



# ELSHIELDS TOWER

Lockerbie, Dumfries and Galloway



# AN HISTORIC SCOTTISH TOWER HOUSE WITH SECONDARY ACCOMMODATION, VERSATILE OUTBUILDINGS AND ABOUT 20 ACRES IN A BEAUTIFUL AND SECLUDED SETTING.

## Summary of accommodation

Five/six bedrooms | Five bathrooms | Five/six reception rooms

Two cottages | Annexe bothy | Woodland retreat | Outbuildings

In all about 20 acres

Distances: Lochmaben 2 miles, Lockerbie 5 miles, Carlisle 25 miles, Glasgow 65 miles

(All distances are approximate)

## INTRODUCTION

Elshields Tower is a remarkable and atmospheric country house, set within mature and sheltered grounds close to Lochmaben in the heart of Dumfries & Galloway. Centred around an historic tower of medieval origin, the house has evolved over centuries into a substantial and highly individual family home. The property combines architectural character, privacy and a strong sense of place, further enhanced by a range of secondary accommodation, useful outbuildings and a particularly attractive woodland bothy. The whole extends to approximately 19.84 acres and offers a rare balance of heritage, lifestyle and practicality.



## SITUATION

Elshieshields occupies a peaceful and private position within gently rolling countryside, characteristic of this attractive part of Dumfries and Galloway.

The nearby Royal Burgh of Lochmaben, approximately 2 miles away, provides day to day amenities including local shops and services. The town also offers a golf course, as well as sailing and tennis clubs. Lockerbie, about 5 miles to the east, offers a wider range of facilities including supermarkets such as Tesco, schooling and professional services.

Lockerbie also benefits from a mainline railway station, with regular direct services to Glasgow and Edinburgh both in approximately 1 hour and to London Euston in around 3 hours, providing excellent connectivity for those travelling further afield.

The M74 is readily accessible at Lockerbie, allowing for convenient travel both north and south. Carlisle Airport lies approximately 25 miles to the south, while Glasgow Airport is about 65 miles to the north and Edinburgh Airport around 75 miles to the north east, both offering a wide range of domestic and international connections.

The surrounding area is well regarded for its natural beauty and offers excellent opportunities for walking, fishing, birdwatching and wider country pursuits, with the nearby River Annan adding further appeal.





# ELSHIELDS TOWER

Elshields Tower is a particularly attractive and highly individual Category A Listed country house, set within beautifully maintained grounds and centred around a striking historic tower.

The principal elevation is elegant and distinctive, with crow stepped gables and generous sash windows, while the original tower rises prominently to one side with its rounded turrets and period detailing. The composition reflects the gradual evolution of the building, resulting in a house of significant character and visual appeal.

Internally, the accommodation extends to a substantial family home, with a well balanced arrangement of principal rooms including a sitting room, dining room, library and study, together with a generous kitchen and breakfast room forming the heart of the house. The rooms are well proportioned, filled with natural light and retain a number of period features which contribute to the overall sense of history and permanence.

The upper floors provide a series of well arranged bedrooms and bathrooms, while the tower itself offers a number of particularly atmospheric rooms enjoying elevated views across the surrounding countryside.

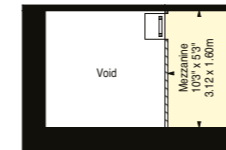
To the rear of the house lies an attractive and enclosed courtyard centred around a gravelled turning area. This space forms both a practical service area and an appealing visual feature, framed by traditional buildings, a cottage and mature planting.



