



The School House
Boreland | Lockerbie | Dumfriesshire | DG11 2LL

THE SCHOOL HOUSE

Set within approximately 0.6 acres of charming, mature gardens and enjoying uninterrupted views across the surrounding countryside, The School House offers the rare combination of period character, modern family living and an idyllic rural lifestyle. Beautifully renovated throughout, this former Victorian schoolhouse in the village of Boreland provides generous, flexible accommodation whilst remaining within easy reach of Lockerbie's rail station, the M74 and excellent connections to Edinburgh, Glasgow, Carlisle and London.



ACCOMMODATION

A solid front door opens into a welcoming reception hall. There is a carpeted staircase rising to the first floor and direct access to all principal ground floor rooms.

The warm and inviting drawing room boasts a dual aspect, LVT parquet effect floor, wood burning stove and recessed display shelving.

The second reception room is presently used as a further sitting/living room, and features a large window to the front elevation, LVT parquet effect flooring and a wood burning stove. Whilst this makes for a lovely reception room, it could also be used as a fourth double bedroom, if required, especially with the handy utility room/ WC located opposite.

The heart of the home is the open plan kitchen/dining/living room. This generous, bright space features a Shaker style kitchen with complementary worksurfaces, a useful pantry and internal access to the integral garage. The kitchen/living room enjoys a dual aspect and French doors that open directly to the patio and garden.

The staircase rises to a light and spacious first floor landing that features a window to the front elevation. The principal bedroom suite boasts lovely views over the surrounding countryside and offers a modern ensuite bathroom comprising feature bath and separate shower. There is a walk-in wardrobe that leads through to the dressing room, which could also be used as a home office or perhaps a nursery. The flexible layout can easily be adapted to changing family needs.

The remaining first floor bedrooms are both doubles in size. The family bathroom comprises a bath and a separate shower cubicle.

The flexible layout is ideally suited to modern family life, with dedicated space for home working (fibre broadband to the premises assists this), a nursery or dressing room alongside generous reception areas for entertaining. In addition, the integral garage offers excellent storage for bicycles, motorcycles, outdoor equipment or a workshop space, and also has the potential to be converted into additional living accommodation (subject to the necessary planning consents).

In summary, this is a charming, homely property in turnkey condition with so much character, superb views and lovely features throughout. Whether you're looking for a peaceful family home, a countryside retreat with excellent transport links, or a character property that is ready to move straight into, The School House offers a fantastic balance of rural tranquility and modern convenience. Must be viewed to be fully appreciated.



