



Treetops, Eaglesfield, Lockerbie, DG11 3AG

Offers Over £525,000

C&D Rural

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- Well-presented three bedroom detached bungalow
- Dual aspect living room with multi-fuel stove
- Sun room with beautiful views and steps down to the garden
- Beautifully presented gardens with spectacular views of Springkell
- Equestrian facilities including menage, turn-out paddock and 11 Monarch stables
- Concrete yard with a range of outbuildings
- Approximately 15.51 acres of productive grazing land
- Conveniently located close to Lockerbie, Dumfries and major road networks

Three bedroom detached bungalow with generous gardens, horse riding menage, stables and agricultural land extending to a total site of 16.61 acres.

Council Tax band: D

Tenure: Scottish Heritable Title

EPC Energy Efficiency Rating: D

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Treetops is an excellent opportunity to acquire a unique property, perfectly designed for equestrian or small-scale agricultural purposes. Previously used to breed horses and cattle, the property features eleven top-quality Monarch internal stables, including four folding stables, a horse menage and land extending to 16.61 acres. The bungalow was constructed in 1997 and has been very well maintained and upgraded in the past three decades. The land is made up of four generously sized fields which benefit from good access and a natural water source.

The Accommodation

The bungalow is a spacious and versatile property which has been well maintained and upgraded in recent years. A barn-style door opens directly into the kitchen/dining room from the side. The kitchen was fully replaced in May 2022, featuring a range of white floor and base units with granite worktops incorporating a 1.5 bowl sink and integrated appliances including a NEFF eye level double oven and hob, Prima fridge, dishwasher and washing machine. The open plan aspect offers a dining area and glass door which opens out onto the garden and patio.

The primary entrance opens into the hallway which leads to the sleeping accommodation and family bathroom. There is a loft hatch with ladder access to a partial boarded loft along the full length which would be suitable for conversion subject to planning consents. The primary bedroom is situated at the rear of the property, enjoying pleasant views of the gardens and land, with the added benefit of fitted wardrobes. The second bedroom also featuring fitted wardrobes comfortably fits a small double bed and the third bedroom would be suitable for children or use as an office/study.

The family bathroom was refurbished the same time as the kitchen and comprises a large mains fed walk-in shower with glass screen, WC, white sink with vanity unit, and towel rail. The dual aspect of the living room creates a bright and welcoming entertainment space with beautiful views in both directions. For added warmth in the colder seasons, there is a freestanding wood burning stove set on a stone hearth.



The sun room is double glazed with beautiful views of the expansive countryside, heightened by the suspension of the property.

