



Corrie Kennels, Corrie, Lockerbie, DG11 2NW

Offers Over £325,000

C&D Rural

Corrie Kennels, Lockerbie, DG11 2NW

- Large detached property
- 2/3 bedrooms with adaptable accommodation
- Some modernisation required
- Rural location with sweeping views
- Former kennels with extensive outbuildings
- Oil central heating

Corrie Kennels sits in an elevated rural position with stunning views, in need of modernisation, and offers an opportunity to create a beautiful home with a large garden and outbuildings with or without an associated business. The property occupies a site total of around 1.10 acres. The field in front of the house may be available by negotiation and totals around 2.58 acres.

Council Tax band: E

Tenure: Heritable (Scottish version of Freehold)

EPC Energy Efficiency Rating: E

C&D Rural



This is a rare opportunity to purchase a property with a history of being the hunt kennels for the local landed estate and latterly a commercial boarding kennels and cattery, which has ceased trading due to the retirement of the current owner.

Accommodation

The side door leads into a half timbered entrance hallway with coat hooks. To the right is a utility room with double drainer sink unit, useful cupboard storage and plumbing for washing machine and tumble dryer. The large dining kitchen has fitted wall and floor units, with integrated oven and two ring electric hob. There is a mobile centre island with worktop and storage. A study room leads into the light and airy sun room at the front of the property, giving access to the garden and also affording wide ranging views of the hills beyond. The large ground floor WC has scope to be turned into a wet room with shower, which could be combined with the adjoining “family room” to create a third bedroom, this room currently has a wood burning stove fitted. There is a hobby room above the family room which is accessed via a loft ladder. The main living room has a dual aspect and open fire.

The first floor houses two double bedrooms, one of which has fitted wardrobes, and a bathroom with WC, wash hand basin and bath with shower over. The bathroom walls are fully tiled.

The property would benefit from a refurbishment and modernisation, but would create a beautiful family home.



Externally

The area for sale totals around 1.10 acres and includes garden, yard and numerous buildings. There is a useful bothy with kitchen and log burner; an old byre/prep room; grooming room; a building housing ten kennels and several other building made of timber and a former cattery. The timber buildings have been used as kennels, stables, a garage and a workshop.

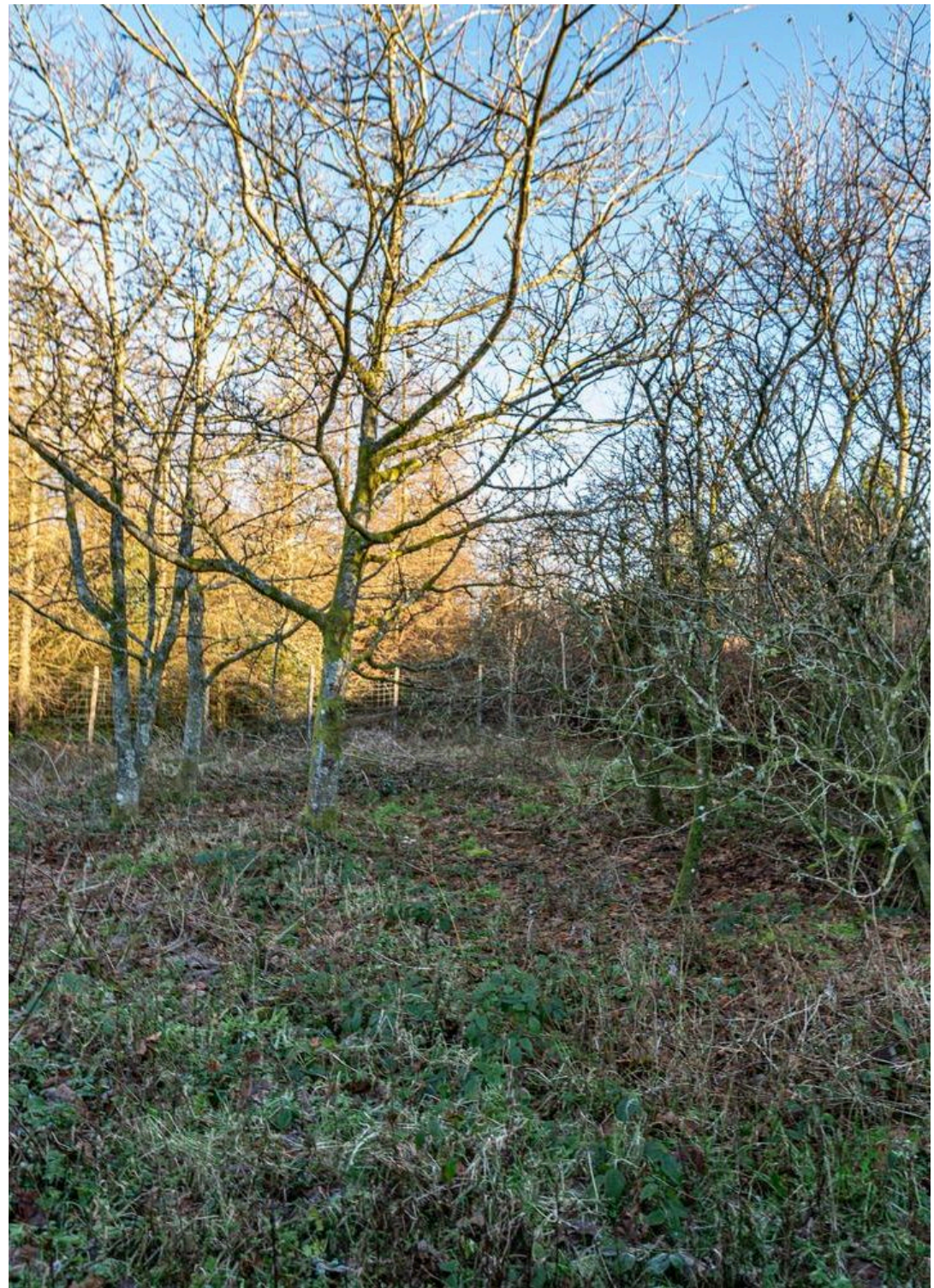
The garden at the front of the house has been lovingly put together by the current owner and has been extended into the field to create a network of garden rooms. The garden is not looking at its best currently, so the time is right for a facelift.

