



Springkell Garden House
Eaglesfield | Lockerbie | Dumfrieshire | DG11 3AL

SPRINGKELL GARDEN HOUSE

With lovely views from every room, Garden House is excellently positioned and comprises a large, detached family home, beautiful gardens, amenity woodland, and offers a high level of privacy.



KEY FEATURES

Set in glorious countryside, the property was the original gardener's cottage to Springkell Estate and was extended in 2009 to provide additional accommodation. Now offering five double bedrooms and three reception rooms, Garden House is the ideal family home, with bright, versatile rooms, modern fixtures and fittings and the most wonderful setting.

Accessed via private roads through the estate grounds, this gem of a property is nicely tucked away and surrounded by open fields, yet has easy access to Eaglesfield, Annan, the motorway and rail networks. Lovely walks around the estate can be enjoyed from the doorstep.

Accommodation:

There are two entrances to the house. The one predominantly used by the present owners opens into a generous reception hall, with WC off, carpeted stairs to the first floor, and an understair cupboard.

Off to your left is the large sitting room, which enjoys views of the garden, a glazed door leading directly on to the terrace, and a wood burning stove. Off the sitting room is another hallway and vestibule (this formed part of the original cottage).

The kitchen/breakfast room is an excellent size and offers a good range of modern floor and wall units with complementary worksurfaces, electric range cooker, plumbing for white goods and large windows that allow plenty of natural light in, while also offering the terrific views over the garden again. There is ample room for a dining table and chairs in here, or perhaps even an island unit.

Adjacent to the kitchen, accessed via double doors, is the formal dining room, which enjoys a dual aspect affording views over the garden.

A useful third reception room has previously been used as an office but would equally make a good playroom or ground floor bedroom perhaps, and a well-proportioned utility room comprising storage units, a Belfast sink and plumbing for white goods, completes the ground floor accommodation.

Upstairs a generous L-shaped landing, naturally lit by Velux windows, offers two built-in storage cupboards.

There are five bright and spacious bedrooms in all. The principal bedroom enjoys a triple aspect with the most wonderful outlook over the garden and beyond and boasts an ensuite bathroom with bath and separate shower cubicle. The second bedroom has a dual aspect and an ensuite bathroom, while the three remaining double bedrooms share a large family bathroom, comprising bath and separate shower cubicle.

All in, the property extends to approximately 3767 sq ft.























STEP OUTSIDE

Garden House is approached via a gated and gravelled driveway that leads to a generous parking and turning area by the house.

The garden grounds are an absolute delight and extend to just under 7.5 acres. The present owners have cleared a lot of overgrown trees during their time here, allowing a huge amount of light in and improving the views over the surrounding countryside. There is scope for small scale agricultural use, or room for a pony perhaps. There are large expanses of lawn, a beautiful water features, an area of amenity woodland, and a variety of established bushes, ornamental trees and shrubs. In addition, there is a generous gravelled terrace to the rear, which enjoys the sun for the majority of the day.



OUTBUILDINGS

There is a good brick-built outbuilding with corrugated tin roof, power and light. This is the ideal potting shed or it could even be converted into a home office or additional accommodation if required (and subject to necessary consents). In addition, there is a further store to the rear and two log stores.