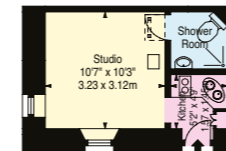
# Elshields Tower



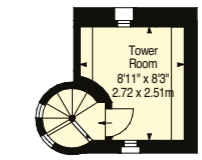
## The Bothy



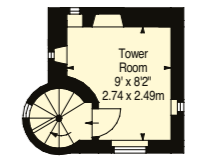
## Mezzanine



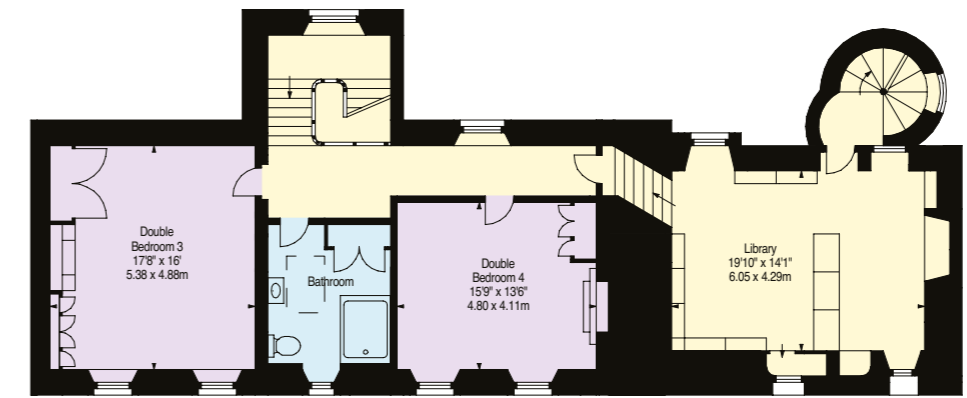
## Ground Floor



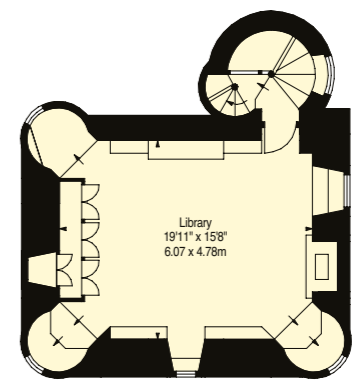
Fifth Floor



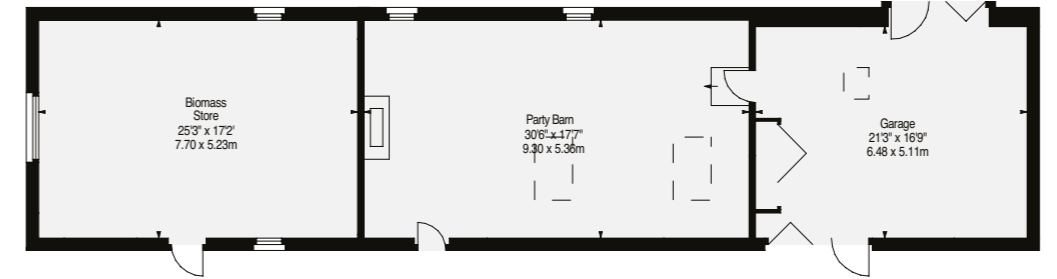
Fourth Floor



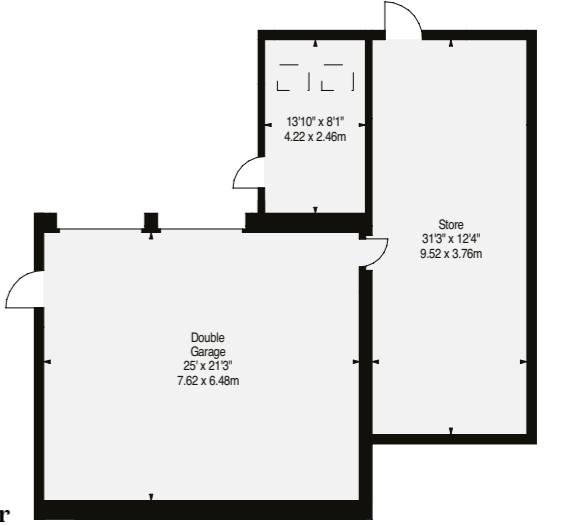
Second Floor



Third Floor



Ground Floor



Ground Floor

Approximate Gross Internal Area  
 6785 Sq Ft - 630.33 Sq M  
 Porch & Outbuildings: 2437 Sq Ft - 226.40 Sq M  
 The Bothy: 167 Sq Ft - 15.51 Sq M | Mezzanine: 54 Sq Ft - 5.02 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## COTTAGE

The property includes a well presented detached cottage, set within its own defined area close to the main house. The accommodation is bright and modern in character, including a fitted kitchen with dining space and a comfortable sitting room with a wood burning stove. Bedroom accommodation is arranged over the upper level, providing a practical and self contained living space.