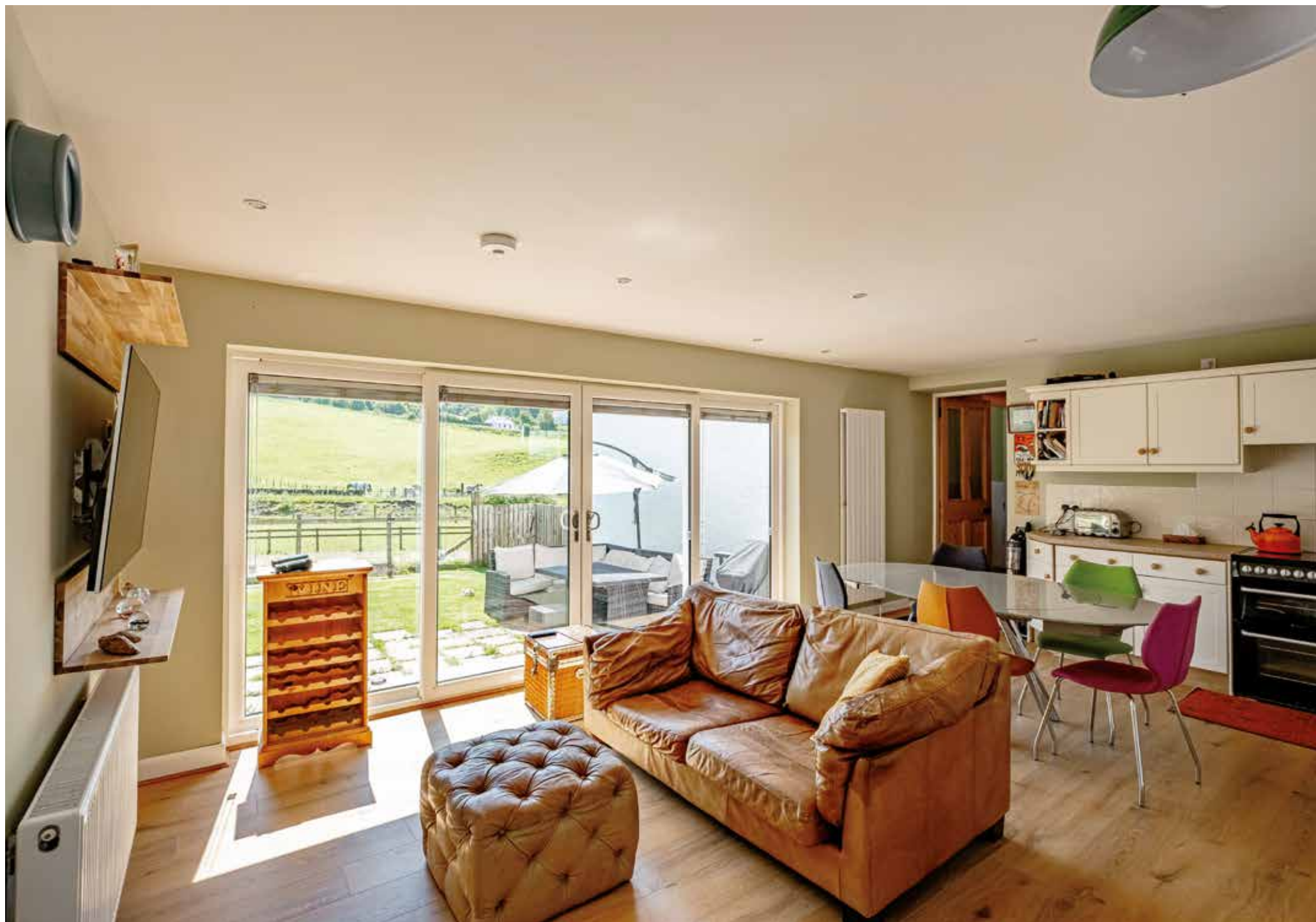






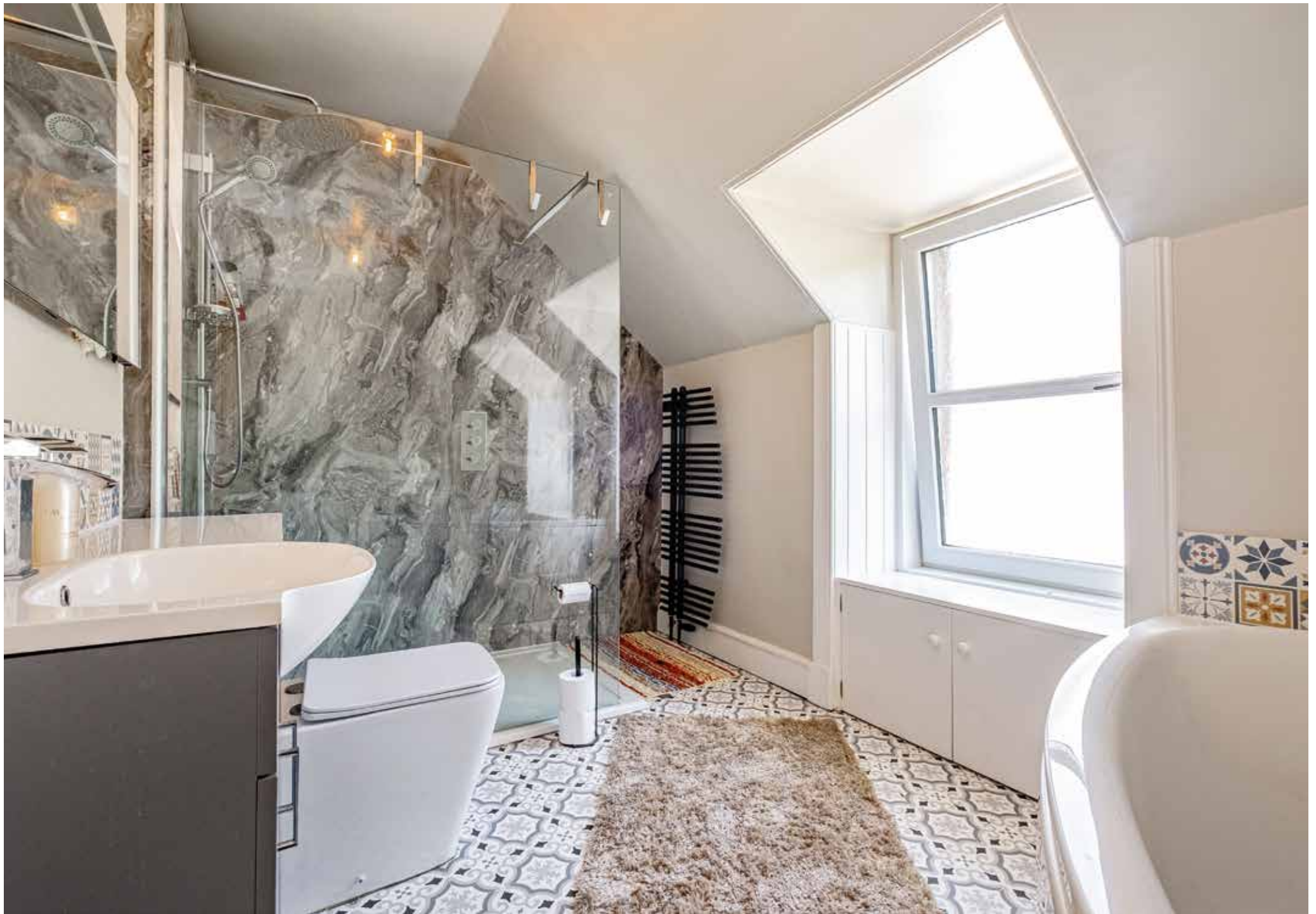




















OUTSIDE

The property is accessed via a short section of shared driveway leading to a cattle grid, beyond which the driveway is private (please see boundary plan for reference; area marked in blue denotes area of shared drive).

The mature, well-established garden wraps around the house and is predominantly laid to lawn with patio areas ideal for alfresco entertaining, and lovely open views can be enjoyed from most areas in the garden. The fully enclosed garden immediately outside the kitchen provides a safe and secure environment for young children and dogs. The plot extends to approximately 0.6 acre in all.

LOCAL AREA

Boreland is a small village approximately 6 miles north of Lockerbie and has a regular bus service to Lockerbie serving Lockerbie Academy and Lockerbie Primary school. There is a well-appointed village hall in Boreland in which many recreational events take place. In the village there is equestrian tuition and potential livery facilities available at the nationally recognised Chariots of Fire Centre.

Ideal for commuters and hybrid working, nearby Lockerbie's West Coast Main Line provides direct train services to London, Glasgow, Edinburgh and Manchester, and there is easy access to the motorway networks, making this an increasingly attractive location for buyers seeking country living with excellent transport connections.

Lockerbie also provides a wide range of amenities including a supermarket, butchers, antiques shop, library, medical practice, dentist, hairdressers, ice rink and several pubs/restaurants.

Directions

From Lockerbie take the B723 to Boreland. Once in the village pass Chariots of Fire on your right, continue around the left-hand bend and The School House can be found on your right hand side. Postcode: DG11 2LL

What3words: ///jukebox.refreshed.acre



INFORMATION

Services: Mains electricity, mains water supply, oil fired central heating, private drainage to septic tank (registered with SEPA). Double glazed throughout. Fibre broadband to the premises.

Local Authority: Dumfries & Galloway Council – Band F

EPC: E

Home Report: A copy of the Home Report is available on request from Fine & Country Scotland.

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 when 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.

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.







