



Detached 4-5 bedroom home with land and large garage/workshop  
Gillbrae, Rigg, DG16 5JL



# Detached 4-5 bedroom home with land and large garage/workshop

Gillbrae, Rigg, Gretna, DG16 5JL

## Guide Price

£840,000

## Description

Fantastic opportunity to own an attractive detached family home with agricultural land extending to 42 acres and well maintained outbuilding. Extensive driveway parking, garden and open views to Criffel and Lake District mountains.

## Selling Agents

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





## KEY FEATURES

- Large, detached house with flexible accommodation
- Presently 4 double bedrooms and 3 reception rooms
- Excellent outbuilding, currently used as garage and workshop
- Generous summerhouse
- Parking for many vehicles
- Far-reaching views
- Good quality grazing land extending to 42.59 acres (17.23 hectares)



## Gillbrae, Rigg, DG16 5JL

*We are delighted to present this unique opportunity to purchase an attractive detached house in a peaceful rural setting, with land extending to 42.59 acres (17.23 hectares).*

**Lot 1 Guide Price £480,000:** Substantial detached 4-5 bedroom house, summer house, garage/workshop that could be used for a variety of purposes including equestrian, agricultural land extending to approximately 6 acres (2.42 hectares).

**Lot 2 Guide Price £360,000:** Agricultural land extending to approximately 36.52 acres (14.78 hectares).

### **For Sale as a Whole or in Two Separate Lots by Private Treaty**

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



## Situation

The property is situated just outside the small village of Rigg and offers a highly convenient location for access to the centre of Gretna where local amenities can be sought including Gretna Green Outlet Centre, Doctors Surgery, two Primary Schools (Gretna & Springfield), hotels, restaurants and more. For commuters, there is excellent access to the M74 North and M6 South which provides links with the major commercial centres of the region. The property benefits from being rural while still having road links to surrounding agricultural amenities such as livestock markets and agricultural suppliers.

## Directions

From Gretna follow the B721 towards Annan. As you approach Rigg, turn right under the A75 (signed Kirkpatrick). Follow this road up the hill past East Scales Farm. Gillbrae is the next property on the right hand side.



## Lot 1

Gillbrae is a substantial detached family home built for the current owners in 1985. The very spacious accommodation is arranged over two floors, with a vast cellar below, and has a good balance of reception rooms and bedrooms as described below:

Ground Floor: Hallway, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Double Bedroom with En Suite Bathroom, Study/5th Bedroom, Bathroom, Rear Porch. From the hall, stairs lead down to the cellar, which has scope for a variety of uses.

First Floor: Three Double Bedrooms, Shower Room.

The kitchen boasts a good range of fitted units with ample space for dining and integrated fridge, oven and hob. Access is given from the kitchen to an enclosed porch. The useful utility room features storage, a sink, plumbing for white goods and access to a WC. The sitting room is extremely large, with high ceilings and boasts 180 degree views towards Criffel in the west, and the Lake District mountains to the south. The dining room is also well-proportioned and the study could easily be utilised as a large double bedroom if desired. All of the bedrooms are double in size, most with fitted wardrobes and several enjoying far reaching views. There are two bathrooms, a shower room and a separate WC in all.



**Exterior:** Lawned areas to front and side, mature borders, delightful summerhouse.

The well equipped modern garage/workshop is of concrete and brick construction, with concrete flooring, cavity wall insulation, double height electric roller door, and separate workshop area with pedestrian access. Electricity supply. This building could be used for a variety of purposes including equestrian and measures 13.65m x 8.1m (exterior measurements).