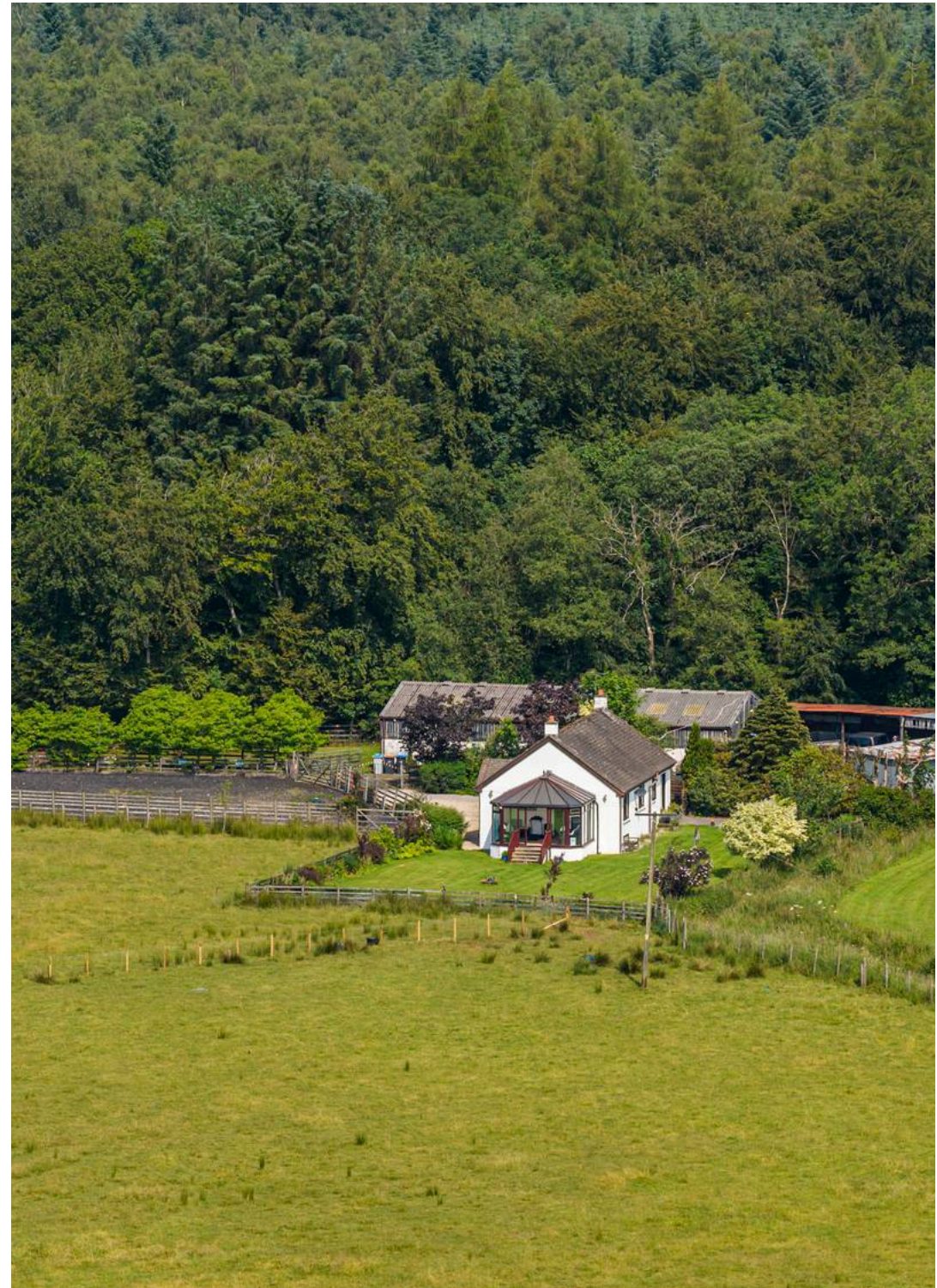
Gardens, land and buildings

The property is accessed via a short private track from the main road. There is parking outside the main house with further parking at the end of the track where the outbuildings are located. The gardens wrap around the property, predominantly laid to lawn which extend across the stream accessed by a man-made wooden bridge. The gardens are lovely and feature a wonderful selection of exotic plants and mature shrubbery.

Complimented by an additional 15.51 acres of productive grazing, the land is made up of a hillside garden and four excellent sized grazing fields with good access from either side. The land is stock proof with a natural watercourse running through the land. Adjacent to the horse menage is a small paddock which could be used for lungeing or holding small livestock.

The principle outbuilding is constructed of concrete block with a steel frame portal. Measuring by 65ft x 30ft, the outbuilding is set on concrete foundations and benefits from water and electric. Internally, the owner has installed eleven top-quality Monarch stables, including four folding stables. There are additional timber frame bay sheds which have been erected for storage or may serve other purposes.

The property is registered with an agricultural holding number 75/311/0089.



Location Summary

Treetops occupies a peaceful and secluded elevated position located on the edge of Springkell Estate, on the outskirts of Eaglesfield. The area is characterised by rolling farmland and quiet lanes, with direct access to a wealth of walking, cycling and riding routes 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 (6miles), 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.

