



4 Woodfield, Eastriggs, DG12 6TF

Offers Over £485,000

**C&D Rural**

## 4 Woodfield, Eastriggs, DG12 6TF

- Five bedroom house with horse stables, riding arena and agricultural land
- Two reception rooms, five bedrooms, two bathrooms
- Modern property with layout for multi-generational living
- Five stables and a tack room in a single block
- Total site area of around 5.07 acres
- Off road parking and large garden with outdoor stone patio and hot tub pergola
- Gas central heating (New boiler and heating system installed recently)
- Rural location with wonderful views, but relatively close to Annan and Gretna
- Set up perfectly for equestrian buyers

Five bedroom detached house with multi-generational living potential, horse riding arena, stable block, stable yard and agricultural land equating to 5.07 acres.

**Council Tax band:** D

**Tenure:** Heritable Title (Scottish version of Freehold)

**EPC Rating:** C

**C&D Rural**



4 Woodfield is a wonderful detached five bedroom family home which has been maintained to an excellent standard, situated in a pleasant rural setting between Annan and Gretna. The property offers a wonderful opportunity for multi-generational living and briefly comprises three reception rooms, a modern kitchen with Henwood Range and breakfast bar, sun room with exceptional views, five bedrooms, and two bathrooms including one en-suite. Externally, there are well-maintained gardens either side of the property with a lovely elevated stone patio, stable block with five stables and tack room, riding arena and agricultural land within a total site area 5.07 acres.

Perfect for horse and pony lovers looking for a lifestyle property. All in all a truly superior property with scope to create a wonderful family life.

### **The Accommodation**

The front door welcomes a spacious porch with tiled flooring and inner door leading into the kitchen. The kitchen is fitted with a range of modern floor and wall units incorporating a Henwood electric range with six ring gas hob and overhead extractor hood, 1.5 bowl stainless steel sink, dishwasher and breakfast bar. There is a large gap for a dual door American fridge and plumbing for a washing machine.



