



Lochhouse Farm

BEATTOCK, MOFFAT, DG10 9SG

The Location

The property is located in Beattock, a small village in Dumfries and Galloway. The village is predominantly residential in nature but is also home to The Old Stables Inn and Moffat Manor Holiday Park.

Beattock has an attractive rural setting, surrounded by agricultural land and woods, making it popular with tourists enjoying outdoor activities including hiking and cycling. The 212-mile long Southern Upland Way, which runs between Portpatrick in the west to Cockburnspath in the east, passes Beattock House, which is the halfway point.



The Location

The popular visitor destination of Moffat is just two miles away and other nearby attractions include Drumlanrig Castle, the Wanlockhead Lead Mining Museum, The Wanlockhead and Leadhills Railway and the Samye Ling Temple. The park in Moffat has a boating lake, an interactive water feature and a nine-hole putting green. There is also a museum charting the history of this former spa town and a local community nature reserve featuring richly coloured insects, dragonflies, butterflies in spring and early summer, wading birds such as Curlew, Snipe and Lapwing in winter and Little Grebe, Geese and Mute Swans feeding on the lochan all year round.

The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and beaches, and the diversity of sporting, fishing, and recreational pursuits.



The Location

There is good hill walking in the nearby Galloway Hills and cycling along some of the designated cycle routes. The Galloway Forest Park, well known for its beauty and tranquillity, is also recognised as Britain's First Dark Sky Park, and a unique Observatory provides astronomers phenomenal views of the stars. Also nearby, is the Grey Mare's Tail waterfall, Britain's fifth highest and the stunning St Mary's Loch.

Communications to the area are good. There are mainline railway stations in both Dumfries and Lockerbie, providing excellent links to both the north and south. The M74 motorway network is 1 mile distant, and there are regular flights to other parts of the UK, Ireland and Continental Europe from Prestwick Airport, Glasgow and Edinburgh are all 60 miles distant.



The Business

We are delighted to bring to the market 'Lochhouse Farm Retreat' a charming 4-bed Farmhouse with bed and breakfast facilities, set out in a Mews configuration, with two 1-bed holiday lets, a separate meeting venue with various barns and outbuildings all nestled beautifully amid stunning and completely idyllic scenery. This utterly unique property is brimming with real character and charm and it is a property that really needs to be experienced.

Viewers will be immediately impressed by the untapped potential the property possess as either an Equestrian Centre where guests can enjoy a stay in one of the various accommodation units. Alternatively, the property has tremendous potential subject to planning to offer holiday lodges rented out on Airbnb. The two barns offer the perfect space to develop into another two accommodation units if required. The 4 acres of land had previous planning consent (now lapsed) for a house build, again offering even more scope for development options.





The Farmhouse

This beautiful farmhouse home has so much space on offer it's difficult to know where to start. The farmhouse itself contains 4 bedrooms, three of which have en-suite facilities. The fourth bedroom also doubles as a family room if required. Further accommodation consists of a modern kitchen with a breakfast bar, all beautifully finished with a range of white units and a gas range with ample space for a free-standing fridge freezer and dishwasher. The ground floor also contains a spacious lounge area, family bathroom and a dining room, which is currently being utilised as a home office space.