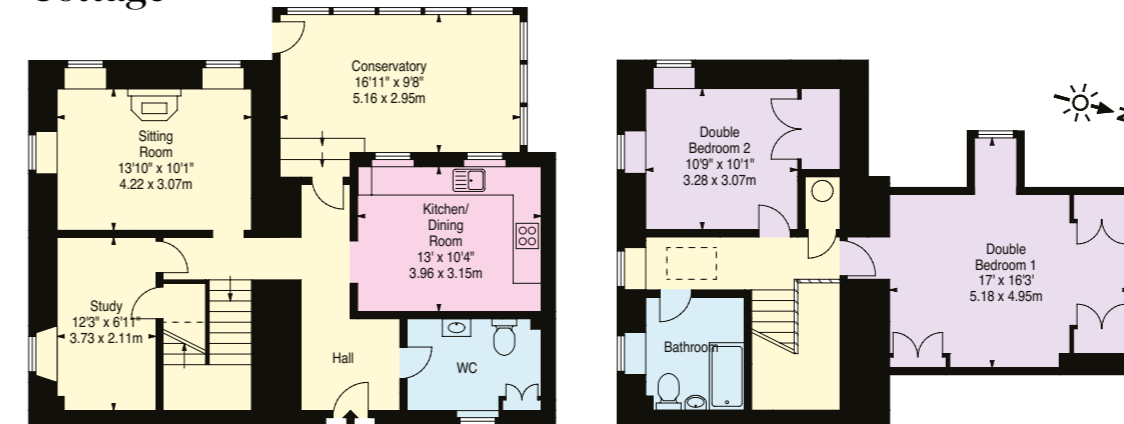
The cottage is ideally suited for guest accommodation, staff use or independent letting, offering flexibility and potential income.

The adjoining outbuildings include garages, stores and a range of useful ancillary accommodation, together with a highly adaptable party barn which provides an excellent space for entertaining or a variety of alternative uses.

In addition, within the rear garden and forming part of the series of traditional outbuildings, there is a small annexe known as the Bothy. This provides a particularly charming one bedroom studio space, incorporating a mezzanine sleeping area together with a compact kitchen and shower room. The accommodation is well suited for guests and offers a high degree of privacy, while its position close to the main house ensures ease of use. It would also make an excellent home office or studio, providing a peaceful and self contained working environment separate from the principal accommodation.



## Cottage

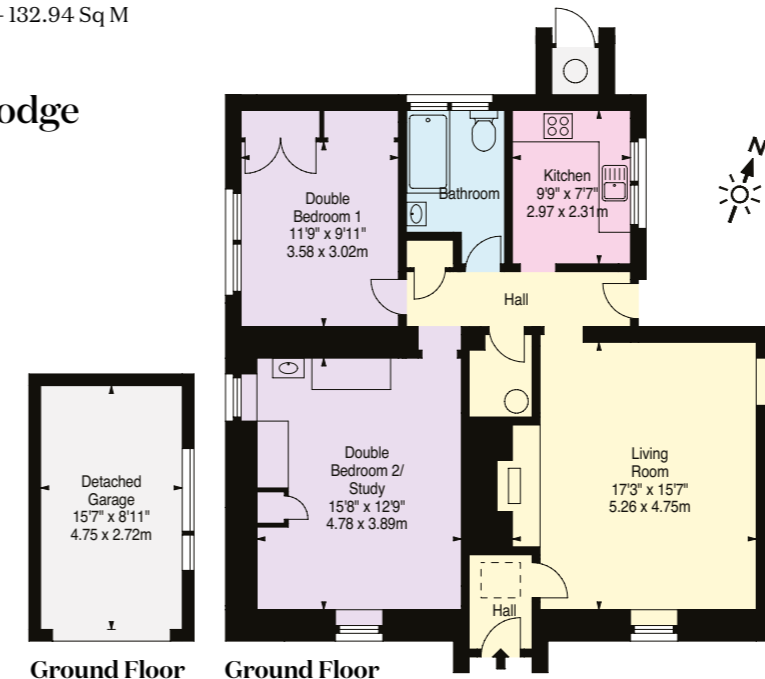


**Ground Floor**

**First Floor**

Approximate Gross Internal Area  
1431 Sq Ft - 132.94 Sq M

## The Lodge



**Ground Floor**

**Ground Floor**

Approximate Gross Internal Area: 914 Sq Ft - 84.91 Sq M  
Garage & Boiler Room: 149 Sq Ft - 13.84 Sq M

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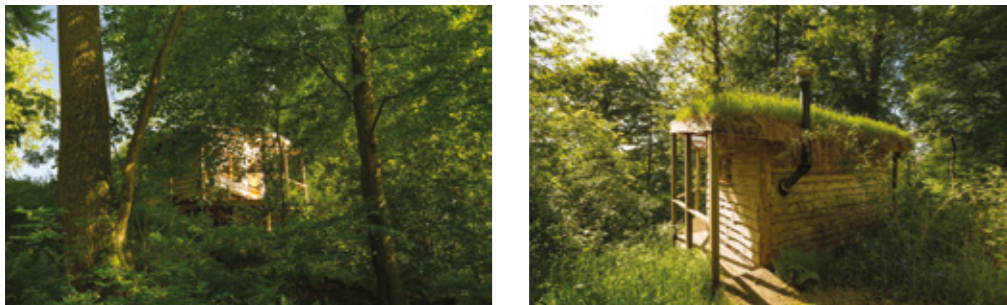


## THE LODGE

Situated at the entrance to the estate, the lodge provides an attractive and traditional single storey dwelling set within its own garden grounds.

