



Detached 5 bedroom home with land, buildings and a development plot

Sherra Craig, Bentpath, Langholm, DG13 0PB



Detached 5 bedroom home with land and buildings extending to 17.66 acres

Sherra Craig, Bentpath , Langholm, DG13 0PB

Lot 1

[Guide Price](#)

£600,000

[Description](#)

Fantastic opportunity to own an attractive modern family home with ring fenced agricultural land extending to 17.66 acres, well maintained agricultural buildings and kennels. The property benefits from a natural pond offering the perfect potential to have in-hand fishings.

[Selling Agents](#)

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





KEY FEATURES

- Well maintained, spacious and versatile five bedroom home, constructed in 2009.
- Fantastic views over rolling Dumfriesshire countryside.
- Agricultural land extending to 7.15 Ha (17.66 acres).
- Ground source heat pump and 18 4 KW Solar Panels with 15 years left of RHI payments.
- Natural pond offering the perfect potential to have in-hand fishings.
- Stretch of the Bent Burn and amenity woodland perfect for walking and enjoying the open countryside.

Lot 2

Residential development opportunity with planning permission for a 4 bedroom family home and extensive garden.



Sherra Craig, Bentpath, Langholm, DG13 0PB

We are delighted to present this unique opportunity to purchase a spacious well presented 5 bedroom family home with agricultural land and buildings with open views of the rolling Dumfriesshire countryside located in an area of outstanding beauty .

Sherra Craig is situated on the outskirts of the village of Bentpath, benefiting from a prominent south facing position and accessed off the B709 via its own private driveway. The property is situated 6 miles from Langholm. Langholm is well known for its love of Rugby and the Langholm Common Riding, a horse riding festival which attracts thousands of tourists annually. The town has a variety of independent retailers, cafés, pubs, hotels, restaurants, butchers and bakers as well as Langholm golf course, The Buccleuch Centre and both primary and secondary schools. The property benefits from the luxury of being rural whilst still having good transport links, with the A7 located 5 miles away and the A74 (M) 20 miles away.

The property provides great scope and opportunities for farming, equestrian or diversification in a superb location and therefore viewings are highly recommended to fully appreciate both the secluded accessible location and the accommodation on offer.



Sherra Craig House is a modern spacious family home arranged over two floors and has a good balance of reception rooms and bedrooms as described briefly below:

