



Burnfoot House
Westerkirk | Langholm | Dumfriesshire | DG13 0NG

BURNFOOT HOUSE

Quietly situated in glorious countryside, Burnfoot House is offered for sale as a whole with one main residence and five stone-built holiday cottages, detached double garage, garden grounds and one mile of mixed single and double bank fishing on the River Esk (sea trout and salmon). In all, approximately 14 acres.



This impressive B Listed country home is a fine example of the Victorian Scottish vernacular, and offers well-presented accommodation over three floors, with retained original features including ornate ceiling cornices and a grand main staircase.

Burnfoot House belonged to the Duke of Buccleuch in the 18th century and has strong ties to the Malcolm family who travelled extensively in Asia with one family member, Stephana, being credited

with introducing curry to Scotland in the 1780s. The Malcolms were also a naval family, and the fire in the drawing room is rumoured to have come from a supporting frigate at the Battle of Trafalgar.

All properties have been very well maintained by the present owners and this portfolio offers an excellent business/lifestyle opportunity with scope for significant letting income but is equally suitable for multi-generational living.

MAIN HOUSE

A solid timber front door opens into a generous porch and the large, pillared reception hall. The hall is extremely impressive with original flagstone floors, high ceilings and a fine solid timber staircase that gently ascends to the first floor.

There are four reception rooms on the ground floor. The drawing room is a fantastic space boasting high ceilings, a dual aspect with tall sash windows, a 'captain's' stove set within an impressive mantelpiece and ornate ceiling cornice work.

The large library is located immediately off the reception hall and offers tall windows to the front elevation, built-in bookshelves and a fireplace. This room could be used for a multitude of purposes, as could the formal dining room and snug/study, the latter of which is presently used as a cosy sitting room with wood burning stove.

The kitchen/breakfast room has been designed by Neptune and comprises solid wood cabinetry with granite worksurfaces, underfloor heating and a Lacanche range cooker. Ancillary rooms to the rear of the house include a separate pantry, utility area, cloakroom/WC and store. A secondary staircase is also located to the rear of the property.

Upstairs, there is the principal bedroom with large modern ensuite bathroom comprising shower and separate bath, and five further generous double bedrooms (one with an en suite shower room). All bedrooms enjoy high ceilings and large windows, and some boast fireplaces. There are two family bathrooms and a laundry room.

A secondary staircase to the rear of the first-floor landing rises up to the top floor, which could be used as a self-contained unit, and which comprises a kitchen with Habitat units and Belfast sink, sitting room, dining room, two further flexible use rooms, an office, store cupboard and a bathroom.

In all the main house extends to approximately 14,000 sq ft.



















COTTAGES

The five cottages occupy the charming former stone stable block and range from one to three bedrooms. Four of the cottages have been set up as holiday lets and bring in a steady income, although more could be done to advertise these, therefore generating more revenue. The fifth cottage, Groom's Cottage, has until recently been let out on a short assured tenancy but has just undergone a full refurbishment to include rewiring, replumbing, kitchen, bathroom, flooring and would make an ideal permanent residence for an additional family member, or member of staff, perhaps.

Maid's Lodge: Two bedrooms, kitchen/living room, bathroom

Stables Cottage: Three bedrooms, living room, kitchen, bathroom

Groom's Cottage: Recently refurbished with two bedrooms, open plan kitchen/living room, bathroom

The Hayloft: Three bedrooms, living room, kitchen, bathroom

Fisherman's Rest: One bedroom, kitchen/living room, bathroom..







OUTSIDE

Burnfoot House is approached via a small bridge and driveway that splits before the front of the house to a gravelled parking and turning circle at the front, while a further driveway continues to the rear of the building, where the double garage, cottages, covered courtyard and additional parking can be found.

The garden grounds have been well-tended to over the years. There is a terrace for outdoor entertaining, wooded area, small paddock and lawns, with mature shrubs and bushes, and flowering borders. Attached to the main house is also a charming orangery, where peaches and grapes are grown successfully.

Also located within the former stable block is a generous games room, stable with two loose boxes, storeroom and wood store.

Fishing

There is one mile of mixed single and double bank fishing on the River Esk, with salmon and sea trout seasonally present.

In all, approximately 14 acres.





LOCAL AREA

Burnfoot House sits approximately 4 miles outside the popular town of Langholm and is situated just off the B709, which runs through Eskdale from Langholm to Eskdalemuir. The road follows the River Esk with hills rising on either side. This is an excellent area for exploring the upland areas of Dumfriesshire and into the Scottish Borders with many fine walks available together with much wildlife and ideal for country pursuits. The area is renowned for game fishing and shooting. There are excellent local facilities in Langholm to include a good range of shops, supermarket, primary and secondary schools, sport and leisure facilities together with a theatre. Most required amenities are also available in Carlisle to include a wider range of shops, hospital, access to the M6 and the mainline trains.

