

BEATTOCK HOUSE

MOFFAT, DUMFRIES AND GALLOWAY, DG10 9QB




McEwan Fraser Legal
Solicitors & Estate Agents

MOFFAT

The property is located in Beattock, a small village in Dumfries and Galloway. The village is predominantly residential in nature but is also home to The Old Stables Inn and Moffat Manor Holiday Park.

Beattock has an attractive rural setting, surrounded by agricultural land and woods, making it popular with tourists enjoying outdoor activities including hiking and cycling. The 212-mile long Southern Upland Way, which runs between Portpatrick in the west to Cockburnspath in the east, passes Beattock House, which is the halfway point. The popular visitor destination of Moffat is just two miles away and other nearby attractions include Drumlanrig Castle, the Wanlockhead Lead Mining Museum, The Wanlockhead and Leadhills Railway and the Samye Ling Temple.

The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and beaches, and the diversity of sporting, fishing, and recreational pursuits. There is good hill walking in the nearby Galloway Hills and cycling along some of the designated cycle routes, as well the Seven Stanes mountain bike routes, including Dalbeattie Forest and the Galloway Forest Park. The Galloway Forest Park, well known for its beauty and tranquillity, is also recognised as Britain's First Dark Sky Park,

and a unique Observatory provides astronomers phenomenal views of the stars.

The park in Moffat has a boating lake, an interactive water feature and a nine-hole putting green. There is also a museum charting the history of this former spa town and a local community nature reserve featuring richly coloured insects, dragonflies, butterflies in spring and early summer, wading birds such as Curlew, Snipe and Lapwing in winter and Little Grebe, Geese and Mute Swans feeding on the lochan all year round. Also nearby, is the Grey Mare's Tail waterfall, Britain's fifth highest and the stunning St Mary's Loch.

Communications to the area are good. There are mainline railway stations in both Dumfries and Lockerbie, providing excellent links to both the north and south. The M74 motorway network is 1 mile distant, and there are regular flights to other parts of the UK, Ireland and Continental Europe from Prestwick Airport, Glasgow and Edinburgh are all 60 miles distant.







Beattock House is a Victorian 7-bedroom detached property of attractive red brick construction, positioned within mature grounds of (Approx.) 5.48 acres

BEATTOCK HOUSE

The property is thought to date from around 1850 and was built by the Hay family whose business was in Glasgow and who used the house as holiday accommodation. The property is B-Listed and has extensive accommodation (around 5,447 sq. ft.) arranged over lower ground, ground and first floors, which has been substantially upgraded by the current owners and has a number of original historic features including ornate fireplaces, staircase and ceiling corning.

The property is currently used for holiday rentals and would be suitable for a number of uses going forward including hospitality, residential and institutional. 'Beattock House' is currently being used as luxury self-catering accommodation and is the perfect location for a large group or celebration and is able to sleep 16, but would also be suitable for a number of uses including hospitality, residential and institutional.





The house is approached through an entrance vestibule which leads into the main reception hall. This is a spectacular space, lit by 2 cupolas and giving access to the principal accommodation. There are five principal reception rooms on the ground floor making it ideal for entertaining. The drawing room has a beautiful, decorative cornice, a parquet floor, a log burning stove with a beautiful, marble surround and links directly into the dining room through double doors. The dining room has a fabulous bay window with ornate, panelled woodwork. Doors from the dining room lead into the morning room, which is ideal for informal dining. There is also a library with an extensive range of fitted bookshelves which connects into the billiard room via a double door. The kitchen is spacious and has an oil-fired Aga, a gas range and a range of fitted units including an island unit. Accessed from the kitchen, is a pantry and a laundry room and a separate door leads into the original butler's pantry. The ground floor accommodation is completed by a WC and a shower room.

The first-floor accommodation is arranged around the central staircase. There are 7 bedrooms in total: 3 have en suite bathrooms or shower rooms, 1 has an en suite WC and the other 3 are serviced by 2 separate bathrooms.

The lower ground floor was formally used as staff accommodation and the public bar when the property was run as a hotel. This would now easily convert into a separate flat for additional family or staff. The lower ground floor also houses an extensive wine cellar with original stone wine bin. Also on this level, but accessed from the outside, is a boiler room, which has 2 separate oil-fired boilers installed in the autumn of 2013. The property has mains electric and water, private drainage and oil-fired central heating.



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BEAUTIFUL, DECORATIVE “
CORNICE, A PARQUET FLOOR, A
LOG BURNING STOVE WITH A
BEAUTIFUL, MARBLE SURROUND

BEATTOCK HOUSE, MOFFAT, DUMFRIES AND GALLOWAY, DG10 9QB



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KITCHEN



THE KITCHEN IS SPACIOUS AND HAS AN OIL-FIRED
AGA, A GAS RANGE AND A RANGE OF FITTED UNITS

“



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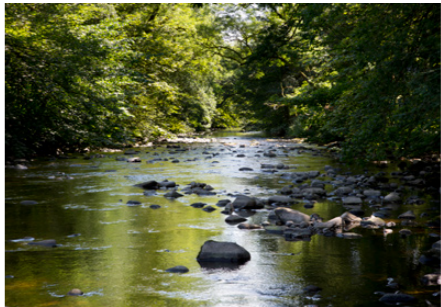


UPGRADED BY THE CURRENT OWNERS AND
HAS A NUMBER OF ORIGINAL HISTORIC FEATURES

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View to front aspect



Exterior

Beattock House is approached by a tree-lined drive, which is part-shared with the Osprey, a bungalow to the west and behind Beattock House. **This is not included in the sale but could be purchased by way of separate negotiation.** This driveway leads to gravelled parking and turning area to the front of the house. Within the grounds, there are some wonderful, mature trees which include lime, copper beech, rowan, oak, conifers and chestnut. Immediately surrounding the house, there are extensive lawns and shrub borders.