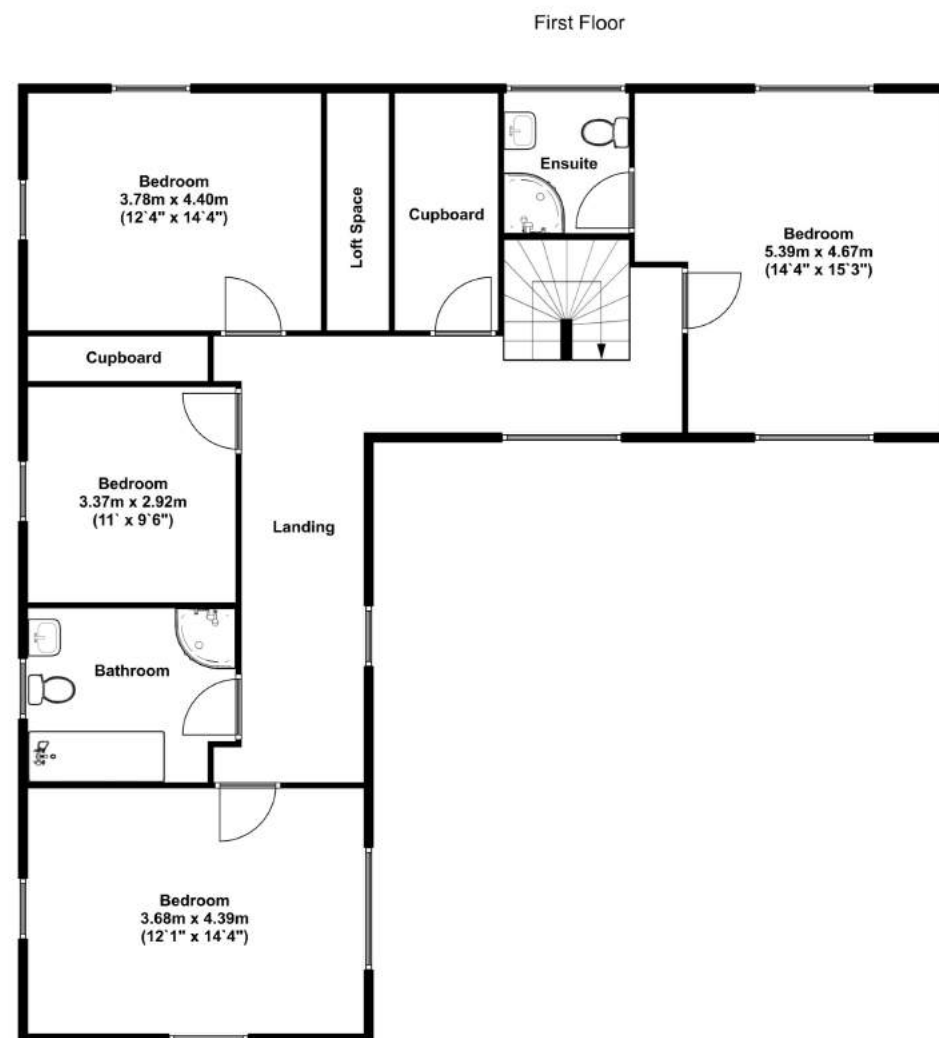
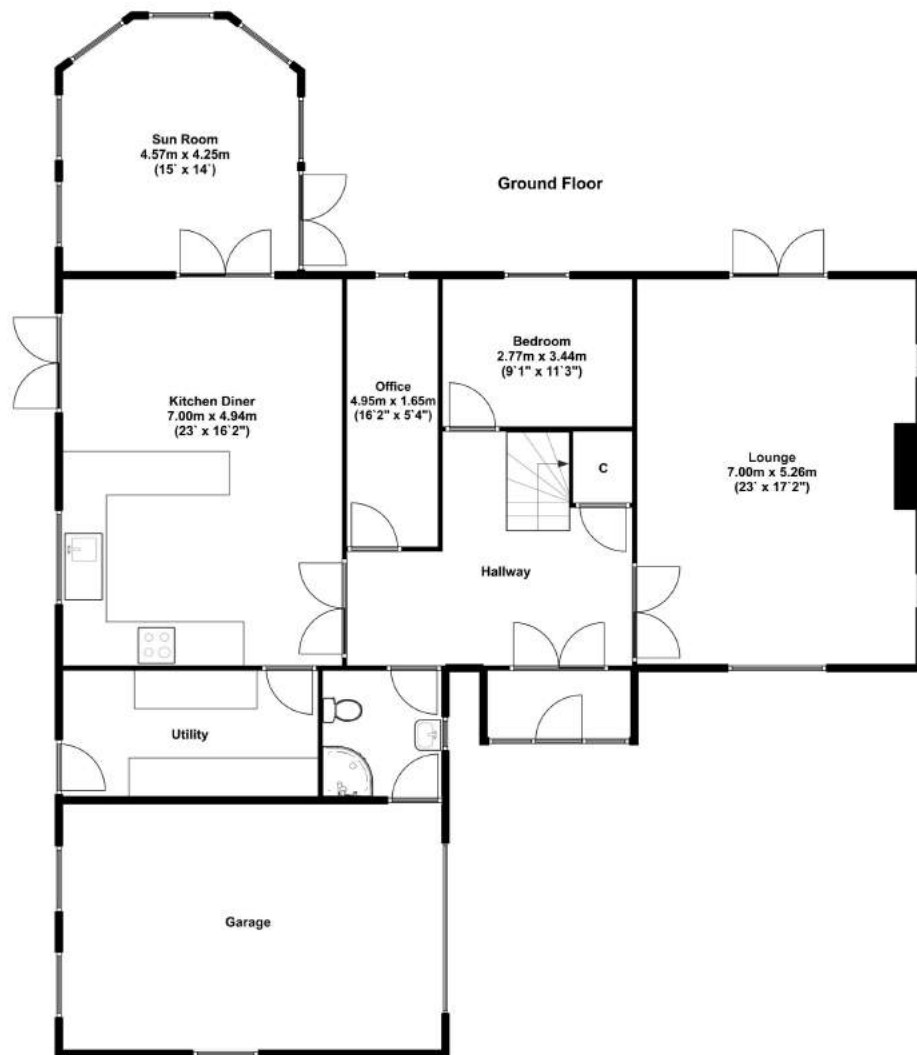
Ground Floor: Front Porch, Kitchen/Dining Room, Hallway, Sun Room, Shower Room with W.C, Utility Room, Living Room, Study, 5th Bedroom.

