



## Smallholm Steading

Hightae, Lockerbie, DG11 1JY

Offers Over £290,000



- Stone-Built Barn Conversion
- Stylish Dining Kitchen with Beautiful Open-Field & Garden Views
- Four Double Bedrooms including Ground-Floor Master Bedroom with En-Suite
- Large Rear Garden with Patio & Greenhouse
- Oil Central Heating & Double Glazing
- Tranquil Rural Setting within the Picturesque Scottish Countryside
- Charming Living Room with Wood-Burning Stove
- Luxurious Family Bathroom & Ground Floor WC/Cloakroom
- Parking for Multiple Vehicles plus an Attached Single Garage
- EPC - C.

# Smallholm Steading

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1 Smallholm Steading is a stunning, stone-built, four-bedroom barn conversion nestled in the heart of the picturesque Scottish countryside, offering a tranquil rural setting and a beautifully designed interior perfect for modern family living. The property features a stylish dining kitchen, a welcoming dining hall, and a cosy living room with a charming wood-burning stove, while the four generously sized bedrooms include a ground-floor master suite with en-suite facilities, enhancing accessibility and appeal for a wide range of buyers. A luxurious family bathroom and the added convenience of a ground-floor WC/cloakroom further elevate the home's practicality and comfort. Outside, the rear garden provides breathtaking panoramic views across the rolling Dumfriesshire landscape, creating a truly idyllic outdoor space, while ample parking and an attached single garage ensure practicality for everyday life. Whether you're seeking a peaceful rural retreat or a forever family home, 1 Smallholm Steading is an opportunity not to be missed, and viewing is essential to fully appreciate the space, setting, and exceptional lifestyle this remarkable property offers.

The accommodation, which has oil central heating and double glazing throughout, briefly comprises an entrance hall, living room, dining hall, WC/cloakroom, master bedroom and en-suite to the ground floor with a landing, three bedrooms and bathroom to the first floor. Externally there are gardens to the front and rear, ample off-road parking and a single garage.

Situated approximately 3 miles South of Lochmaben and 4 miles West of Lockerbie, the property truly enjoys a secluded setting within South West Scotland. Lochmaben has amenities including a convenience store, café, bakery, pharmacy, medical practice, dentist, primary school and church. For those looking for a more relaxed lifestyle, the Lochmaben Golf Course is an 18 hole course, set around the Kirk Loch, with a beautiful picturesque backdrop along with a bowling green, sailing club and tennis court. The larger town of Lockerbie is accessible within 4 miles, which includes Lockerbie train station, part of the West Coast mainline and Dumfries can be reached within 7 miles and Carlisle within 29 miles. There is easy access to the A74(M) at Lockerbie and the A75 at Annan and Dumfries. For the wider range of amenities including supermarkets, bakeries, butchers, hair salons and academies, these can be found within a short drive to the neighbouring larger towns of Lockerbie, Annan or Gretna.

## GROUND FLOOR:

### ENTRANCE HALL & STUDY/STORE

Entrance Hall:

Entrance door from the rear garden, internal door to the living room and study/store, tiled flooring, loft-access point and steps to the dining hall. We have been advised the loft area includes part-boarded.

Study/Store:

Double glazed window to the rear aspect.

### LIVING ROOM

Three double glazed windows to the rear aspect, double glazed external door to the rear garden, radiator and a wood-burning stove set within the chimney breast.

### DINING HALL

Underfloor heating, stairs to the first floor landing, internal doors to the dining kitchen, WC/cloakroom and master bedroom and a double glazed window to the front aspect.

### DINING KITCHEN

Modern fitted kitchen comprising a range of base, wall, drawer and tall units with stone worksurfaces and tiled splashbacks above. Integrated eye-level electric oven, integrated eye-level microwave oven, electric hob, extractor unit, integrated dishwasher, space and plumbing for a washing machine, inset one and a half bowl stainless steel sink with mixer tap, recessed spotlights, underfloor heating, cupboard housing the freestanding oil boiler, double glazed window to the front aspect, double glazed window to the rear aspect and an external door to the front garden.

### MASTER BEDROOM & EN-SUITE

Bedroom:

Double glazed window to the front aspect, underfloor heating and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, vanity wash hand basin and shower enclosure with electric shower. Tiled flooring with underfloor heating and an extractor fan.

### WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash hand basin. Tiled flooring with underfloor heating and an extractor fan.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor dining hall, internal doors to three bedrooms and bathroom, radiator and a double glazed Velux window.

### BEDROOM TWO

Double glazed window to the front aspect, double glazed window to the rear aspect and a radiator.

### BEDROOM THREE

Double glazed window to the front aspect, double glazed window to the rear aspect and a radiator.

### BEDROOM FOUR

Double glazed window to the front aspect, double glazed Velux window and a radiator.

### BATHROOM

Four piece suite comprising a WC, vanity wash hand basin, bathtub and shower enclosure benefitting a mains shower with rainfall shower head. Part-tiled and part-boarded walls, chrome towel radiator, recessed spotlights, extractor fan and a double glazed Velux window.

### EXTERNAL:

Front Garden & Parking:

To the front of the property is a low-maintenance garden area, benefitting from a large patio and gravelled garden. A dwarf-wall encloses this area with an opening to the parking area. Access from the front garden into the attached single garage. The tarmac driveway/parking area can accommodate parking for numerous vehicles with access from here to the rear garden. An external cold-water tap is attached to the garage.

Rear Garden:

Large rear garden with mature trees and shrubs throughout. Predominantly lawned, the rear garden benefits two paved seating areas, green house and potting shed, all with views down the garden across the open fields.

### GARAGE

Manual up and over garage door, power and lighting.

### WHAT3WORDS:

For the location of this property please visit the What3Words App and enter - tomorrow.elections.refreshed

### AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

### PLEASE NOTE

The property is serviced via a shared septic tank, which is located within the boundaries for 1 Smallholm Steading. There is a right of access for the attached neighbour over part of the rear garden and driveway.



## Floorplan



**Ground Floor** Building 1



**Floor 1** Building 1

**HUNTERS**  
HERE TO GET *you* THERE

Approximate total area<sup>(1)</sup>

1450 ft<sup>2</sup>134.71 m<sup>2</sup>

Reduced headroom

1.52 ft<sup>2</sup>0.14 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

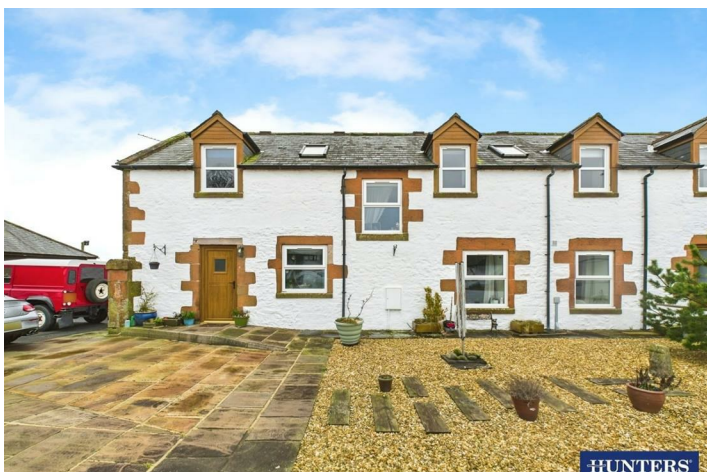
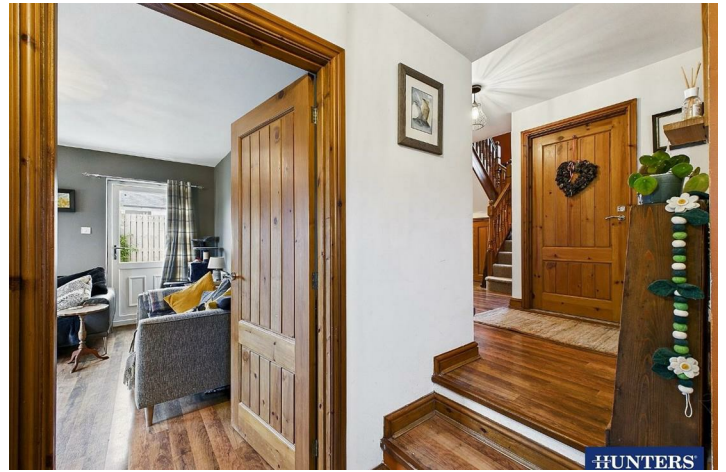
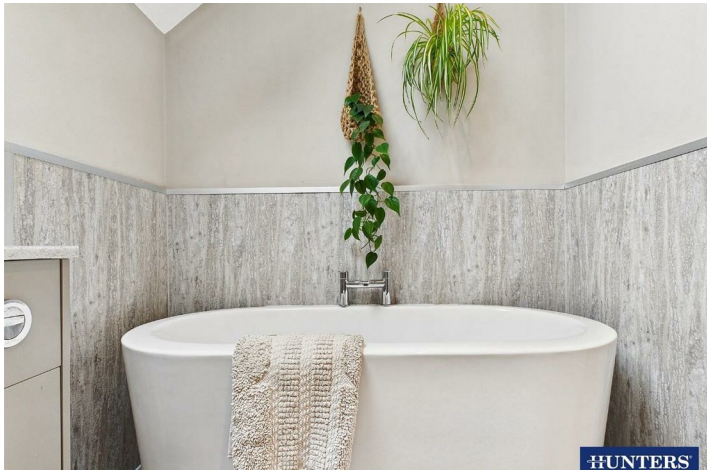
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**