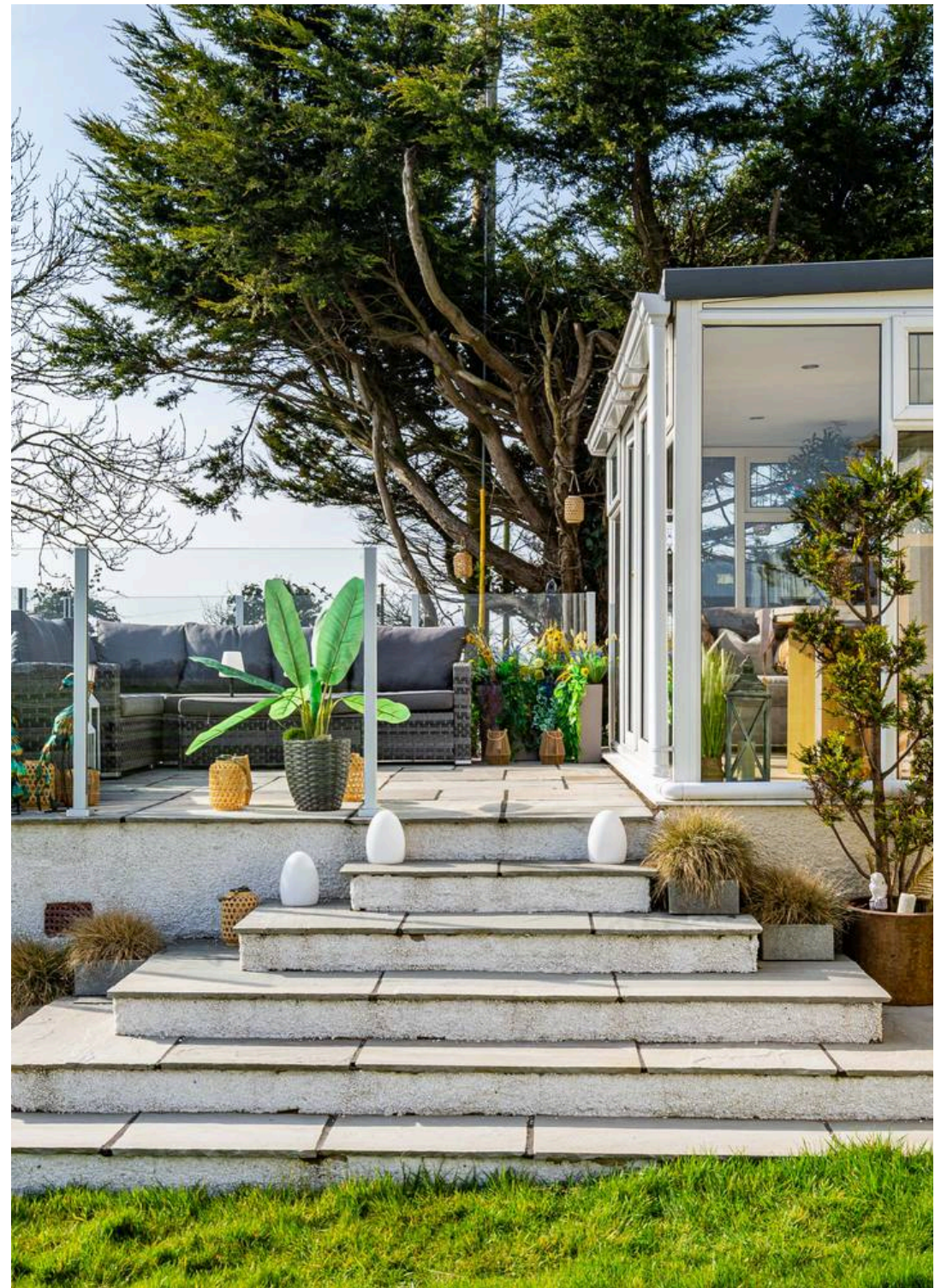
The property flows seamlessly into the living room featuring a gas fire set on a marble hearth with complimentary back drop. Sliding doors open into the sun room which offers an immersive view of the surrounding landscape, stables and land. On a clear day, the peaks of the Lake District are visible. The sun room benefits a wall mounted radiator so it can be enjoyed all year round and Upvc glazed double doors which open onto the patio, laid with Indian Sandstone and complete with glass balustrade and steps down to the lawn.

Continuing through the property you'll find three generous sized bedrooms and the family bathroom. The largest of the three bedrooms boasts sanded wooden floors and pleasant views of the paddock and stables. The family bathroom is modern, fully tiled complete with Venosa bathroom suite, bath and mains fed shower over with glass shower screen.

Progressing through to the extension which offers scope for multi-generational living, there is a fourth bedroom with private en-suite bathroom and second reception room. There is a front door for separate external access if required and double French doors off the second reception room onto a private patio and outdoor dining area. The second reception room is laid with laminate flooring and features a wall-mounted gas fire. Stairs lead to the first floor above where the fifth bedroom is located with Velux windows, private dressing area and lavatory.

## Outside

Externally, the property is set within a generous plot extending to a total site of around 5.07 acres. The land adjacent to the property, is easily accessible from the stable yard and is stock-proof. The stables and yard benefits from a right of access down the neighbouring track from the main road. The house is accessible via a private track which runs along side the horse arena. Planning permission was granted for the horse arena in 2002. The stable block is constructed of concrete with a corrugated steel sheet flat roof (replaced three years ago), lighting and comprises of five stables and a tack room.



There is a smaller paddock next to the stables and the remainder of the land is one large field. There is a gravel courtyard at the front of the property where there is ample parking available. The gardens wrap around the property with a variety of trees and shrubbery, finishing at the rear where there is a large lawn laid with grass, hot tub decking and stone patio.

4 Woodfield is a rare property, perfect for equestrian buyers or those searching for a smallholding and therefore viewings are highly recommended to appreciate everything this property has to offer.