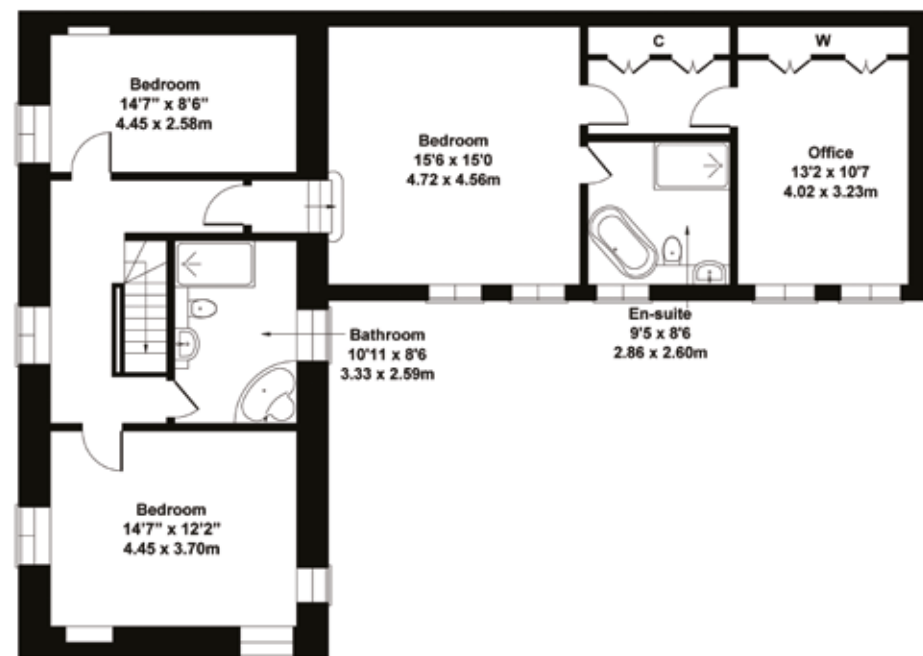
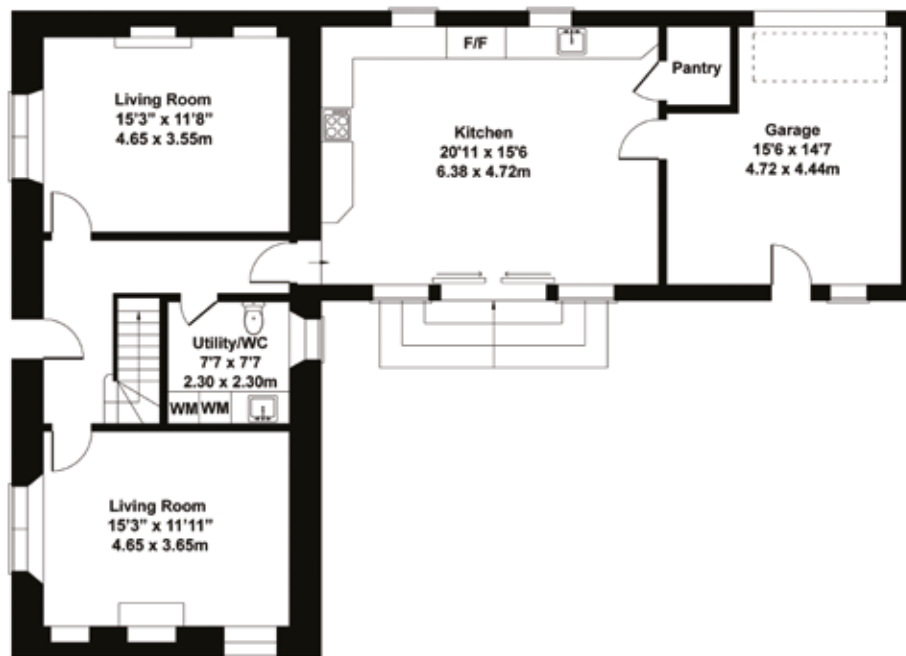
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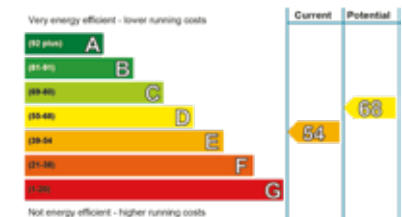
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School House

Approximate Gross Internal Area
2325 sq ft - 216 sq m



Not to Scale. Produced by The Plan Portal 2026
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FINE & COUNTRY

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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THE FINE & COUNTRY
FOUNDATION

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