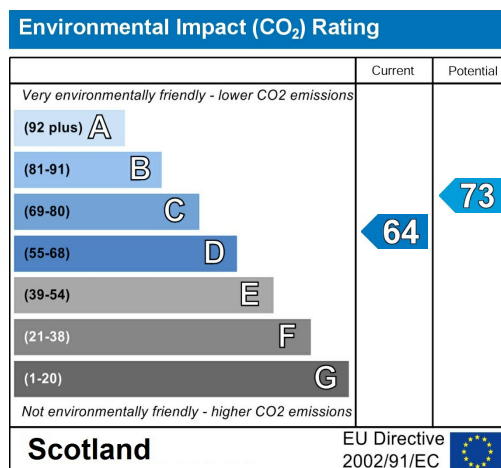
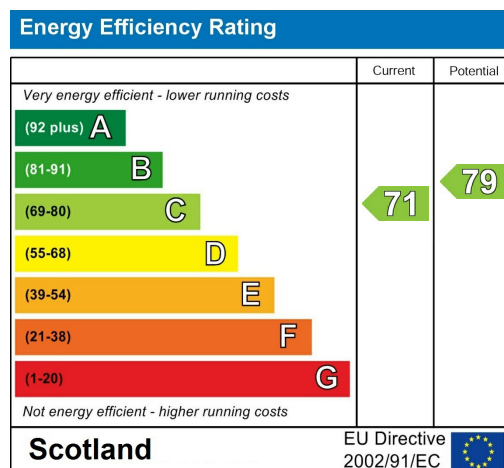








## Energy Efficiency Graph

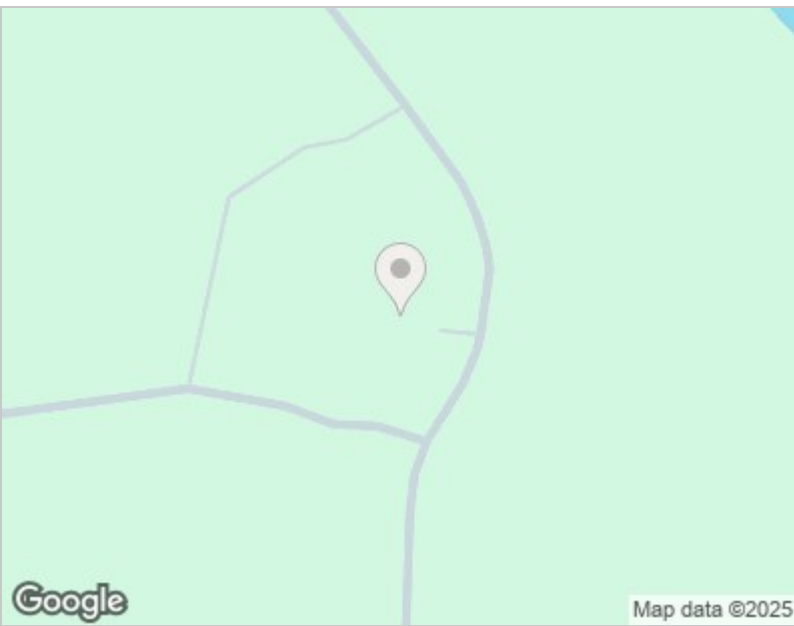


## Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR  
Tel: 01228 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

