



Galbraith

GREENBURN FARM
CANONBIE, DUMFRIES AND GALLOWAY



GREENBURN FARM CANONBIE, DUMFRIES AND GALLOWAY

Small holding with range of farm buildings.

Canonbie 3 miles ■ Langholm 4.8 miles ■ M6 (Junction 45) 14.4 miles

About 2.86 hectares (7.07 acres)

- Particularly scenic rural location.
- Farmhouse with 1 reception room, 3 bedrooms.
- Range of traditional stone steading buildings.
- Modern, portal framed shed.
- 3.41 acres of grazing land.
- Potential for a variety of rural businesses.

Galbraith

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SITUATION

Greenburn Farm lies at the end of a private road, 0.5 miles from the B6318 and less than 1 mile north east of the hamlet of Claygate in the rolling Eskdale hills. The house occupies an elevated position with fine views over the surrounding countryside.

The nearby village of Canonbie, only a mile from the border with England, benefits from a well regarded primary school with nursery facilities. Other local amenities include a Health Centre, Post Office/convenience store, village hall, recreation ground, church, hairdresser and hotel. The River Esk is well known for salmon and sea trout angling.

Both the M6 and A74(M) motorways are within easy reach. Around 17 miles distant, Carlisle is the nearest cultural, commercial and industrial centre for the area. The city has good rail links to London (3.5 hrs), Glasgow (1hr) via the West Coast Main Line and to Edinburgh (1hr 15m).

DESCRIPTION

The traditional property faces south and is deceptively spacious. On the ground floor is a large utility/boot room, essential for a rural lifestyle. The kitchen dining room has a range of floor and wall units plus a fire place ensuring this is truly the heart of the home. The ground floor bedroom and sitting room are well proportioned with bright south facing rooms. Upstairs the two similar sized bedrooms are also south facing and offer good views over the surrounding countryside. There is a decent sized dressing room accessed from bedroom 1. The house provides ample storage from the built in cupboards and the cellar.

The traditional steading comprises a mix of stone buildings plus some slightly more modern sheds. Of particular note is the impressive stone barn that was previously used as a hay store.

Lying out with the main steading area is a second steading comprising more modern farm buildings. In particular is a large shed that has been used as winter housing for cattle. There is also basic livestock handling facilities plus additional housing and storage. There is provision for water and power to most of the buildings.

Many of the structures at Greenburn Farm could be used as part of the small holding, rented out for a variety of uses or be suitable for conversion.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Mains	Mains	Private	Oil central heating	Band D	E

ACCOMMODATION

Ground Floor:

Kitchen/dining room, sitting room, bedroom, utility room with shower room and pantry.

First Floor:

2 double bedrooms, dressing room, bathroom.

GARDEN AND GROUNDS

There is an enclosed garden at the front of the house.

LAND

The land at Greenburn Farm is divided into four grazing paddocks plus an area of rough grazing with mixed shrubs.

BUILDINGS

Traditional stone steading range currently laid out as:

Single garage (4.60m x 2.78m)

Workshop (4.6m x 3.49m)

Pony stable (3.59m x 2.63m)

Feed store (3.65m x 1.91m)

Cow byre (17.04m x 4.40m)

Pen (4.85m x 4.29m)

Storage shed (6.33m x 4.30m)

Corrugated iron livestock housing (6.87m x 5.99m & 7.11 x 5.43m)

Long barn currently laid out as:

Lean to garage (5.77m x 4.15m)

Storage shed (23.08m x 4.35m)

Stone barn (9.21m x 4.77m)

Modern steading comprising:

6 span general purpose shed – concrete blocks with Yorkshire boarding and feed barriers (27.26m x 22.4m) and lean to shed (17.82m x 5.30m)

Pole barn (13.54 x 5.14)

DIRECTIONS

From the north - heading south on the A7, at Langholm, before crossing Skippers Bridge take the left turn onto the B6318. Continue along this road for about 3.2 miles. Take the left turn onto the stone track signed Greenburn Farm. Follow the stone track for about 0.5 miles to Greenburn Farm.

From the south – heading north on the A7 take the turn right where signposted “Hollows/Claygate” and continue on this road for approximately 1.2 miles. Turn left onto the B6318 towards Claygate. About 0.5 miles after the village is the right turn onto the stone track signed “Greenburn Farm “.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link w3w.co/slurs.activity.firming.