What 3 Words

///hazy.wriggled.convert















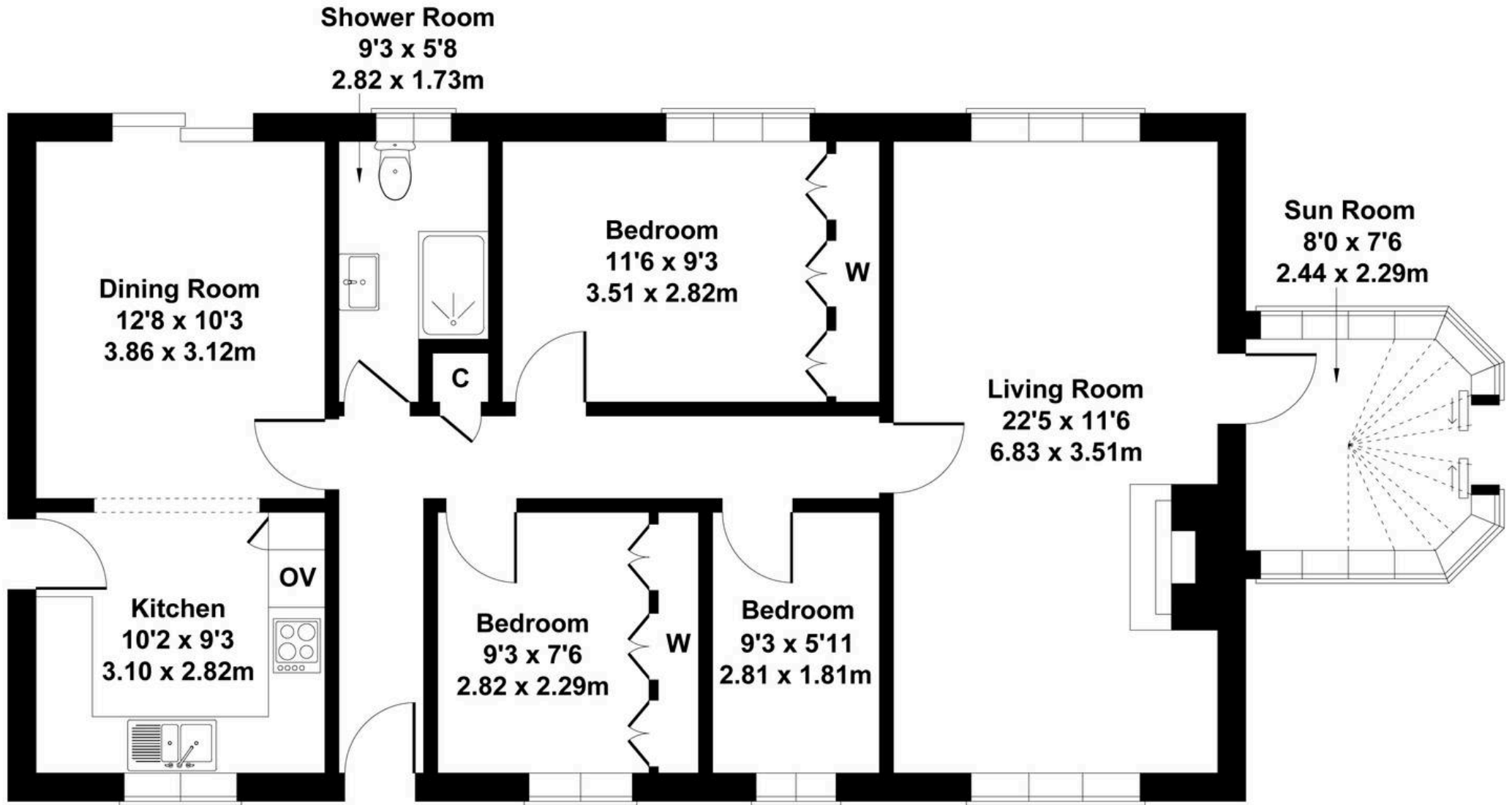






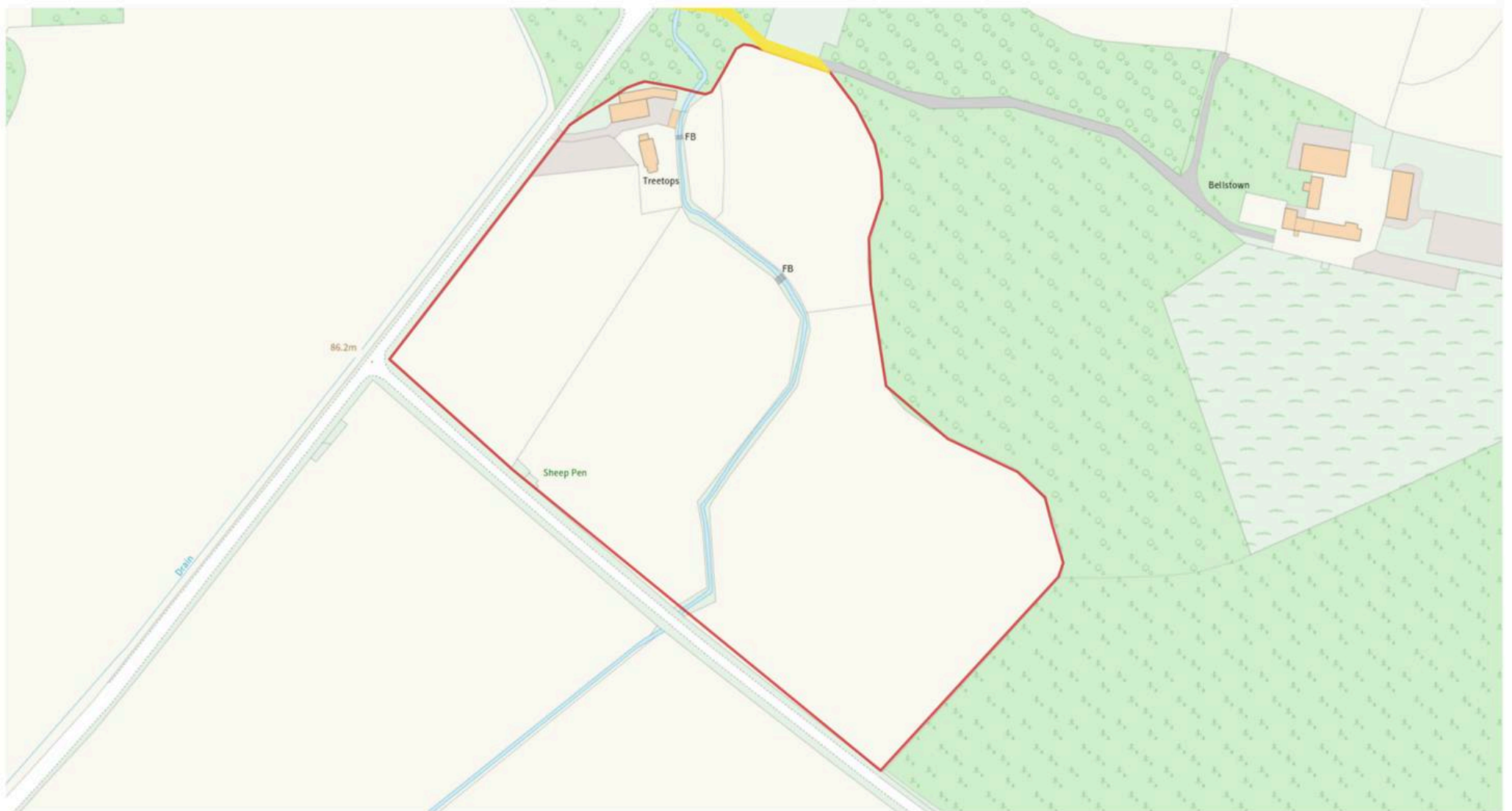
Treetops

Approximate Gross Internal Area
1006 sq ft - 93 sq m



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

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General Remarks and 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.

Home Report: The property is registered as a agricultural business and therefore is exempt from a home report.

Mines & Minerals: All mines and mineral rights are included insofar as they are owned.

Sporting rights: All sporting, shooting and fishing rights are included.

Access: There is a legal pedestrian and vehicular right of access down the track shaded yellow to the entrance of the top field.

BPS: The land is all registered with SGRPID and extends to 6.28Ha with only 5.03Ha claimed for. 4.70 entitlements (region 1) will be included within the sale. For the avoidance of doubt the seller will be retaining the entirety of the 2026 subsidy claim. The purchaser shall pay to the selling agents £150 + VAT to cover the costs of transferring the land through SGRPID.

Planning: The sun room was granted a building warrant in December 2008 (Ref: 08/BW/4/0445).

Septic Tank: A new sewage waste treatment plant was installed in June 2025 and is registered with SEPA.

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.

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.

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