



Claygate House, Claygate, Canonbie, DG14 0SB

Offers Over £570,000



Claygate House, Claygate, Canonbie, DG14 0SB

- Five bedroom Georgian property with one bedroom annex
- Two large reception rooms with traditional bay windows
- Two spacious attic rooms
- Former village shop with huge development potential (subject to planning consents)
- Two grazing paddocks, horse arena, steel frame shed and land extending to 3.21 acres
- Former coach house and detached barn
- Category C listed building
- Pleasant rural location
- Oil central heating

Claygate House is a substantial, detached five/seven bedroom family country home set in 3.21 acres of land comprising of two grazing paddocks, extensive gardens, former coach house, former village shop, horse ménage, steel frame shed and barn.

Council Tax band: G

Tenure: The Heritable (Scottish equivalent of Freehold) title

EPC Rating: F



Claygate House is a substantial, detached five/seven bedroom double fronted Georgian property set in 3.21 acres of land comprising of two grazing paddocks, extensive gardens, courtyard, former coach house, former village shop, horse ménage and steel frame shed. This wonderful Category C listed building is an excellent on-going project and offers a unique opportunity for purchasers searching for a spacious equestrian property or property with fantastic commercial or development prospects.

Situated in an attractive rural setting in Dumfries and Galloway, the property has access to extensive areas of forest and hills in an area with an abundance of wildlife and is ideal for families who enjoy outdoor pursuits.

The Accommodation

The front door welcomes this lovely, period entrance vestibule with wooden flooring and glass paned inner door which opens into the main hall with attractive original staircase. Both the sitting room and family room feature magnificent bay windows with views of the front lawn and driveway. In the sitting room there is a beautiful marble fireplace complete with cast iron stove and an opening to the dining area having double French doors leading to the sandstone courtyard and a concealed door which leads into the cottage annex. Towards the rear of the property there are a few steps down to a laundry room where there is plumbing and power available.



The kitchen is an excellent size for catering towards larger families, boasting a serving hatch to the front family room and currently comprises of a range of freestanding units incorporating an electric hob and built-in oven and microwave. There is a dual stainless steel sink with mixer tap. The boot room can be accessed from the kitchen which the current owners have utilised also as a small gym. This then connects the former village shop and a back door provides access to the rear courtyard and outbuildings.

The stairs in the central hall lead to a half landing where the family bathroom is located. The family bathroom is characterful, featuring timber wall panelling, solid wooden flooring, freestanding bath, WC and hand wash basin. Stairs continue to the first floor where there are four excellent sized double bedrooms on each corner of the property and a smaller bedroom located in the centre which is currently being used as a dressing room. The stairs continue to the second floor where there are two further good sized attic rooms which would be perfect for children or as office spaces.



The Annex

The annex has been reconfigured and lovingly upgraded over recent years and presents the perfect opportunity for buyers searching for a home with multi-generational use or business potential. The annex features an open plan kitchen/living area with modern fitted units, integrated electric oven and hob and in the living area, a multi-fuel stove providing warmth to the entire annex. The wetroom features a walk-in shower with glass screen, WC and hand wash basin. The annex benefits from its own private access and outside there is a beautiful Indian sandstone patio with outdoor seating area.

Village Shop

The old village shop sits within the boundary and has amazing potential to be used as a studio space, bunkhouse or holiday accommodation. With three floors including a generous basement and fully boarded first floor, there is a separate consumer unit and the building has it's own access from the main road and front elevation. The development possibilities with this space are limitless (subject to necessary planning consents). The village postbox in the wall on the main road is still operational and there is parking available at the side.



Land and Buildings

Claygate House extends to roughly 3.21 acres of land including two separate grazing paddocks to the North and South of the property. The current owners have adapted the property for equestrian purposes with the development of a horse ménage (45m x 25m) with six flood lights and the erection of a steel frame shed set on concrete foundations. There is a large, stone built barn with slate roof providing excellent storage or use as stables. A former coach house is used as a garage/workshop and benefits from a double up and over door, concrete floors and steps to a boarded first floor. The main front drive enters the property through stone gate posts to a parking and turning area to the front of the house. There is secondary vehicular access and parking area to the rear. The front garden is predominantly lawn with mature trees with a side cottage garden, patio, and to the rear, a private courtyard.