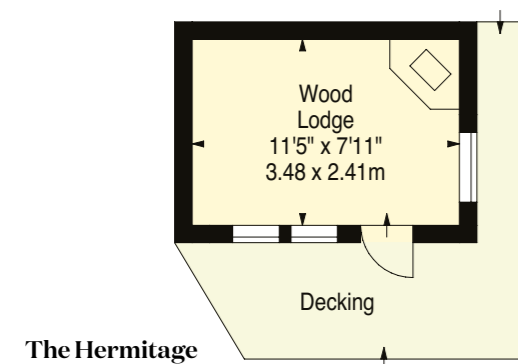
The lodge presents with a welcoming central entrance and enjoys a private, sheltered setting bordered by mature trees and planting. Internally, the accommodation includes a comfortable sitting room with a wood burning stove together with further well arranged living space.

It is well suited for staff, guests or use as a separate letting property.



## THE HERMITAGE

Tucked away within a secluded area of woodland, the hermitage is approached via winding grass paths which lead away from the formal gardens into a quieter and more natural part of the grounds. The approach to the Hermitage leads through a surviving stretch of ancient forest that once covered the valley of the Water of Ae, and in late spring, it is beautifully carpeted with bluebells. The walk itself is a defining part of the experience, passing through mature trees and wild planting and creating a strong sense of seclusion. The hermitage sits lightly within this landscape, its timber construction and turf roof allowing it to blend naturally with its surroundings.



Approximate Gross Internal Area: 167 Sq Ft - 15.51 Sq M

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A small veranda provides a place to sit and enjoy the setting, while internally the bothy is centred around a wood burning stove and offers simple but inviting accommodation for occasional There is a long drop chute in place of a conventional WC, with waste naturally managed. It provides a rare and charming retreat within the grounds, ideal for quiet enjoyment or informal overnight stays.

## GARDENS AND GROUNDS

The grounds at Elshieshields are a defining feature of the property, providing a beautifully balanced combination of formal garden and more natural landscape.

The approach is through a gravel drive bordered by established shrubs and stone boundary walls, with ornamental gates reinforcing a strong sense of arrival. Around the house, the gardens are laid predominantly to lawn, creating an open and attractive setting which enhances the principal elevation.

Beyond this, the landscape becomes softer and more informal, with areas of meadow grass, mature trees and winding paths creating a tranquil and sheltered environment. The transition from formal garden to natural woodland is particularly effective, giving a strong sense of depth and space.

Stone walls, mature planting and established hedging provide structure and privacy throughout, while allowing glimpses across the surrounding countryside. The overall effect is of a long established and carefully composed landscape.

## HISTORICAL NOTE

Elshieshields Tower, with its unique beacon platform, is a remarkable survival from Scotland's turbulent Border past. The tower dates back to the the mid 15th century, although the present structure largely dates from the 16th century when it was rebuilt and enlarged as the fortified residence of a branch of the influential Johnstone family.



For centuries, the Johnstones were among the most powerful of the Border riding clans, and Elshieshields formed part of a landscape shaped by the rivalries and allegiances of life along the Anglo Scottish frontier. Its appearance on Timothy Pont's late 16th century surveys confirms its status as an established seat.

Architecturally, Elshieshields represents an important stage in the evolution of the Scottish tower house, combining defensive qualities with increasing domestic comfort.

Later additions during the 18th and 19th centuries transformed the property into a substantial country residence while preserving the medieval core, resulting in a building that reflects more than five centuries of Scottish domestic history.

## GENERAL REMARKS

**Viewings:** Strictly by appointment with Knight Frank – 0131 222 9600

**What3Words:** ///ribcage.fruits.opposite

**Postcode:** DG11 1LY

**Tenure:** Freehold

**Services:** Elshieshields Tower and the cottage – Heating and hot water are provided via a biomass system, with an oil fired boiler serving as back up. The properties are connected to mains water, with drainage to a private septic tank.

The biomass installation is supported by Renewable Heat Incentive payments, generating an annual income in the region of £5,000 to £7,000, dependent on usage.

The Lodge is heated by an oil fired boiler providing heating and hot water, with mains water supply and private drainage to a septic tank. In addition, a biomass system is installed to serve the Lodge; however, it is not currently in use by the existing tenants.