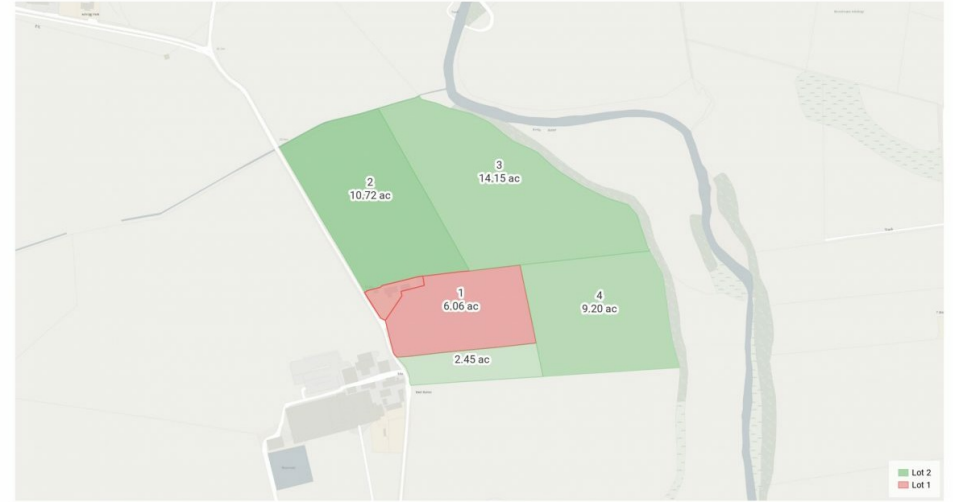
The Land: The land offers good quality grazing, extending to approximately 6 acres (2.42 hectares) and lies to the front of the property. The land benefits from mains water supply and is generally well fenced throughout.

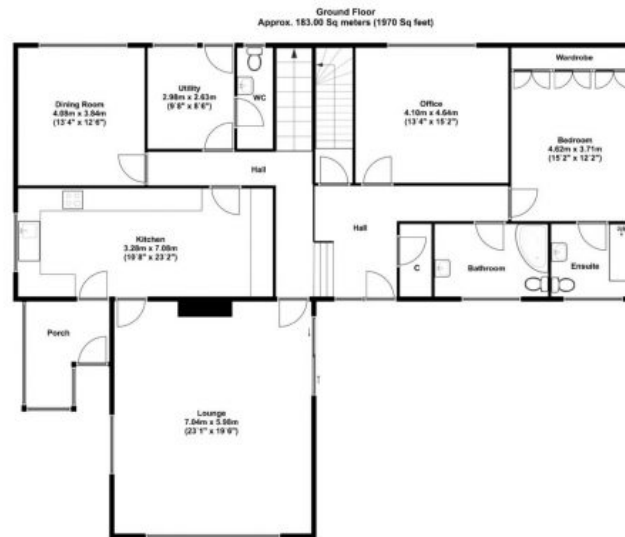
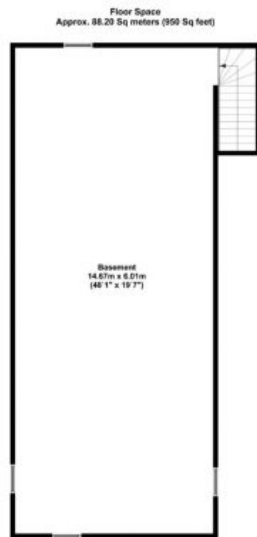