The adjoining field, of around 2.58 acres, may be available at the vendor's discretion, and at a price to be agreed. It is sown with grass and is in good heart and well fenced.

Situation

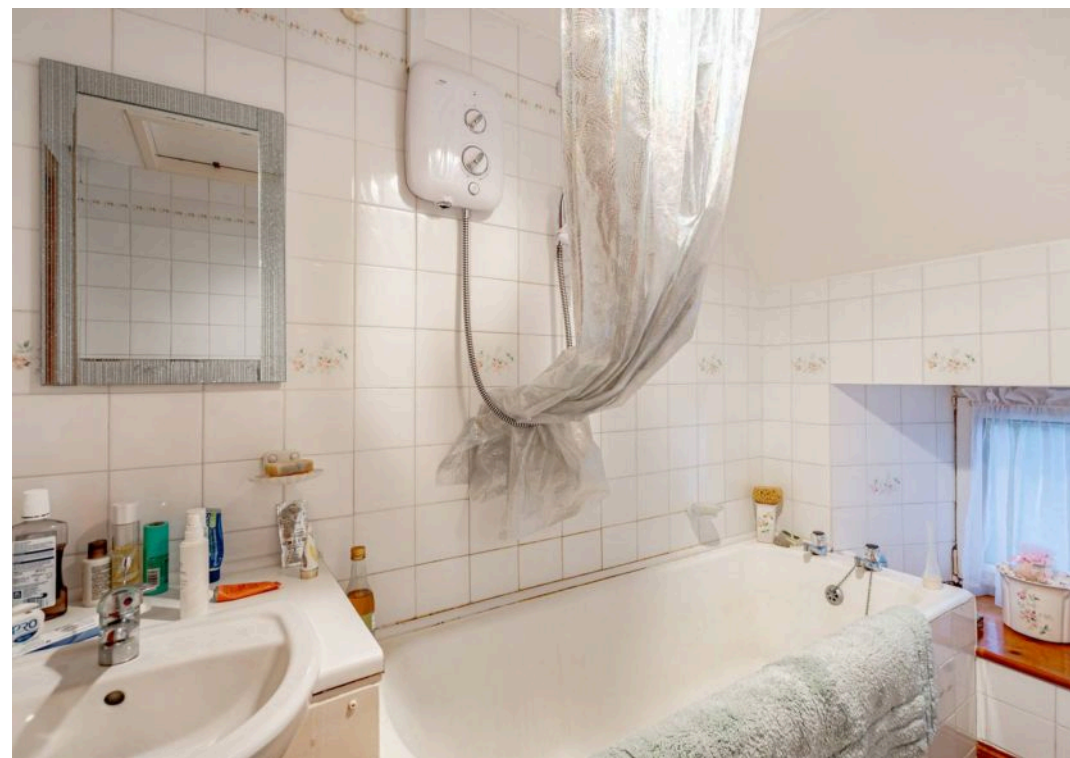
Corrie Kennels is located in a rural area, but only around 6 miles from the town of Lockerbie, providing everyday amenities including a range of schools, shops, banks, cafes, restaurants and public houses. For the commuter, there are excellent road links for access to Glasgow to the north and Carlisle to the south. The M6 and the A74(M) are within easy reach for onward travel north and south. There are railway stations at Lockerbie and Annan 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. Newcastle International Airport is around 1½ hours away, with Edinburgh and Glasgow airports also easily reached.

