WOODHEAD FARM, MOFFAT

A most attractive small holding at the foot of the Moffat Water Valley.

Moffat 1.5 miles ■ Carlisle 45 ■ Glasgow 59 miles

In all around 45 acres (18 Ha)

- An excellent 4 bedroom farmhouse.
- Garden room with inside BBQ and built in Sauna.
- Outbuildings suitable for conversion or alternative business uses subject to the necessary consents.
- Peaceful and private location
- In all around 45 acres (18 Ha) of permanent pasture and amenity woodland.
SITUATION
The property is located approximately 1.5 miles south of Moffat and is accessed via a private drive off Old Carlisle Road. The rural setting provides privacy with no direct neighbouring properties but is still within easy reach of local amenities and the motorway.

DESCRIPTION
Woodhead Farm is set into the hillside with spectacular views out of the surrounding countryside. The property extends to approximately 45 acres (18 Ha) and comprises, a traditional farmhouse, outbuildings, permanent pasture and amenity woodland. The buildings have been well maintained and the farmhouse is currently run as a Bed and Breakfast.

ACCOMMODATION
Ground Floor: Kitchen/Breakfast Room, Dining Room, Living Room, Sitting Room, Bathroom, Utility and Sun Room.

First Floor: Bedroom 1 with en-suite, Bedroom 2 with en-suite shower, Bedroom 3 with en-suite shower and Jack and Jill WC with Bedroom 4.

GARDEN
The mature garden lies adjacent to the farmhouse includes a patio, lawn and vegetable patch while the Wild Garden, located to the back of the steading, includes three linked ponds. Both provide the perfect place to relax and enjoy the outdoors. To the rear of the property there is plenty of space for parking in the large courtyard.

Land
The land extends to approximately 45 acres (18 Ha), including four fields of permanent pasture and amenity woodland. The land is classified, by the James Hutton institute as Grade 4.2 and lies between 100 and 180 meters above sea level. The fencing is all stock proof and has been used for livestock grazing but would equally be suited to horses.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATES

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<th>Property</th>
<th>Water</th>
<th>Drainage</th>
<th>Heating</th>
<th>Council Tax</th>
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POST CODE SOLICITORS
DG10 9LU Henderson and Mackay, 35 High Street, Lockerbie, DG11 2JP
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. 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. 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. 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. Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to Suite C, Stirling Agricultural Centre, Stirling, FK9 4RN. 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 Photographs taken in summer 2018 and February 2019.