Directions:

From Langholm take the B709 and follow this road for approximately 3 miles. Turn right (signed Hawick) just after seeing the gallops below you and then take a left turn after crossing the bridge, passing the gallops on your right hand side. The property can then be found straight ahead of you, accessed via a small bridge. For those with Sat Nav, the postcode is DG13 0NG. What3words: ///commuting.dragging.shoppers.





Services

Mains electricity, LPG heating to the top floor of the main house and to the cottages, oil-fired central heating to the rest of the main house, mains water and drainage to septic tank (inspected and emptied April 2026). Combination of single glazing and secondary glazing. Fibre broadband to premises. CCTV system, burglar alarm.

Historic Environment Scotland: The property and cottages are category B Listed.

Note: Certain contents may be available by separate negotiation.

Viewings: Strictly by appointment with the sole selling agents, Fine & Country Scotland.

Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country Scotland by email to scotland@fineandcountry.com

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

Local Authority: Dumfries & Galloway Council

Main House: Council Tax Band G. EPC rating: F

Maid's Lodge: Council Tax Band A. EPC rating: E

Stables Cottage: Council Tax Band A. EPC rating: F

Fisherman's Rest: Band A. EPC rating: E

Groom's Cottage: Council Tax Band B. EPC rating: F

The Hayloft: Council Tax Band B. EPC rating: G

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks once an offer has been accepted. 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.

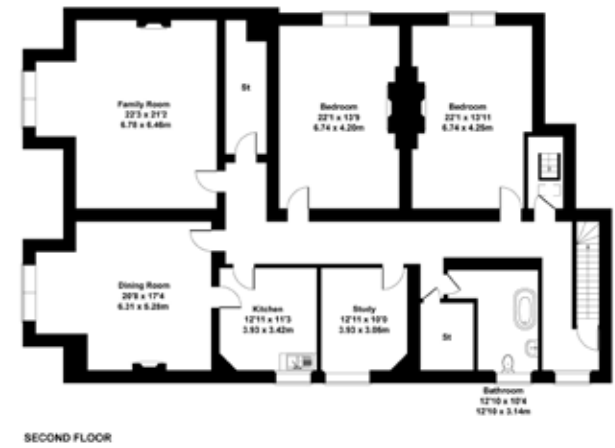
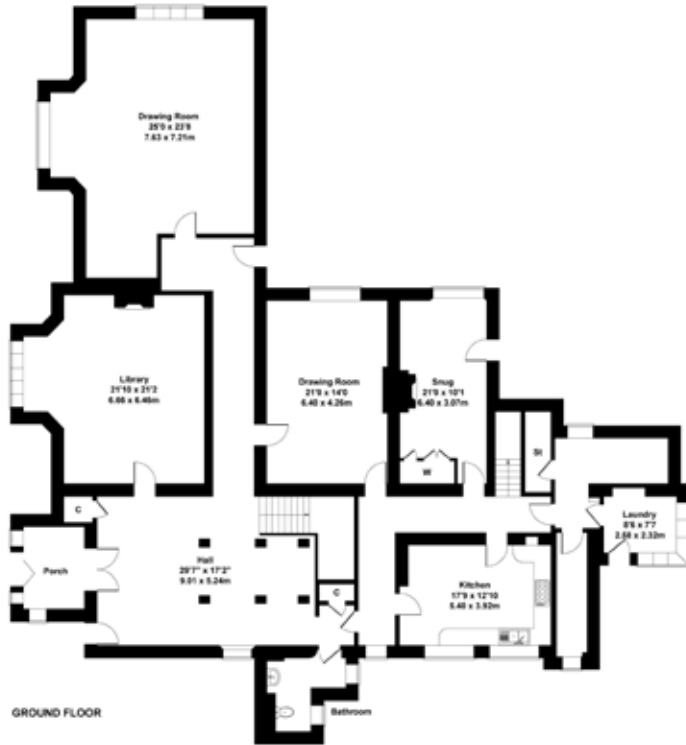
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Burnfoot House, Wester Kirk



Burnfoot
Approximate Gross Internal Area
8678 sq ft - 806 sq m



Not to Scale. Produced by The Plan Portal 2020
For illustrative purposes only.

Burnfoot
Approximate Gross Internal Area
4768 sq ft - 443 sq m



Not to Scale. Produced by The Plan Portal 2026
For illustrative Purposes Only.



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