POST CODE

DG14 0SD

IMPORTANT NOTE

We understand that the neighbouring ground is the subject of a tree planting application and consultation plans relating to this are available on request.

A small area of Japanese Knotweed has been identified in the garden at Greenburn Farmhouse. A four year treatment plan is underway and has been paid for by the seller. A 10 year insurance backed guarantee will be transferred to the purchaser.

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

LOCAL AUTHORITY

Dumfries and Galloway Council, 109-115 English Street, Dumfries, DG1 2DD.

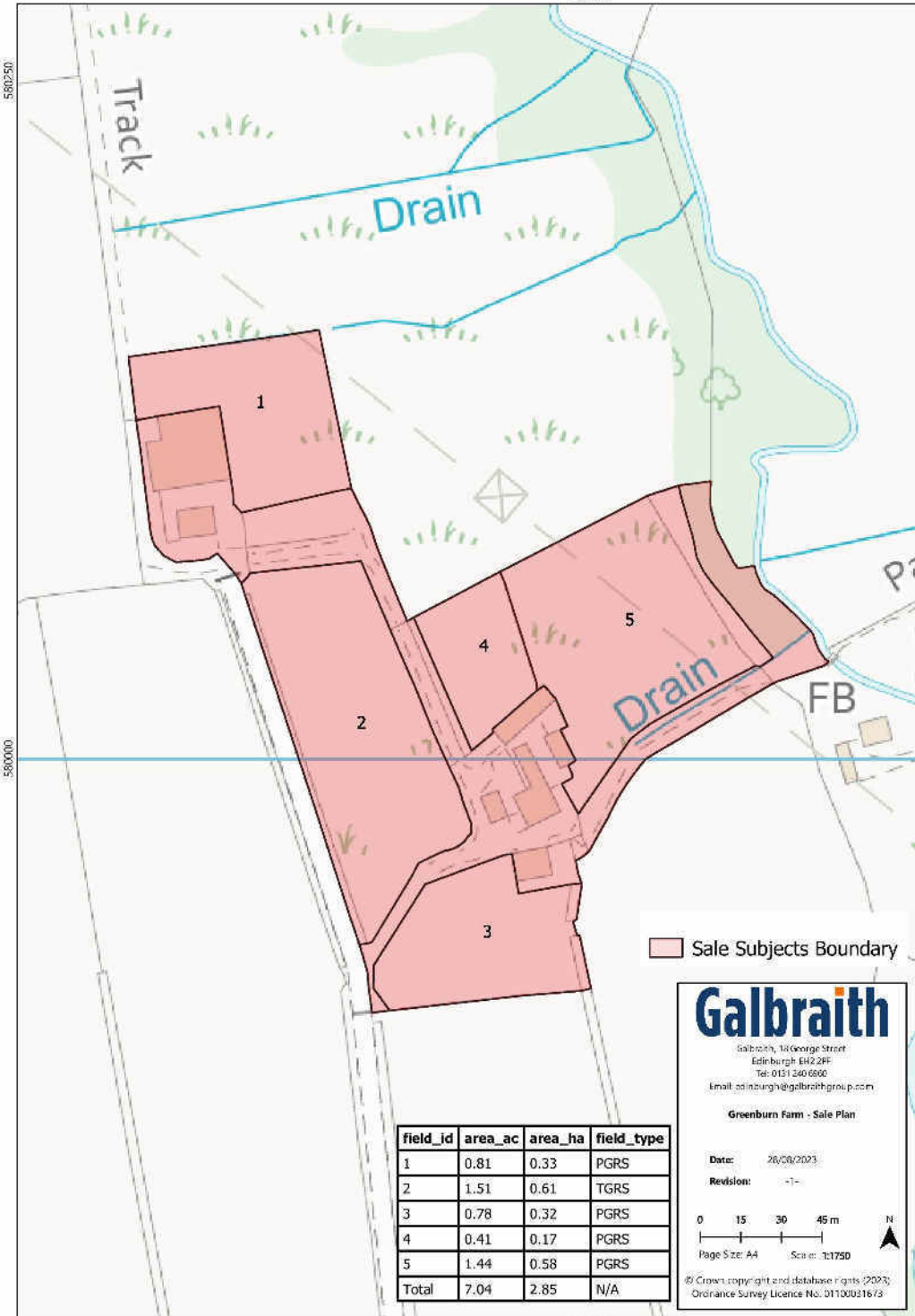
AMC PLC FINANCE

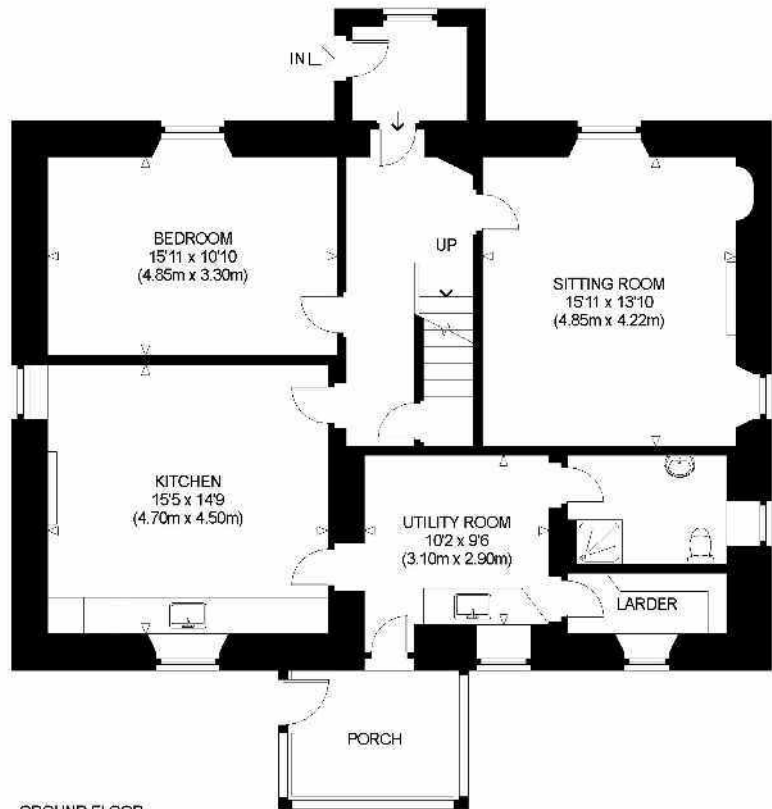
Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Rose Nash in our Galbraith Castle Douglas Office on 01556 505346 or email rose.nash@galbraithgroup.com.

2017 ANTI MONEY LAUNDERING REGULATIONS

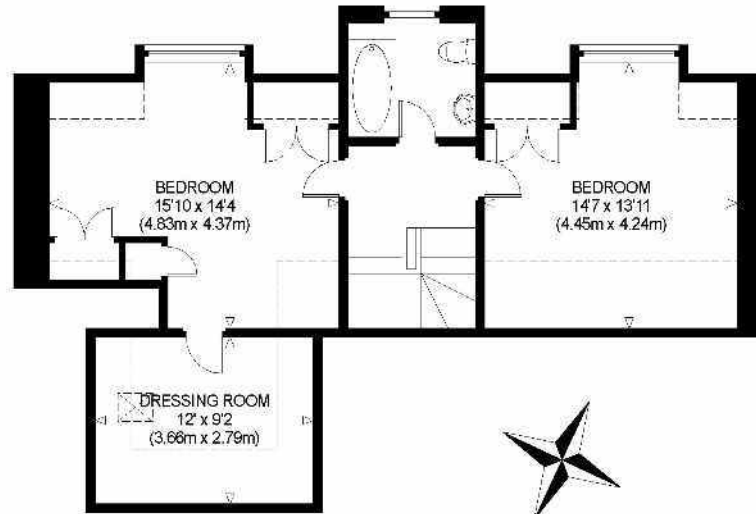
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

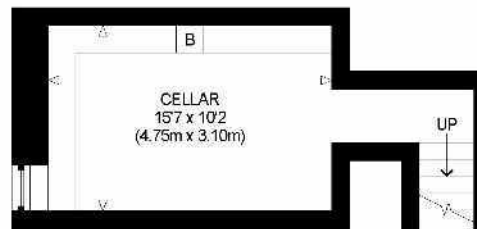




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1108 SQ FT / 102.6 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 642 SQ FT / 59.7 SQ M



BASEMENT
GROSS INTERNAL
FLOOR AREA 192 SQ FT / 17.8 SQ M

GREENBURN FARM
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1942 SQ FT / 180.1 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in August 2023.



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