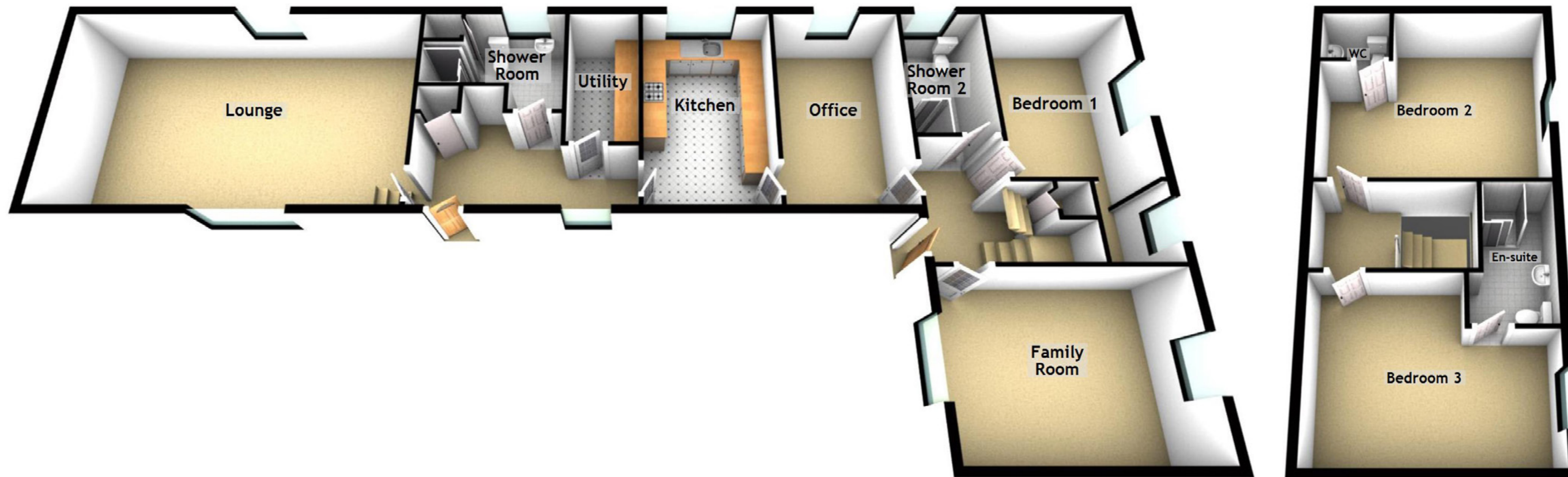


Floor Plan

Approximate Dimensions
(Taken from the widest point)

Lounge	7.55m (24'9") x 4.50m (14'9")
Kitchen	4.50m (14'9") x 2.75m (9')
Office	4.50m (14'9") x 2.70m (8'10")
Family Room	4.89m (16'1") x 3.70m (12'2")
Bedroom 1	3.90m (12'10") x 3.05m (10')
Shower Room	3.05m (10') x 2.35m (7'9")
Utility	3.10m (10'2") x 1.50m (4'11")
Shower Room 2	2.90m (9'6") x 1.75m (5'9")
Bedroom 2	4.79m (15'9") x 3.90m (12'10")
Bedroom 3	4.79m (15'9") x 3.60m (11'10")
En-suite	2.90m (9'6") x 1.70m (5'7")
WC	1.45m (4'9") x 1.10m (3'7")

Extras (Included in the sale):
Will be discussed at formal offer.





The Mews

Within the Mews configuration of the buildings, there are two one-bed holiday lets which could provide a good income throughout the year. There is also a large meeting/conference room with a mezzanine level which lends itself to many uses as required.

Further buildings within the complex are two large stone barns which could easily be developed into home space or again as holiday let accommodation. Within the same block there is a large warehouse area previously used as a retail space.









Floor Plan

HOLIDAY COTTAGE 1

Open Plan Living	4.40m (14'5") x 4.20m (13'9")
Conservatory	9.50m (31'2") x 2.10m (6'11")
Bedroom	4.40m (14'5") x 2.00m (6'7")
Shower Room	3.00m (9'10") x 1.90m (6'3")

HOLIDAY COTTAGE 2

Open Plan Living	4.40m (14'5") x 4.20m (13'9")
Conservatory	9.50m (31'2") x 2.10m (6'11")
Bedroom	4.40m (14'5") x 3.20m (10'6")
Shower Room	3.11m (10'2") x 1.90m (6'3")

Conference Room	8.72m (28'8") x 4.65m (15'3")
WC	2.20m (7'2") x 1.16m (3'10")
Kitchen Area	2.56m (8'5") x 2.40m (7'10")
Mezzanine Level	9.80m (32'2") x 4.65m (15'3")
Barn	10.00m (32'10") x 5.05m (16'7")
Barn 2	12.50m (41') x 5.05m (16'7")
Warehouse Store	18.00m (59'1") x 4.40m (14'5")
Stables	9.00m (29'6") x 4.50m (14'9")
Workshop	12.00m (39'4") x 4.50m (14'9")
Outhouse Store	5.20m (17'1") x 3.25m (10'8")



Exterior

The remainder of the property consists of a stone-built woodworking area and stables. The property sits in approximately 4 acres of land which could be utilised for so many purposes.