First Floor: Master with an en-suite and built in cupboards, Three Double Bedrooms and Family Bathroom.

Exterior: The property benefits from an integrated double garage with an electric door and a wrap around well maintained garden with an extensive patio, perfect for entertaining. There are also 4 kennels and a useful storage room.

The impressive kitchen is the heart of the home, benefiting from a Rangemaster electric cooker with LPG hobs, fitted base and wall units including a bespoke wine rack, integrated dishwasher and extractor fan and a spacious dining area. The useful utility room features fitted units and the heat pump and boiler for the ground source heat pump. The Sun Room and Living Room both benefit from french doors to the patio area and the spacious living room has an open fireplace. The study offers the perfect potential to work from home, especially given the internet speed. All five bedrooms are double, three of which have built in cupboards, the master benefits from an en-suite with a shower, toilet and sink. The family bathroom has a luxurious spa bath, separate shower, toilet, sink and built in cupboards. The downstairs shower room with w.c also has a shower, toilet and sink.









The Buildings

The well maintained modern agricultural buildings can be utilised for a variety of uses including equestrian. They are briefly described below:

General Purpose Shed

Steel portal framed with timber joists, fibre cement roof, part plastic coated tin clad part concrete block sides and earth flooring with tarmac shavings and natural water supply.

General Purpose Shed

Steel portal framed with timber joists, fibre cement roof, part tin clad part concrete block sides and concrete floor and natural water supply.

Polytunnel

Plastic sheeting roof and sides and earth flooring with tarmac shavings.

Kennels

Concrete block with rendering sides, slate roof and concrete floor with water and electricity supplies. The building is utilised as 4 kennels and a storage shed.

Shipping Container

Providing useful additional storage.



The Land

The land offers good quality grazing, extending to approximately 17.66 acres (7.15 hectares) and lies within one block that wraps around the property. The land is accessed from a private internal track which is also used to access the agricultural buildings.

The land is classed as Grade 4.2 under the Land Capability for Agriculture. The land benefits from natural water supplies and lies approximately at a height of 130m to 140m above sea level. The land is registered with SGRPID, the holding number is 314/0010. The land has been well managed, stock proof and in good heart.

Within one enclosure there are 18 4 KW solar panels, erected in 2011 with guaranteed payments for another 15 years. For further details, please contact the selling agents.

Included in the subjects of sale is an idyllic natural pond offering the perfect potential to have in-hand fishings. Historically the pond was utilised as Bentpath's Curling Pond. There is also a stretch of the Bent Burn and amenity woodland perfect for walking and enjoying the open countryside.