What3words: ///divisible.foot.jousting



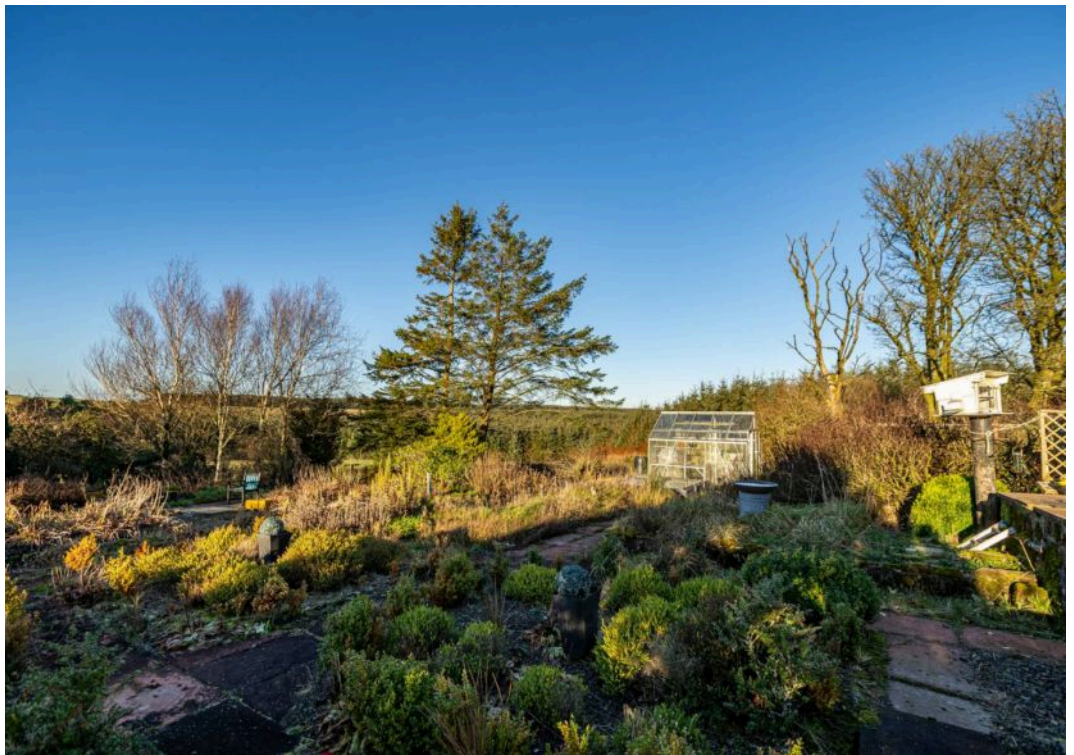






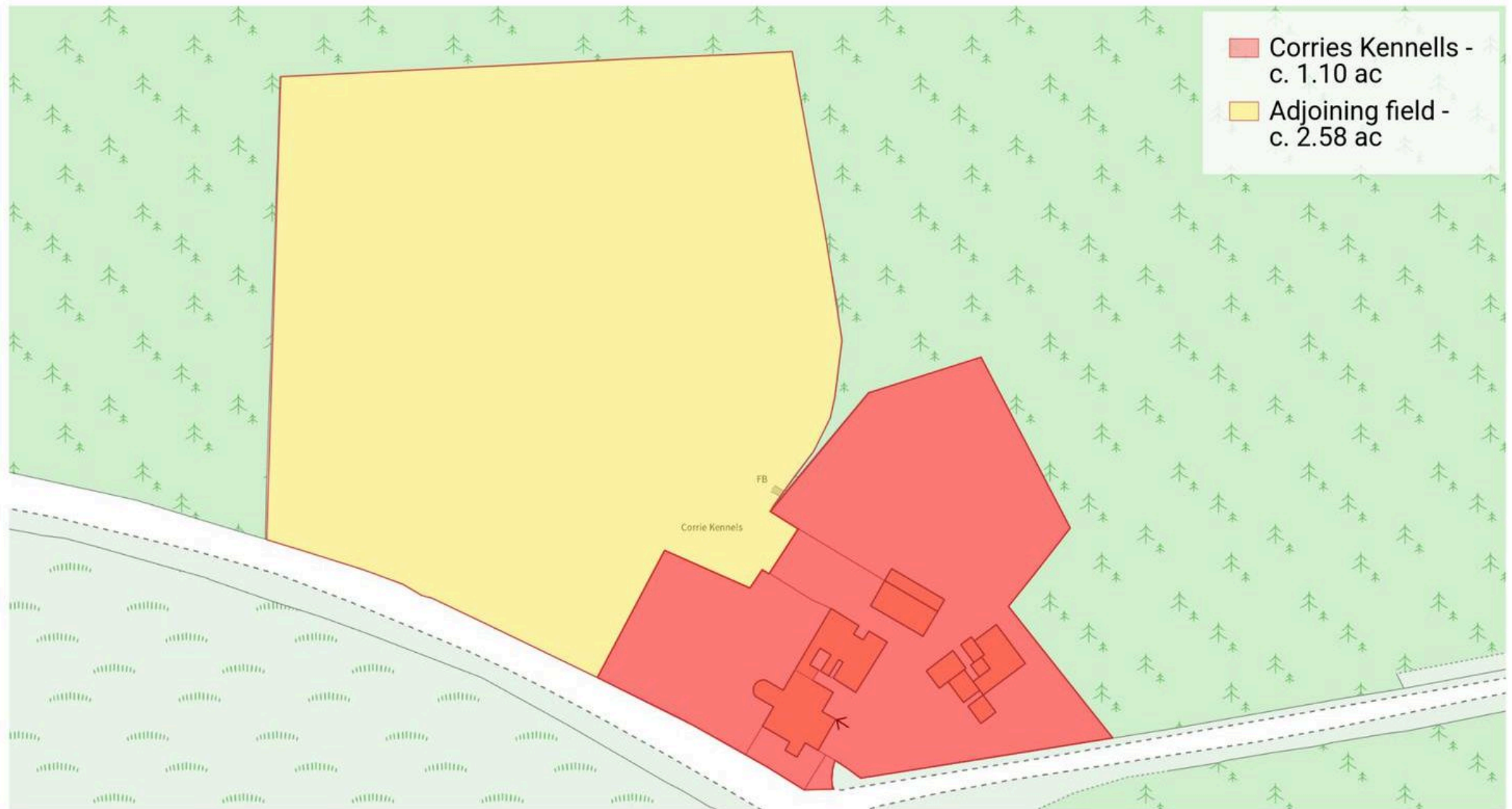


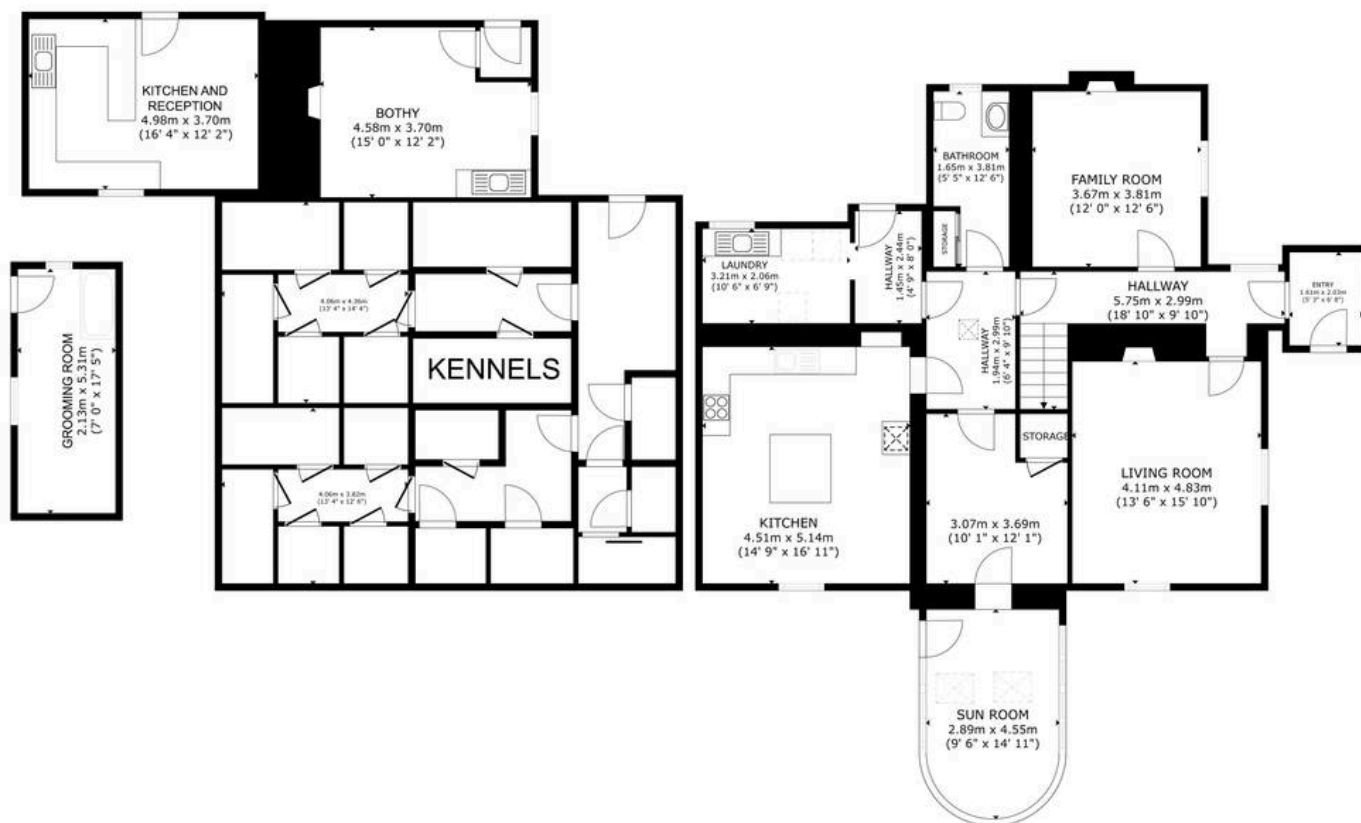




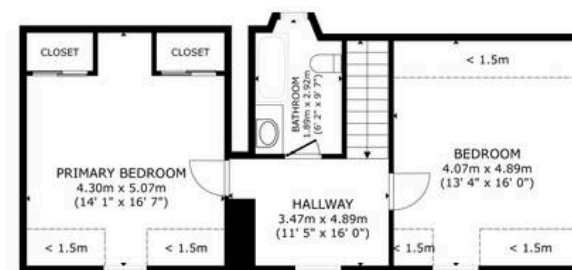


Corrie Kennels - Sale Plan



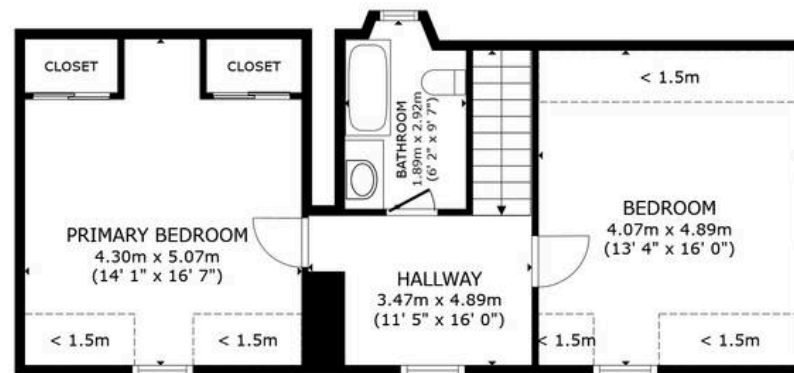


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 235.0 m² (2,530 sq.ft.) FLOOR 2 50.0 m² (538 sq.ft.)
 EXCLUDED AREAS : PATIO 9.7 m² (104 sq.ft.) PATIO 5.8 m² (62 sq.ft.) PATIO 4.2 m² (46 sq.ft.) STORAGE 1.7 m² (19 sq.ft.) ROOM 1.9 m² (21 sq.ft.) REDUCED HEADROOM 8.4 m² (90 sq.ft.)
 TOTAL : 285.0 m² (3,068 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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General Remarks & Stipulations

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

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.

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

Planning: We are not aware of any planning applications associated with the property.

EPC Rating: E

Broadband: Not Known.

Services: Corrie Kennels is serviced by mains water supply, mains electricity, septic tank drainage and oil-fired central heating.

Viewings: Strictly by appointment 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.

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. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel.: 03033 333000. Corrie Kennels is in Council Tax Band E.

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).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



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