The driveway area offers parking for many vehicles and the abundance of land offers so many options to be creative with hard and soft landscape - a gardener or commercial growers dream.

This great property would make an ideal buy for any family or couple that have always dreamed of developing their own holiday letting or equestrian business. Equally for anyone with a large plant and machinery interest this would be ideal and the easy access motorway links make it very attractive.



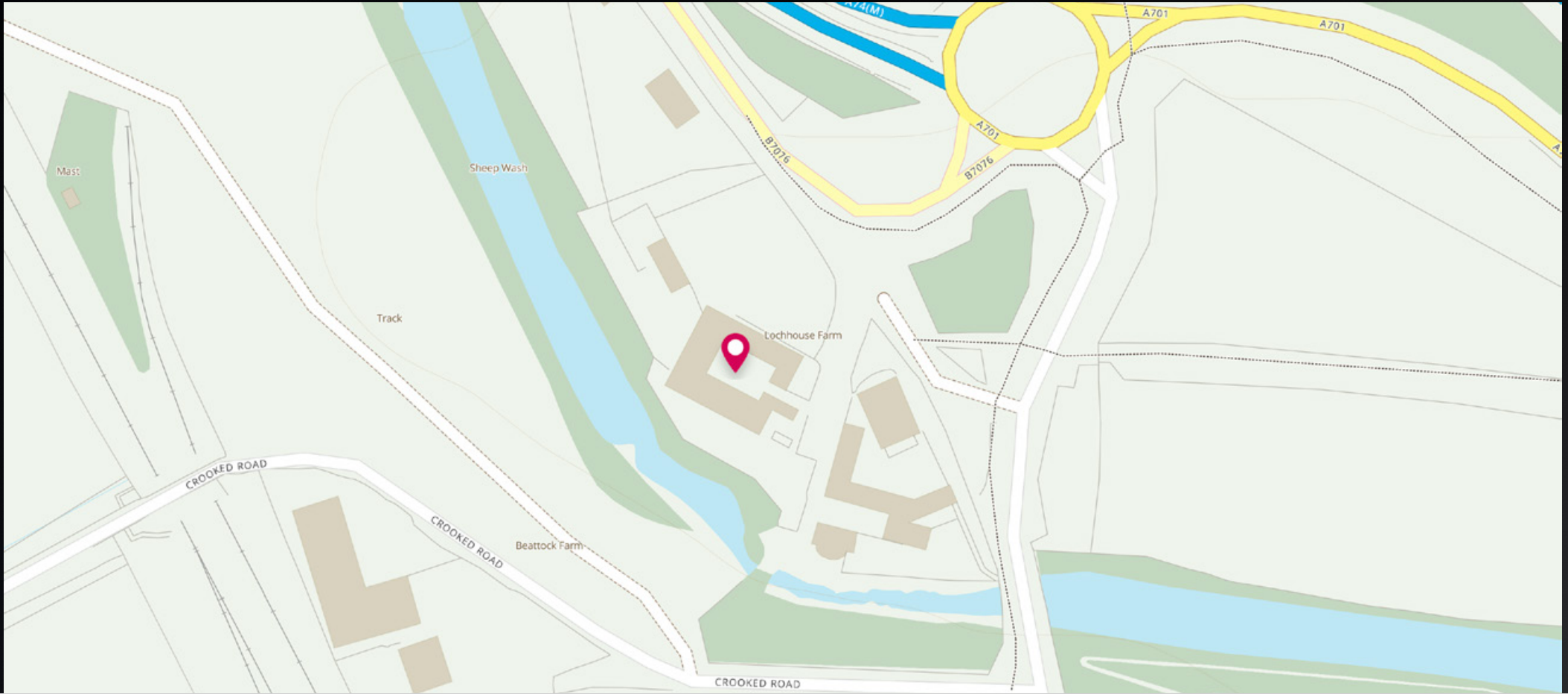




Some properties just tick all the boxes and this is definitely one of them. This rarely available stunning property and location combination offer a quality of life most families rarely get the chance to enjoy. Early viewing is advised.







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