### **Location Summary**

4 Woodfield is only a short distance from the charming village of Eastriggs situated in the beautiful region of Dumfries and Galloway, Scotland. The area is easily accessible, located just off the A75 road, which provides convenient links to nearby towns such as Annan and Dumfries. Additionally, the village benefits from good transport links, with regular bus services connecting it to surrounding areas. For those who prefer train travel, the nearby Annan railway station offers easy access to major cities like Glasgow and Carlisle. Whether you're exploring the nearby Solway Coast, enjoying outdoor activities, or simply immersing yourself in the serene atmosphere of the beach at Browhouses, this idyllic location and its excellent transport connections make it an appealing destination.

### **What 3 Words**

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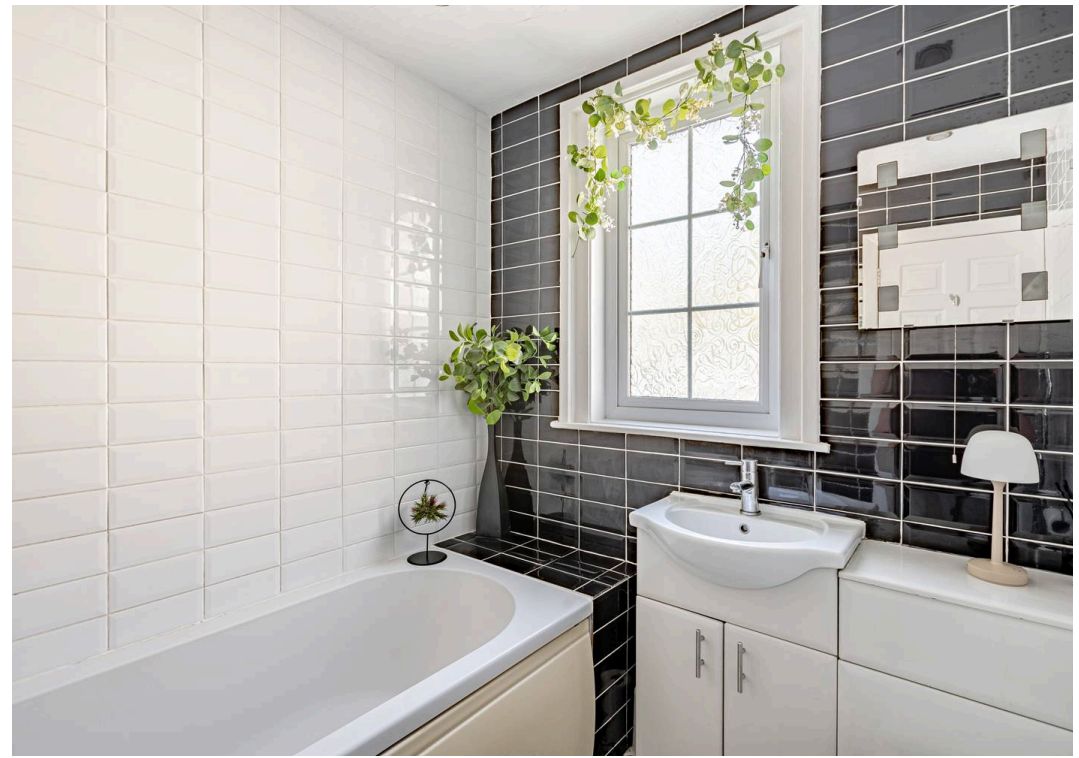