## Lot 2

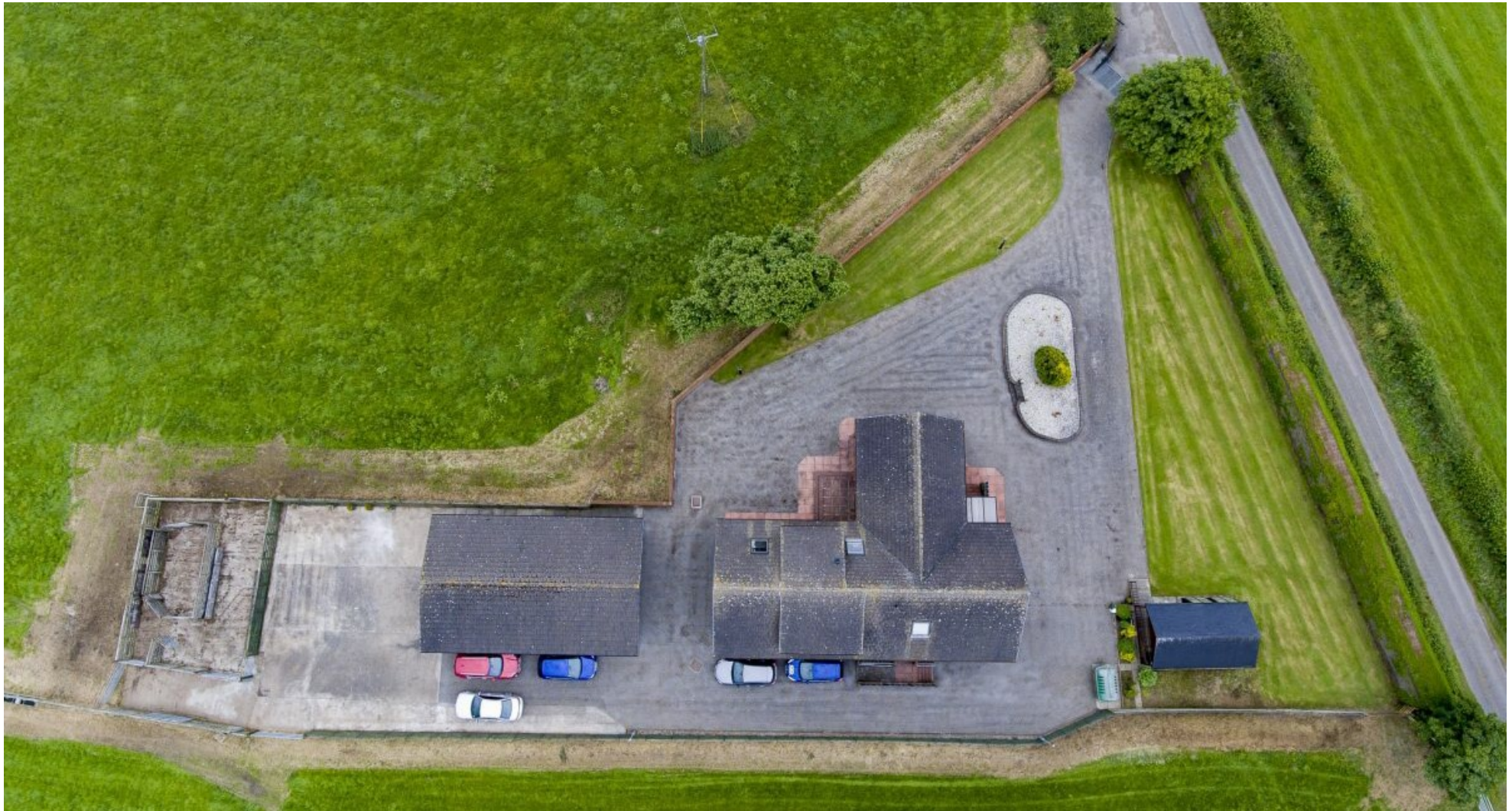
Three adjoining parcels of land extending to approximately 36.52 acres (14.78 hectares). Field 2 denoted on the plan has access directly off the road. The land benefits from mains water supply and is generally well fenced throughout.











**Land Status:** All of the land lies outside of an LFA area.

**Basic Payment Scheme:** The BPS Entitlements are excluded from the sale but are available by separate negotiation to the prospective purchaser. For the avoidance of doubt, the 2021 payment will be retained by the seller.

**Mines and Mineral Rights:** The mines and mineral rights insofar as they are owned by the Vendors, will be included in the sale.

**Sporting Rights:** The sporting rights are included in the sale insofar as they are owned by the seller.

**Tenure and Possession:** The Heritable title is held and the property is offered for sale with vacant possession.

**Services:** Gillbrae is serviced by mains water, mains electricity, private drainage and oil fired central heating. The property is double glazed throughout.

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

**Solicitors:** Harper Robertson & Shannon (Christopher Shannon dealing) 100 High Street, Annan, DG12 6EH.

**Viewing:** Strictly by appointment only through the sole selling agents, C&D Rural Tel: (01228) 792299.. Please be aware of any livestock within the field and ensure gates are closed at all times.

**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.

**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](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

**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.

**Offers:** Offers, in Scottish legal form, must be submitted by your Solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party prior to a Closing Date being set. 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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