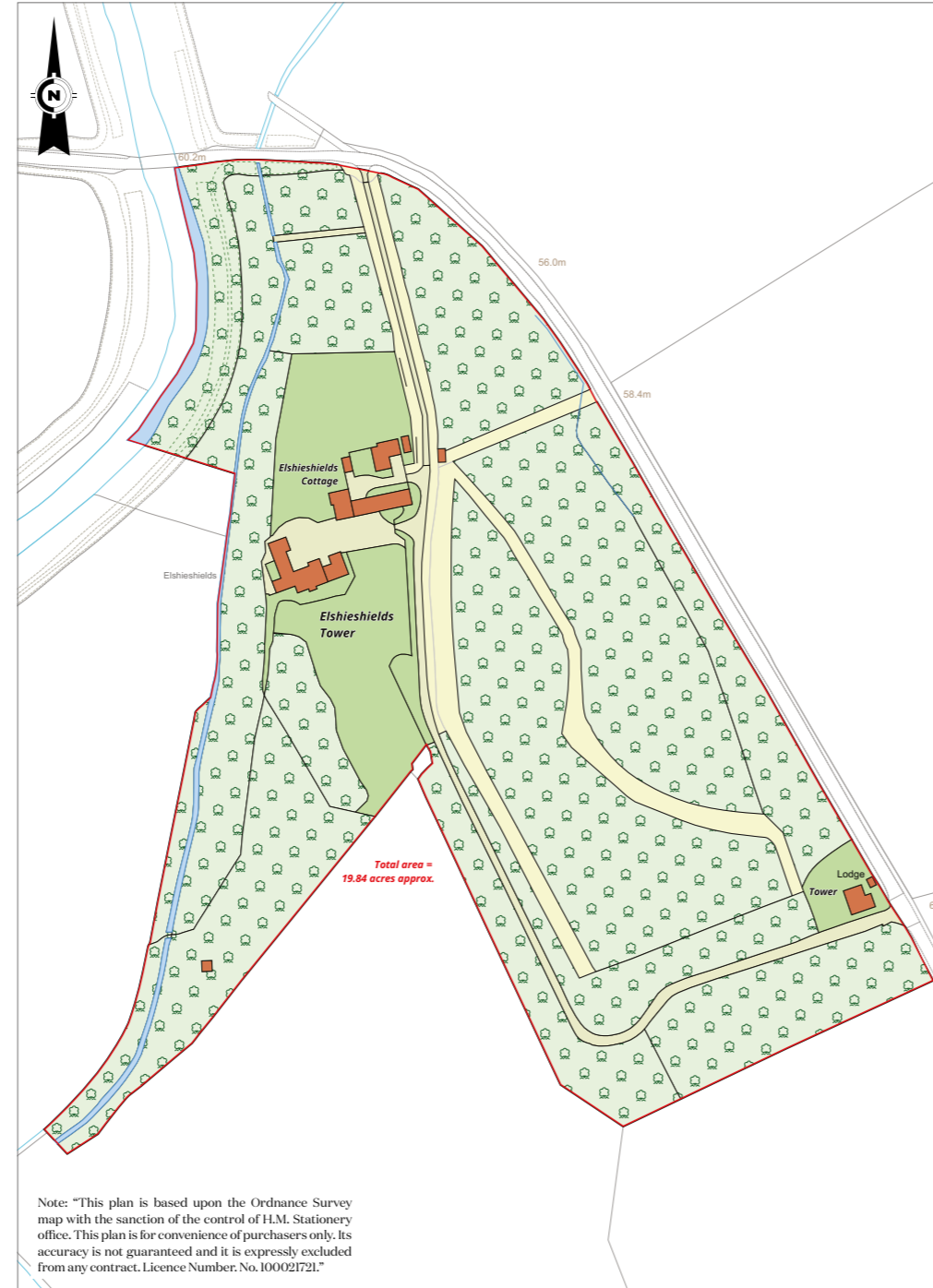
**Local Authority & tax band:** Dumfries & Galloway – Elshieshields Tower - Tax Band H. The Lodge – Tax Band D. Elshieshields Cottage – Tax Band E

**Fixtures & Fittings:** No items are included unless specifically mentioned within these particulars. The chandelier on the stair and the overmantle in the sitting room are both excluded from the sale, but may be available by separate negotiation.

**Servitude rights, burdens and wayleaves:** The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, 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 himself as to the nature of all such servitude rights and others.

**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. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Deposit:** A deposit of 10% of the purchase price will be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or their agents.



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