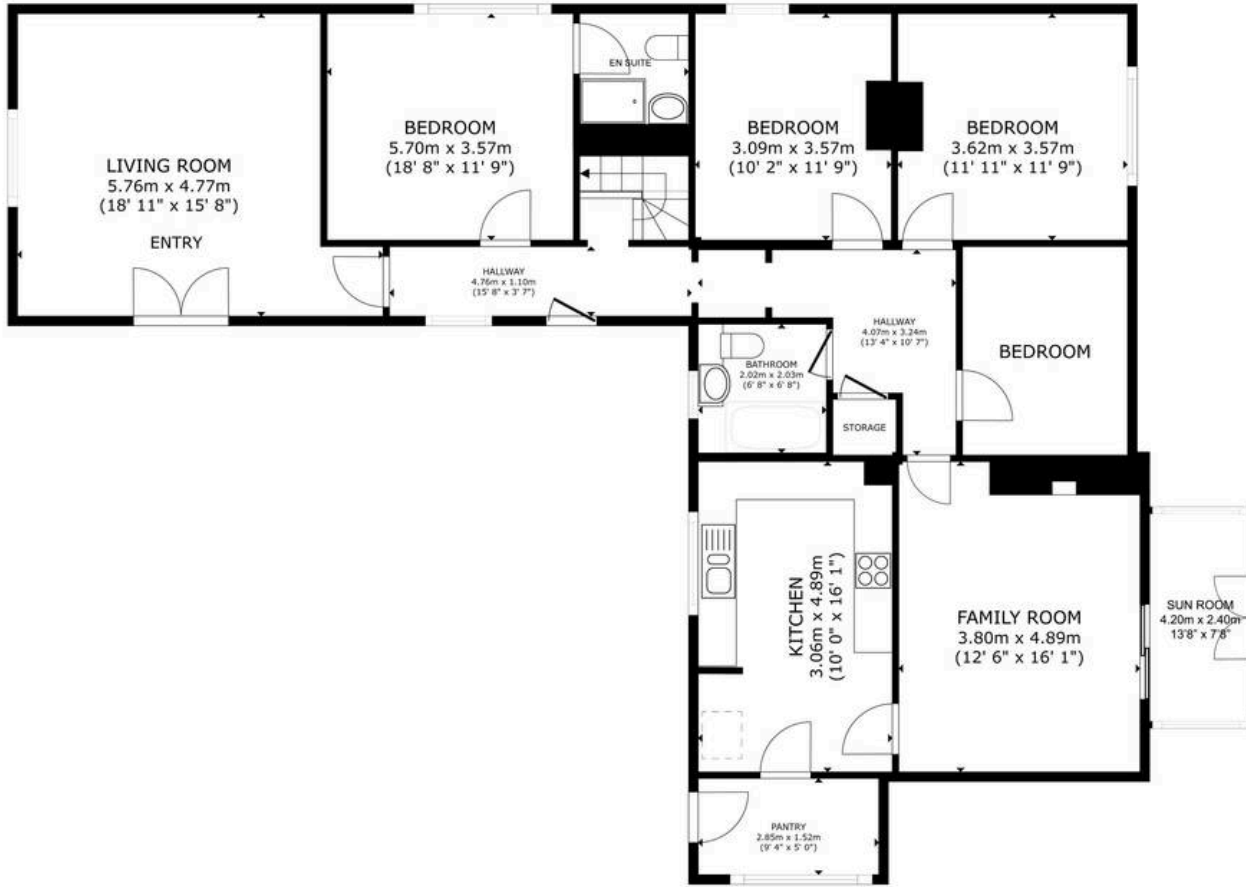




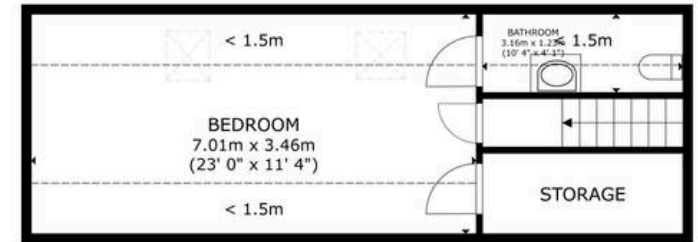








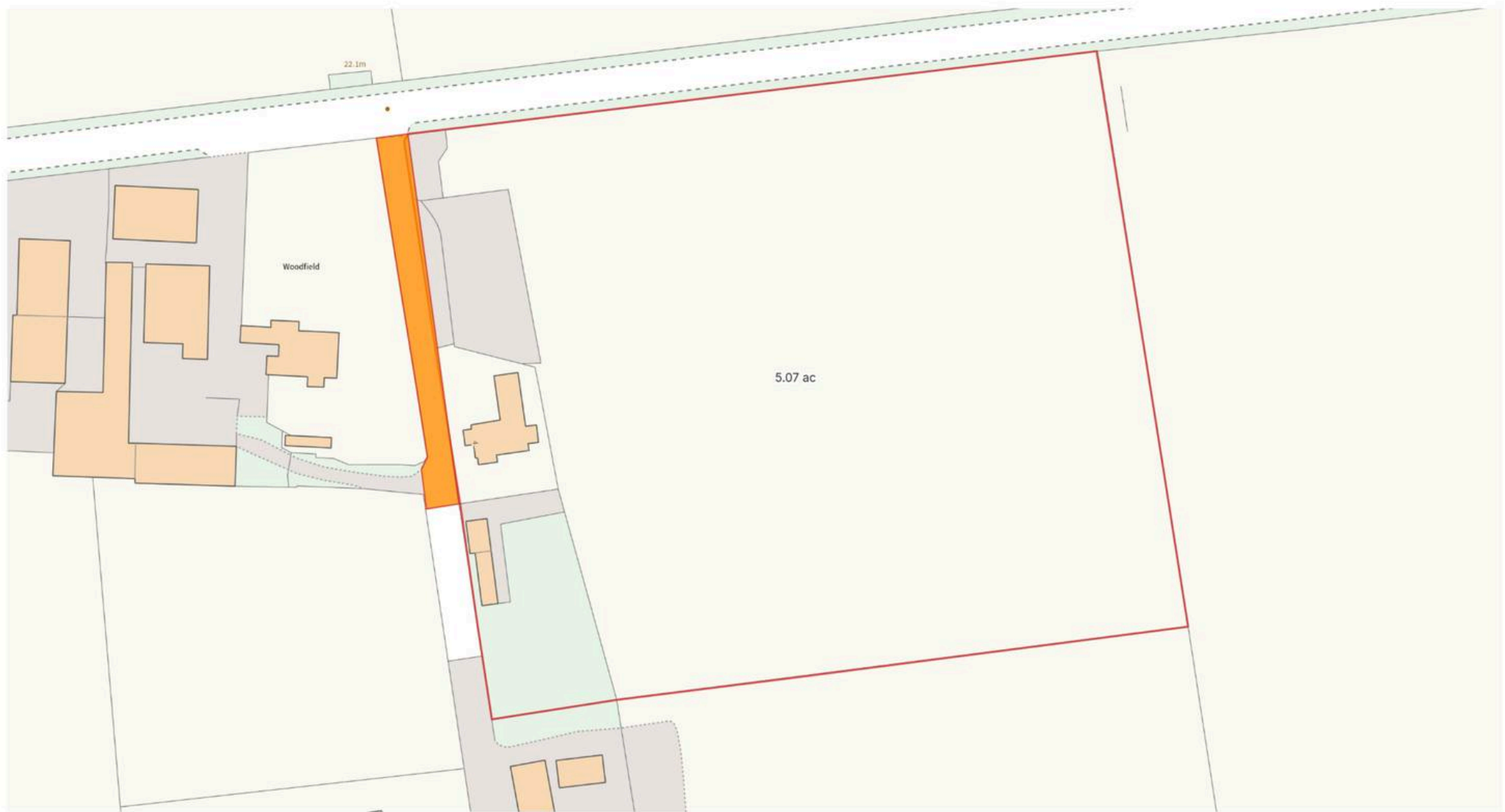
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 147.6 m<sup>2</sup> (1,588 sq.ft.) FLOOR 2 21.8 m<sup>2</sup> (235 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 13.7 m<sup>2</sup> (148 sq.ft.)  
 TOTAL : 169.4 m<sup>2</sup> (1,823 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.

**Disclosure:** The property has spray foam insulation under the floorboards in certain areas. Purchasers looking into lending options should make their own enquiries.

**Planning:** Formation of horse arena (Ref:02/P/4/0198)

**EPC Rating:** C

**Broadband:** Fibre broadband is connected and there is good mobile coverage available.

**Services:** 4 Woodfield is serviced by mains water supply, mains electricity, private septic tank and mains gas central heating.

**Septic Tank:** The septic tank will be registered with the Scottish Environment Protection Agency (SEPA) prior to sale.

**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:** We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

**Local Authority:** Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The property is in Council Tax Band .

**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).

**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.

# C&D Rural

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