Lot 2 - Guide Price £95,000

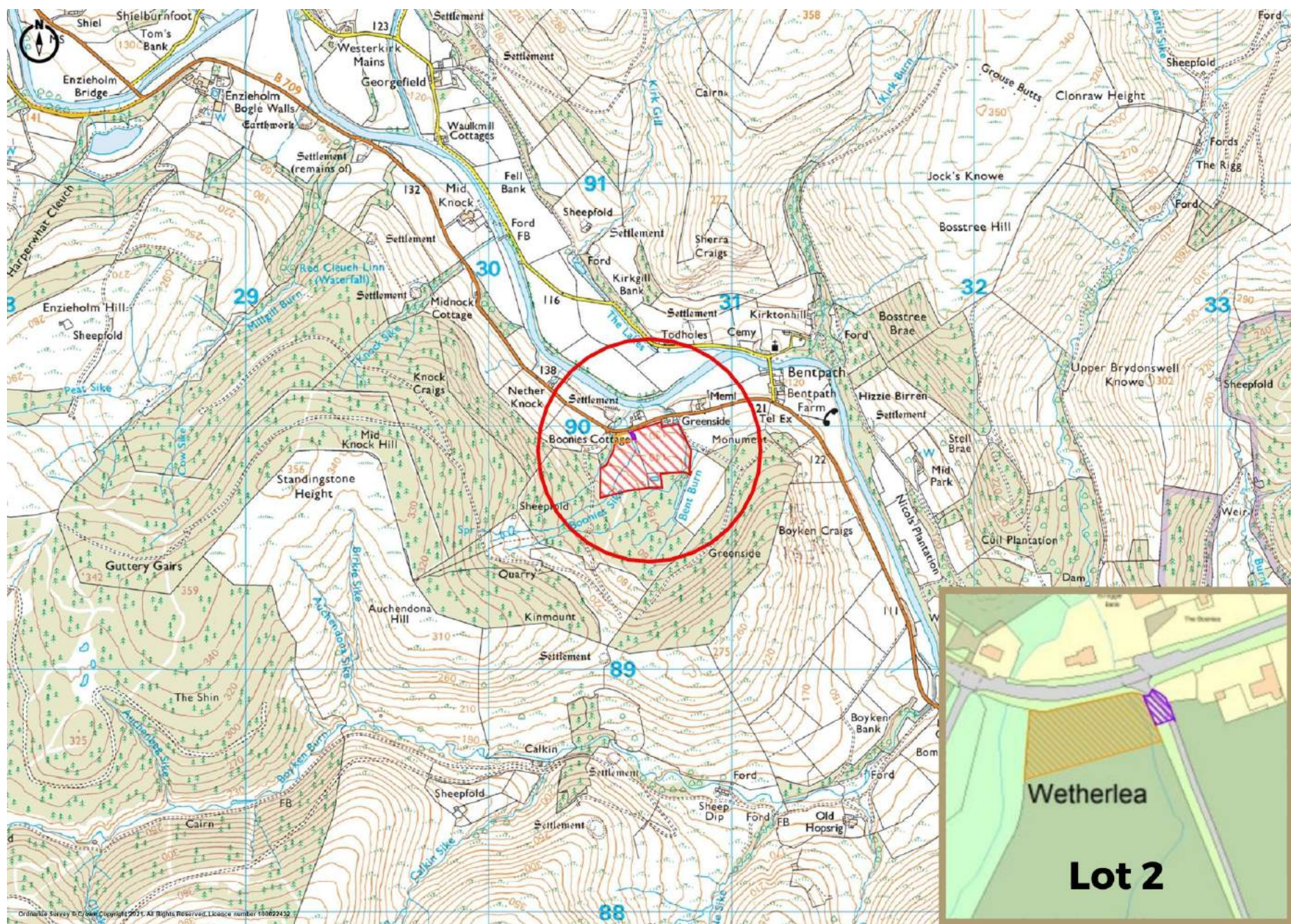
Residential development opportunity within 0.56 acres of land, as shown hatched orange on the sale plan.

Planning permission has been granted for the erection of a four bedroom house with an attractive outlook over surrounding countryside with access from the privately owned track. Should the property be sold in lots, a right of access will be granted for vehicular and pedestrian access as shown hatched purple in the sale plan.

A water supply runs along the boundary fence and an electricity pole is located within the boundary. In the event the plot is sold separately, the fence separating the lots will be erected by the Vendor prior to completion.

More details of this consent to include plans, copy of planning consent notice of approval and other documentation are available from the Dumfries and Galloway Planning Office/website using reference number 21/0532/PIP. Any further planning enquiries can be directed to Dumfries and Galloway Council – 01387 260199.





Services: Sherra Craig is serviced by mains water, mains electricity, private drainage and a ground source heat pump and 18 4 KW solar panels providing underfloor heating to all rooms with individual thermostats. The property benefits from an open fire in the living room, as well as UPVC windows.

EPC: C.

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

Council Tax: Sherra Craig is within Dumfries and Galloway council tax band F.

Solicitors: Gillespie Gifford & Brown LLP (Kay Bird dealing) 135 King Street, Castle Douglas, DG7 1NA Tel: 01556 503744.

Tenure and Possession: The property is held freehold and offered for sale with vacant possession.

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

Sporting and Mineral Rights: Included in the sale insofar as they are owned by the Seller.

Basic Payment Scheme: The BPS Entitlements are included in the sale. Copies of the SAF form for 2021 are available for inspection from the selling agents. For the avoidance of doubt, the 2021 payment will be retained by the seller.

Less Favoured Area Status Scheme (LFASS): The farm sits within the Less Favoured Area

Matters of Title: 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.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

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

Offers: Offers should be submitted in Scottish Legal Form 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.