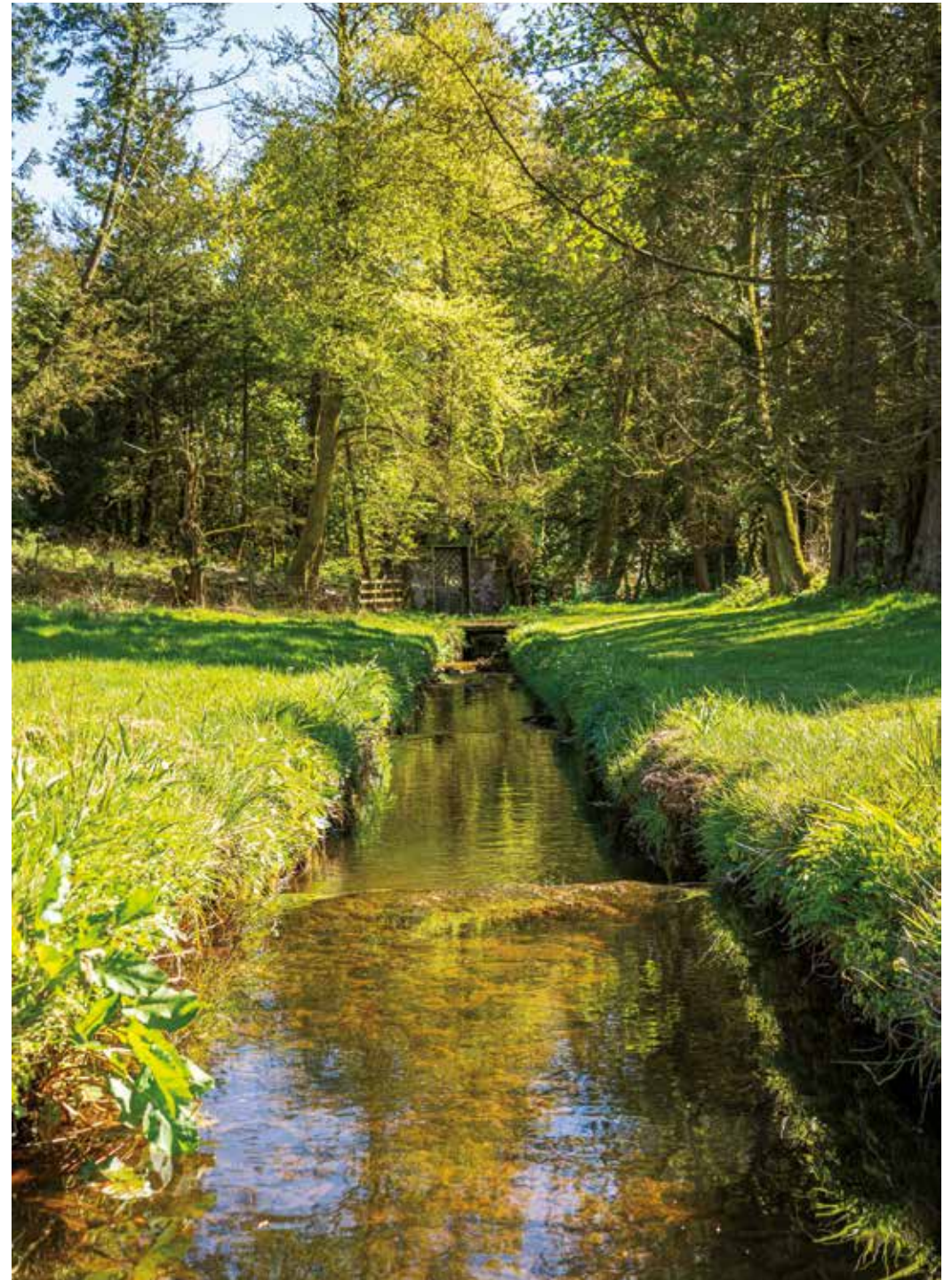


LOCAL AREA

Garden House is located in the heart of Springkell Estate, on the outskirts of Eaglesfield. Lovely walks around the estate can be enjoyed from the doorstep. The village of Eaglesfield benefits from a small post office and shop and there is a church, church hall and village hall within the village, both with active committee groups. For larger shopping needs, Annan boasts a variety of amenities, including supermarkets, leisure facilities, healthcare services, independent shops, cafes, and restaurants. For families, the property is well-served by Eaglesfield primary school with a catchment to either Lockerbie or Annan Academy, both offering high-quality education. Residents can also enjoy a range of outdoor activities, with the beautiful Solway Coast just a short drive away, offering opportunities for scenic walks, cycling, and wildlife watching.

For commuters, Annan (6 miles), Lockerbie (9 miles) or Gretna (8 miles) railway station is just a short drive away, providing regular services to both Carlisle, Edinburgh and Glasgow, making it ideal for those who travel for work or leisure. The nearby M74 provides easy connection to major cities across Scotland and Northern England. A regular bus route is also available to Gretna, Lockerbie, Annan and Carlisle.

Directions: Drive straight through Eaglesfield and as you exit the village turn into the main entrance for Springkell. Follow the private road past Springkell House and then follow the signs for Garden House. Please drive slowly and carefully through the estate.



**Services:**

Mains electricity, mains water, oil fired central heating and an open fire. Private drainage to septic tank (registered with SEPA). Broadband supplied by BT. Double glazed throughout. Smoke alarm system with sensors on both floors.