Location Summary

The property is located in a peaceful hamlet, near the popular commuter village of Canonbie, around 6 miles from Langholm in Dumfries and Galloway. Canonbie contains a post office/convenience store, a public hall and recreation ground, a primary school, a church, and the Cross Keys Hotel. Canonbie crosses the river Esk, with the historic Gilnockie Tower being a short walk away. For larger shopping needs, Annan and Carlisle boast a variety of amenities, including supermarkets, leisure facilities, healthcare services, independent shops, cafes, and restaurants. For families, the property is well-served by Canonbie primary school with a catchment to Langholm Academy, both offering high-quality education. Nearby Langholm is the gateway to some of the most spectacular scenery that Southern Scotland has to offer.

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. This is an ideal base to explore the Lake District which is under an hour away, Hadrian's Wall, the Solway coast of Scotland which is a haven for wildlife and the Scottish Borders. Glasgow and Edinburgh are around 2 hours away by car or around an hour and a half by train from Carlisle. There is a regular bus service, the X95, which services Langholm, Edinburgh and Carlisle.





















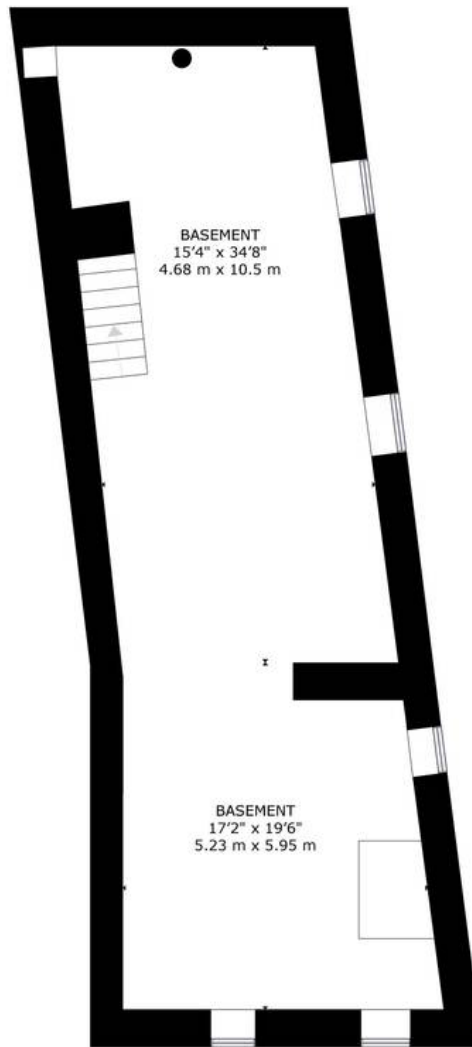


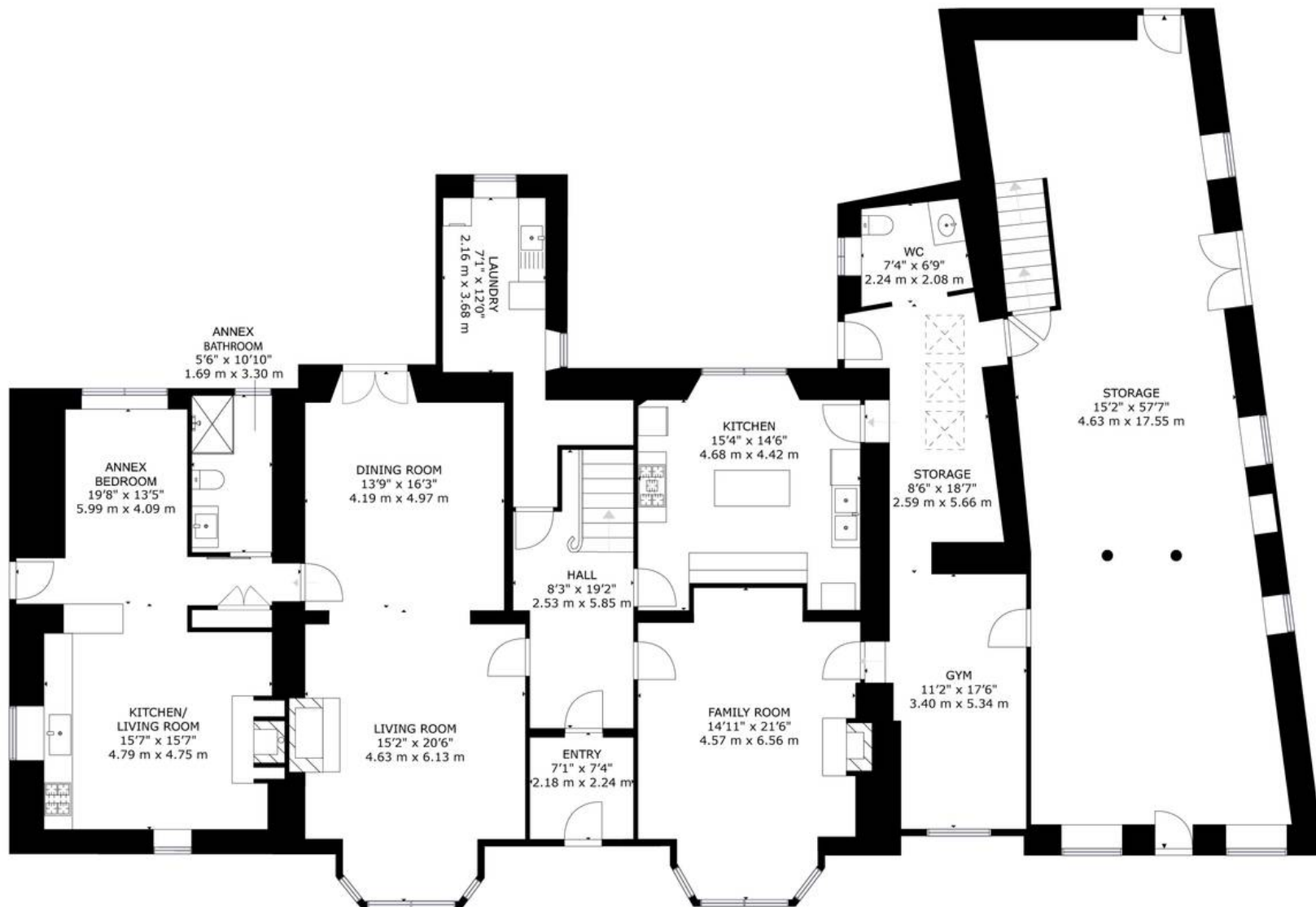




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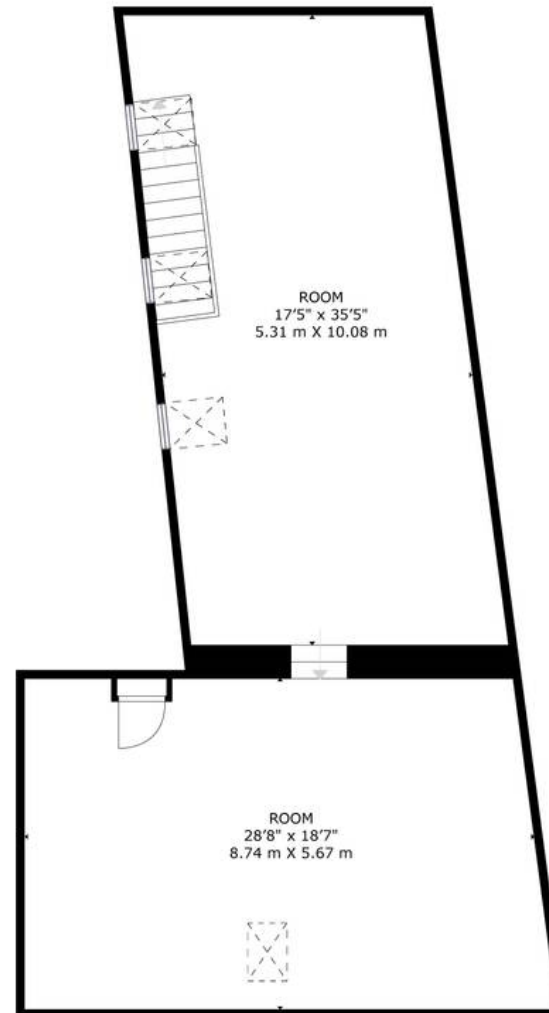
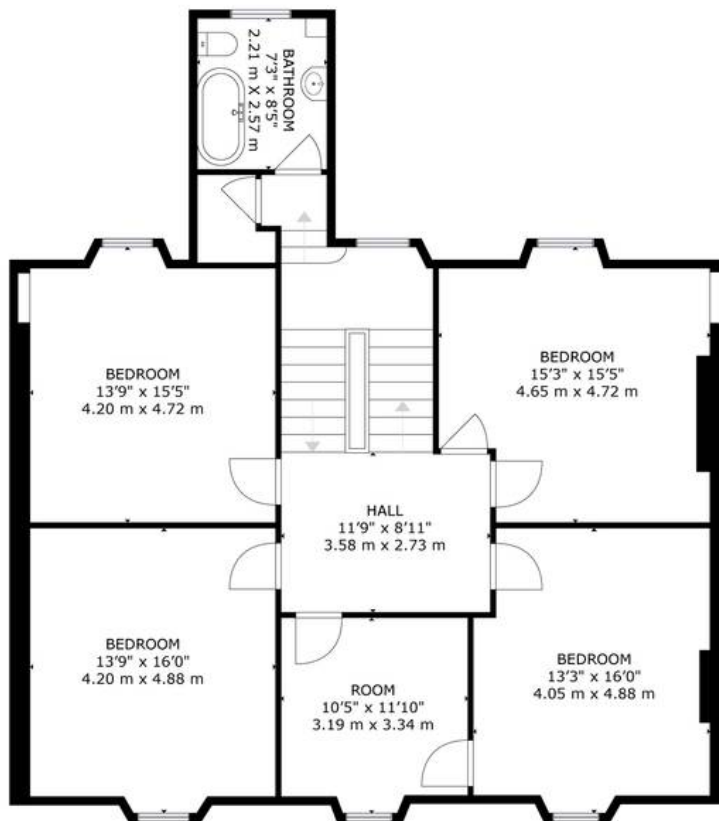






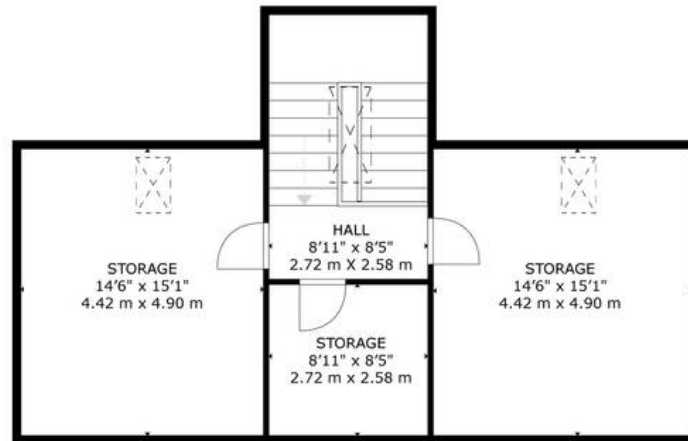
GROSS INTERNAL AREA
 FLOOR 1: 3422 sq.ft, 318 m², FLOOR 2: 1323 sq.ft, 123 m², FLOOR 3: 2518 sq.ft, 234 m²
 TOTAL: 7263 sq.ft, 675 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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GENERAL REMARKS & 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.

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

EPC Rating: F

Listing: The property is a Category C listed building.

Planning: Planning has been granted for the erection of stables and riding area with six metre high flood lighting columns for domestic use (22/0008/FUL). A Scottish Building Warrant has also been approved for the erection of a stable building (22/0908) and this is still to be completed. The warrant expires in November 2025 and prospective purchasers should consider applying for an extension.

Broadband: Fibre broadband is assumed to be available soon and there is good mobile coverage.

Services: Claygate House is serviced by mains water supply, mains electricity, private septic tank and oil central heating.

Viewings: Strictly by appointment 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.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band F.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

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: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.