



Detached 5 bedroom bungalow with adjoining 2 bedroom annex with
equestrian facilities

The Lodge, Butterdales, Eastriggs, DG12 6TQ



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Guide Price

£399,000

Description

Spacious 5 bedroom family home with adjoining 2 bedroom annex, stable block, ménage, workshop, garage and land extending to 1.3 acres with 5.51 acres of additional rental land potentially available, offering an excellent business opportunity for holiday lets or equestrian facilities.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY





KEY FEATURES

- Unique opportunity to purchase a detached bungalow with adjoining annex ideal for large, extended families and/or as a business opportunity with holiday-let/equestrian potential.
- Spacious and versatile family friendly accommodation.
- 5 bedroom 2 reception room bungalow.
- 2 bedroom annex with open plan spacious living, dining and kitchen area offering the perfect opportunity for entertaining.
- Well maintained extensive garden.
- 4 stables with water and electricity supplies and ménage.
- Workshop and separate garage
- 3 paddocks extending to 1.3 acres.
- Additional rental land potentially available extending to 5.51 acres.



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An extensive family home with annex, stable block, paddocks, workshop and garage, providing flexible accommodation in an accessible rural location. Ideal for large, extended families and/or as a business opportunity with holiday-let/equestrian potential.

Bungalow: Porch, entrance hall, lounge, conservatory, kitchen/diner, master bedroom with dressing room and en-suite toilet, four further bedrooms and family bathroom.

Annex: Entrance hall, open plan living/ dining room, kitchen, utility room, two bedrooms and family bathroom.

Outside: Stable block which includes four loose boxes and tack room, garage, workshop, ménage, garden and three paddocks.

Situation: The Lodge enjoys a rural yet accessible situation, located 3.5 miles from Annan and 5.5 miles from Gretna, the property is well served by both town's excellent range of local amenities and services including primary and secondary schools. Dumfriesshire is one of the genuinely rural areas of Scotland and therefore provides a quality of life that is becoming increasingly rare offering a lifestyle property for country pursuits including a golf course at Powfoot.



The Accommodation: The front door opens up onto a welcoming entrance hall with access into the master bedroom, second bedroom, lounge, kitchen and family bathroom. The family bathroom benefits from a roll top bath, separate shower and useful airing cupboard. The rustic kitchen provides wooden base units with a Belfast sink with views over the well maintained garden. Off the cosy lounge there is the recently constructed conservatory which offers panoramic views of the garden. At the rear of the property the three further bedrooms can be accessed.

The annex is attached to the bungalow and can be accessed from the kitchen, though the main entrance is from the side of the property. The front door opens onto the hallway where the two double bedrooms, family bathroom, utility room and extensive open plan living, dining and kitchen area can be accessed. The bathroom benefits from a round spacious bath, separate shower and heating rail. The modern kitchen benefits from fitted wall and base units and integrated appliances including an electric oven, induction hob and extractor fan. There are French doors off the kitchen opening up onto the private patio area which benefits from views over open countryside and sun room, pergola, green house and storage shed.

Outside there is a well maintained spacious garden, paddocks extending to 1.3 acres with field shelters and a ménage, stable block, single garage and workshop.











Services: The property is serviced by a mains electricity, water and drainage supplies and benefits from oil fired central heating and double glazed windows.

EPC: F

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000

Council Tax: The Lodge is within Dumfries and Galloway council tax band E.

Solicitors: Murray Little & Knox (Mr N Johnston dealing), 27 Bank Street, Annan, Dumfries & Galloway, DG12 6AU. Tel: 01461 202 866.

Fixture and Fittings: All standard fixtures and fittings are to be included in the sale.

Servitude rights, burdens and wayleaves: 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.

Access: There is a servitude right of way over the private access roadway from the public road.

Boundaries: The boundaries on the title sheet do not match the area of ground occupied by the property. Any interested parties should seek legal advice to satisfy any concerns.

Rental Land: The existing owners currently have a grazing agreement for two paddocks extending to 5.51 acres with a neighbouring landowner, the grazing may be available on a similar basis in the future subject to an appropriate agreement being reached between the parties.

Viewing: Strictly by appointment only through the sole selling agents, C&D Rural Tel: (01228) 792299.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

Money Laundering Obligations: As part of the new Money Laundering Regulations relating to the sale of the property, we as Selling Agents are obliged to carry out Customer Due Diligence checks on any Purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of identity prior to an offer being made.

Offers: Offers should be submitted in Scottish legal terms 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.





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