



Oxstart Green Farmhouse, Hightae, Lockerbie, DG11 1LB

Offers Over £395,000

C&D Rural

Oxstart Green Farmhouse, Hightae, DG11 1LB

- Traditional Farmhouse and outbuildings
- Upgraded by present owner
- 2/3 bedrooms
- Large open plan kitchen/dining room
- House, garden and outbuildings extend to 0.52 acre
- Permanent pasture land extending to 2.05 acre
- Beautiful rural setting close to local amenities and major access routes
- Open countryside views
- Solar Panels

A lovely detached stone and slate two storey farmhouse with a range of traditional outbuildings, generous garden and land extending to 2.05 acres.

Council Tax band: E

Tenure: The Scottish Heritable Title

EPC Energy Efficiency Rating: D

CD Rural



Oxstart Green is a lovely two/three bedroom detached farmhouse, located in a rural setting within easy reach of Lockerbie, Dumfries and the motorway network. The property has the benefit of lovely gardens, a generous driveway, a range of traditional outbuildings, a 2.05 acre field and open countryside views.

The Accommodation:

Oxstart Green Farmhouse is a charming detached farmhouse with modern fixtures and fittings and flexible accommodation, with scope to extend further (subject to the necessary consents). The property has been renovated by the present owner to include a new roof, installation of an air source heat pump and solar panels.

A rear door opens into a spacious porch/boot room, which houses the hot water tank. From the porch is direct access into the kitchen. The open plan kitchen/dining room is an excellent and very welcoming space. There are a range of units with complementary worksurfaces, an electric aga, a useful island, and ample room for a large dining table and chairs. This room also enjoys a shelved larder cupboard, original wooden floor to most of the room and a triple aspect, therefore a lot of natural light. The inner hall offers an original timber floor, carpeted stairs to the first floor and a front door that leads out to the garden. The sitting room has been tastefully decorated and enjoys a dual aspect with open views, a multifuel stove set within an Adam style surround and an attractive original ceiling cornice.



A modern and spacious bathroom comprising of WC, wash hand basin and a shower over the bath, completes the ground floor accommodation.

On the first floor two double bedrooms and a dressing room/nursery can be found. Both bedrooms are well-proportioned and enjoy a dual aspect with far reaching views. The dressing room/nursery could be partitioned to create a small third bedroom or even turned into a second bathroom. This room is accessed directly off the landing and leads through to one of the main bedrooms.

Outside:

A private driveway culminates in a generous parking and turning area. There is a well maintained, mature garden to the front and side of the property, which is predominately laid to lawn. There are a range of useful outbuildings built of stone under a slate roof, to include: detached bothy, store, feed and hay barn, garage and a barn housing three stables. The outbuilding are in a moderate state of repair. To the side and rear of the property is a good sized grazing paddock, which extends to 2.05 acres. This permanent pasture land is in reasonable condition, stock proof and has access to a mains water trough.

Location Summary:

The property is approximately ten miles from Dumfries and six miles from Lockerbie. There are a range of shops and amenities in Lockerbie including a primary and secondary school, medical practice, dentist, public houses and an 18 hole golf course. A wider range of shops and services are available in Dumfries and the M74 provides excellent connections Southbound and Northbound where Carlisle can be reached in approximately 45 minutes. Glasgow is around 80 minutes drive and Edinburgh, around two hours. The train station in Lockerbie provides excellent communications to the area, having direct connections to Edinburgh (1hr), Glasgow (1hr), Manchester Airport (3hrs) and London (4hrs).

What3 Words:

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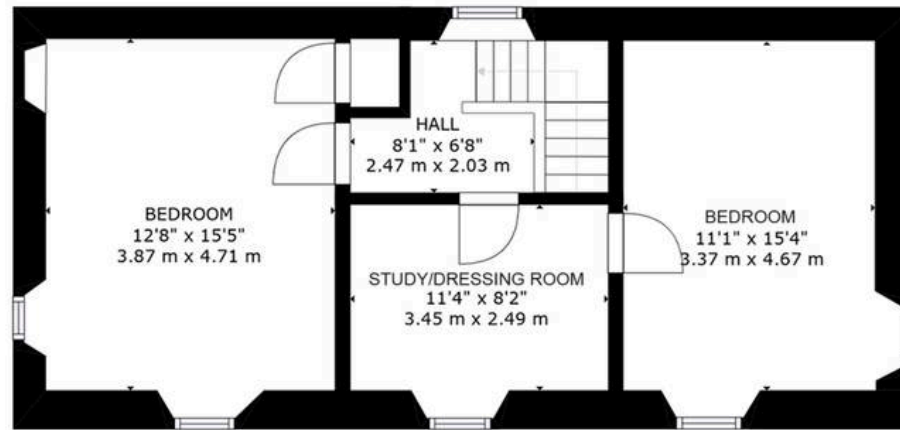












FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 806 sq. ft, 75 m², FLOOR 2: 588 sq. ft, 55 m²
 EXCLUDED AREAS: , PATIO: 59 sq. ft, 6 m²
 TOTAL: 1393 sq. ft, 129 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Services: The property is serviced by mains electricity, private drainage with septic tank (registered with SEPA) and mains water supply. The property is heated, and hot water provided by an air source heat pump and multifuel stove. The house is double glazed and has 20 solar panels providing a variable feed in tariff.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000.

Disclaimer: please note external photos of the property were taken during 2022.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

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.

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.

Viewing: Strictly by appointment only through the sole selling agents, C&D Rural Tel: (01228) 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

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