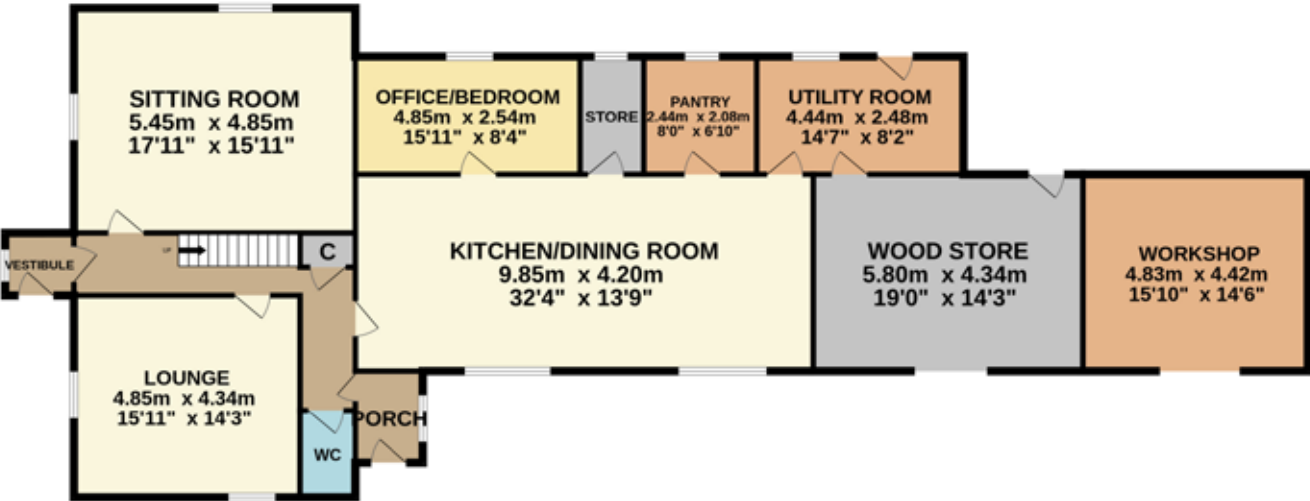
With a window to the side.

- **Family Bathroom**

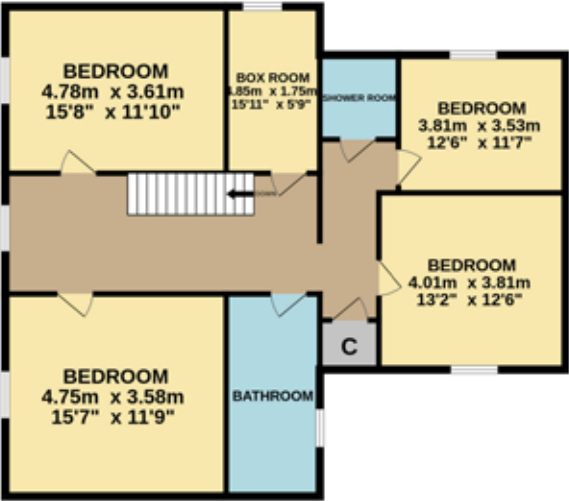
A modern bathroom suite incorporating a 'P' shaped SPA bath with a shower over and the WHB is set in a wall hung vanity unit. There is a bathroom cabinet with a demist mirror with a light and a towel rail radiator.

Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil/Wood burning stove	E	(33)

THE GRAZING PADDOCKS

A feature of the property is the grazing paddocks amounting to about 5.113 acres. The paddocks can be directly accessed from the garden grounds of the farmhouse and present a fantastic opportunity for equestrian or smallscale agricultural purposes. A plan is contained within these particulars of sale depicting the area occupied by the farmhouse and land.



MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Mr David Hall, Hall Baird Solicitors** for a definitive list of burdens subject to which the property is sold.

CLAWBACK

The title of the Farm is subject to a clawback agreement which does not affect the farmhouse but covers the two grazing paddocks, this agreement states that in the event of planning permission being granted for an alternative use an uplift clause will be applied of 50% from base agricultural value.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure. 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. We are not able to enter a business relationship with a purchaser until they have been identified.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. 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. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared October 2025

SALE PLAN



IN ALL ABOUT: 2.069 ha (5.113 acres)