Local Authority: Dumfries & Galloway Council. Council Tax Band: G
EPC: C

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

Matters of Title: The property is sold subject to all existing easements, 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 matters.

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

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

Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties, like us on facebook.com/fineandcountryscotland and Instagram on [@fineandcountryscotland](https://instagram.com/fineandcountryscotland).

Referrals: Fine & Country 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 Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

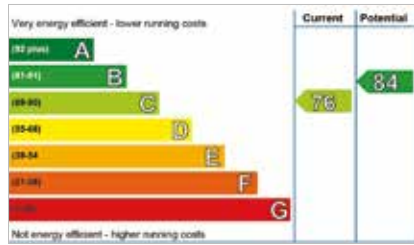
Garden House, Springkell



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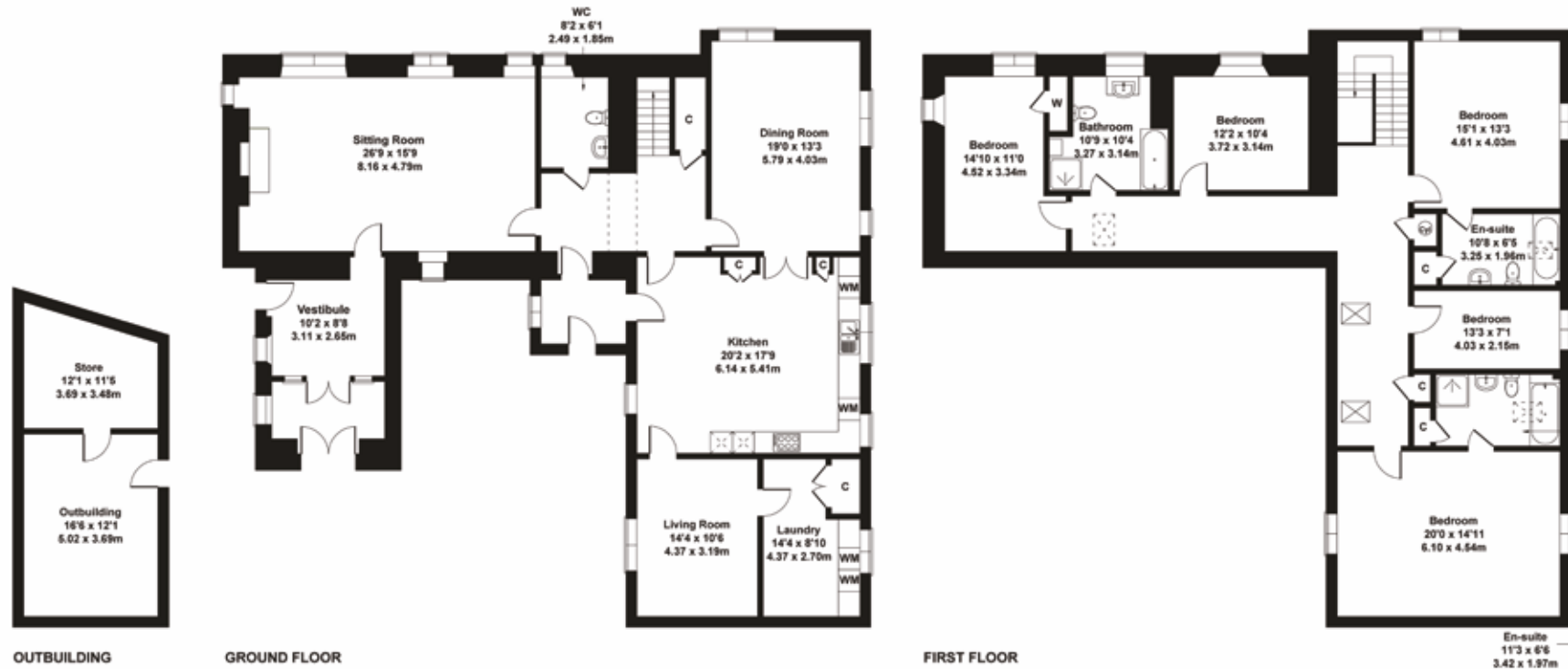
50 m
Scale 1:2099 (at A4)





Garden House

Approximate Gross Internal Area
3767 sq ft - 350 sq m



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



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