



Warmanbie House
Annan | Dumfriesshire | DG12 5LL

 FINE & COUNTRY

WARMANBIE HOUSE

Quietly situated above the River Annan, Warmanbie House is a substantial, yet homely, red sandstone mansion located close to the popular town of Annan.



KEY FEATURES

Built in the early 19th Century for Alexander Carruthers, this impressive B Listed property offers generous accommodation over four floors with a wealth of original features, including staircases, sash windows, fireplaces and wooden floors. The present owner has carried out a programme of refurbishment during their ownership, and it was previously run as a popular hotel. While there are still some unfinished areas within the house, Warmanbie offers huge potential and charm. Most rooms enjoy a dual aspect via large sash and case windows and the house is bathed in natural light.

Warmanbie enjoys meandering paths through its woodland down to the river, a large, grassed lawn, a stone outbuilding and ample parking. Salmon fishing rights are included. In all, around 14 acres.

Note: More land may be available by separate negotiation (up to a maximum of 45 acres); please enquire.

Accommodation

A timber and glazed porch provides access into the main reception hall, which boasts a high ceiling, stone flagged floor and the original stone staircase with wrought iron balustrade. All principal ground floor rooms are accessed directly off the hall; there are three generous reception rooms and a bright kitchen/breakfast/family room.

To the front of the property is the former library, which would equally make a lovely dining room. This room enjoys a dual aspect with tall windows and working shutters, fitted bookshelves and display cabinets, a solid wood floor and a wood burning stove set within a marble fire surround. Adjacent to this room is the elegant sitting room, which is bow-ended and features two full height curved sash and case windows. This room also has a solid wood floor and a wood burning stove within a marble surround.

The drawing room is very generously proportioned and offers direct access to the garden via a glazed door. There is also a large wood burning stove set within a marble surround and a solid wood floor.

The kitchen/breakfast room is the heart of the home. This sunny east and south facing room offers ample space for family living. The kitchen area offers a range of units complemented by marble worksurfaces. There is a large island with inset sink, integrated dishwasher and a breakfast bar. The kitchen also offers an electric range cooker and space for an American style fridge/freezer. Directly off the kitchen is a WC and a separate shower room, fitted with modern fixtures and featuring a large walk-in shower and exposed stone walls. The accommodation continues beyond this shower room, with a door leading to a space ripe for decoration; it could make the ideal home office, boot room or studio, and boasts its own ensuite. Access can also be gained to it from the rear courtyard via glazed doors, so the space can be separated from the main accommodation if need be.

To the rear of the property is a useful utility/laundry room that houses the boiler and hot water tank, and a door from here leads to the orangery. This unique indoor/outdoor space has a glazed roof, sandstone flagged floor with original well, an original stone fire surround and exposed stone walls. Grape vines grow across the beams, and it's a charming and fun entertaining space, with direct access to the paved courtyard outside. Two storerooms complete the ground floor accommodation.

















There are two staircases within the property. The impressive main staircase gently rises up to the first-floor landing, which is naturally lit by an oval cupola. There are five double bedrooms on the first floor, four of which have modern en-suite bath/shower rooms. All enjoy large windows, original fireplaces and high ceilings.

The secondary staircase is located to the rear of the house and leads up to the top floor, where a range of full-height attic rooms can be found. Like the rest of the house, the rooms up here flow well and although only partially renovated, offer new or replacement windows and exposed original fire surrounds. This floor offers the ideal space to create a home cinema, a teenage bedroom wing, or perhaps even a self-contained apartment.

Accessed via internal steps from the ground floor, or via external stone steps from the courtyard, is the cellar. This generous space offers several rooms, ideal storage and even houses the original wine cellar, with numbered wine bins.

In all the main accommodation within the house extends to approximately 9,849 sq. ff.













OUTSIDE

Warmanbie House is approached via a pillared entrance and private, shared driveway that culminates in a generous, gravelled parking and turning area at the front of the property, while the driveway continues up past the adjacent stone outbuilding before coming to a dead end.

The garden grounds have been well-tended to over the years. There is a large, grassed lawn to the front of the property, which wraps around the side of the house and to the rear. There are lovely areas of woodland to enjoy, which include meandering paths that lead through the woods and down to the riverbank.

Also located within the grounds is an open-fronted stone outbuilding under a slate roof, which offers additional storage, garaging or perhaps has the potential for conversion, subject to the necessary planning consents. There is a lean-to carport attached to the outbuilding.

While the property is offered for sale with approximately 14 acres, more land (up to a maximum of 45 acres) may be available by separate negotiation; please enquire for more information.

Fishing

There is mixed single and double bank fishing on the River Annan, with salmon seasonally present. No catch records are available.





Local Area

Located close to Annan, a town with all the usual local amenities including shops, restaurants, cafes, greengrocers, solicitors, doctors, schools and supermarkets. There is also a railway station connecting to Dumfries, Gretna and Carlisle with daily services.

A wider range of high street shops, services, university campuses, and Dumfries and Galloway Royal Infirmary are available in the regional capital of Dumfries (approx. 16 miles).

The M74 motorway is a mere 9 miles away and the main line railway station in Carlisle is approximately 22 miles away. The fastest train to London Euston takes approximately 3¼ hours from Carlisle. The Airports of Edinburgh, Glasgow and Newcastle are all within about one and a half hours' drive. The area offers boundless opportunities for the outdoor enthusiasts. These include salmon and sea trout fishing on the nearby Rivers Nith, Annan and Border Esk as well as trout fishing on Dumfriesshire's numerous lochs and rivers. In addition, spectacular driven and walked up shooting is available on many of the local estates as well as wild fowling on the nearby Solway coast. There are a number of excellent golf courses nearby in addition to the Seven Stanes mountain bike centres of Ae, Newcastleton and Dalbeattie. The mild climate which the area benefits from is ideal for gardeners and length of the growing season allows for a great variety of plants to flourish.

Directions:

Warmanie is accessed off the B722, just a short distance north of Annan.

What3words: ///slimmer.shops.generated

Services: Mains electricity, oil fired central heating, private drainage to septic tank (registered with SEPA, inspected and emptied July 2026). CCTV system. Fibre broadband, to the premises, supplied by Plusnet.

Historic Environment Scotland: The property is category B Listed.

Access: Warmanbie House owns the private driveway from the main road and provides a right of access to the neighbouring properties.

Public Footpaths: A core path (Annan to Brydekirk) follows the river's edge on the western boundary.

Boundary Plan: The boundary plan is provided for guidance and indicative purposes only.

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. Any neighbour rights of access, pipelines, wayleaves, public footpaths etc should be disclosed clearly.

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

Note: The sale is subject to Probate being granted.

Local Authority: Dumfries & Galloway Council - Council Tax Band: G

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

Money Laundering Obligations: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Coadjute who will contact you once you have an offer accepted on a property you wish to buy. The cost of these checks is £45 per person (plus VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of formal acceptance of your offer, directly to Coadjute, and is non-refundable.

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.







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