Touring Caravan Site

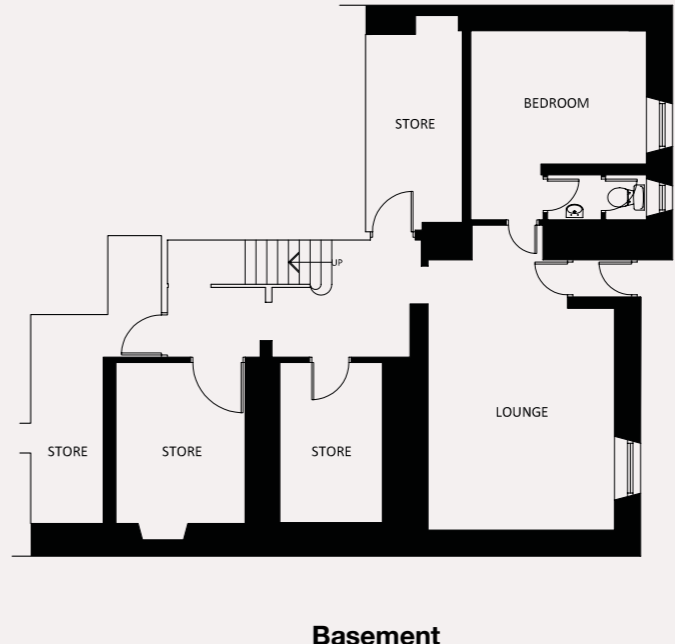
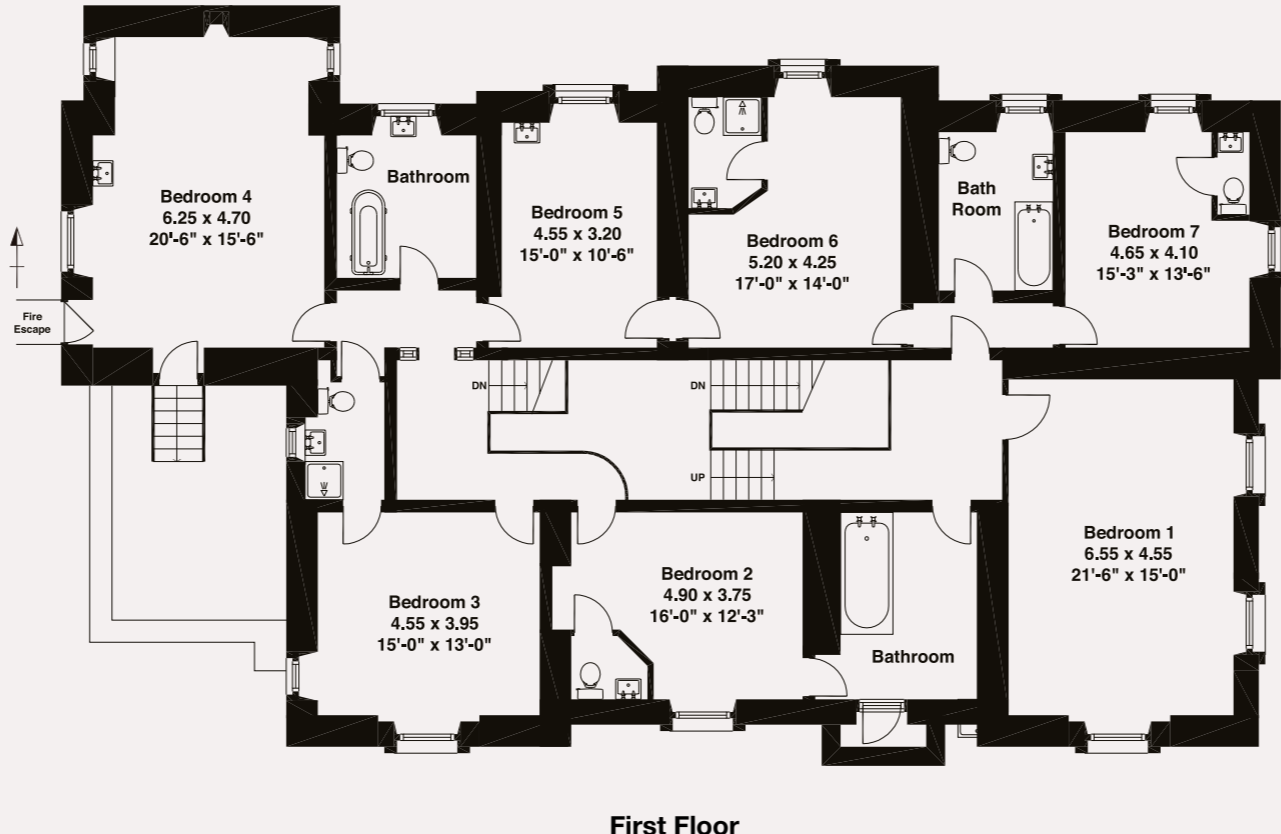
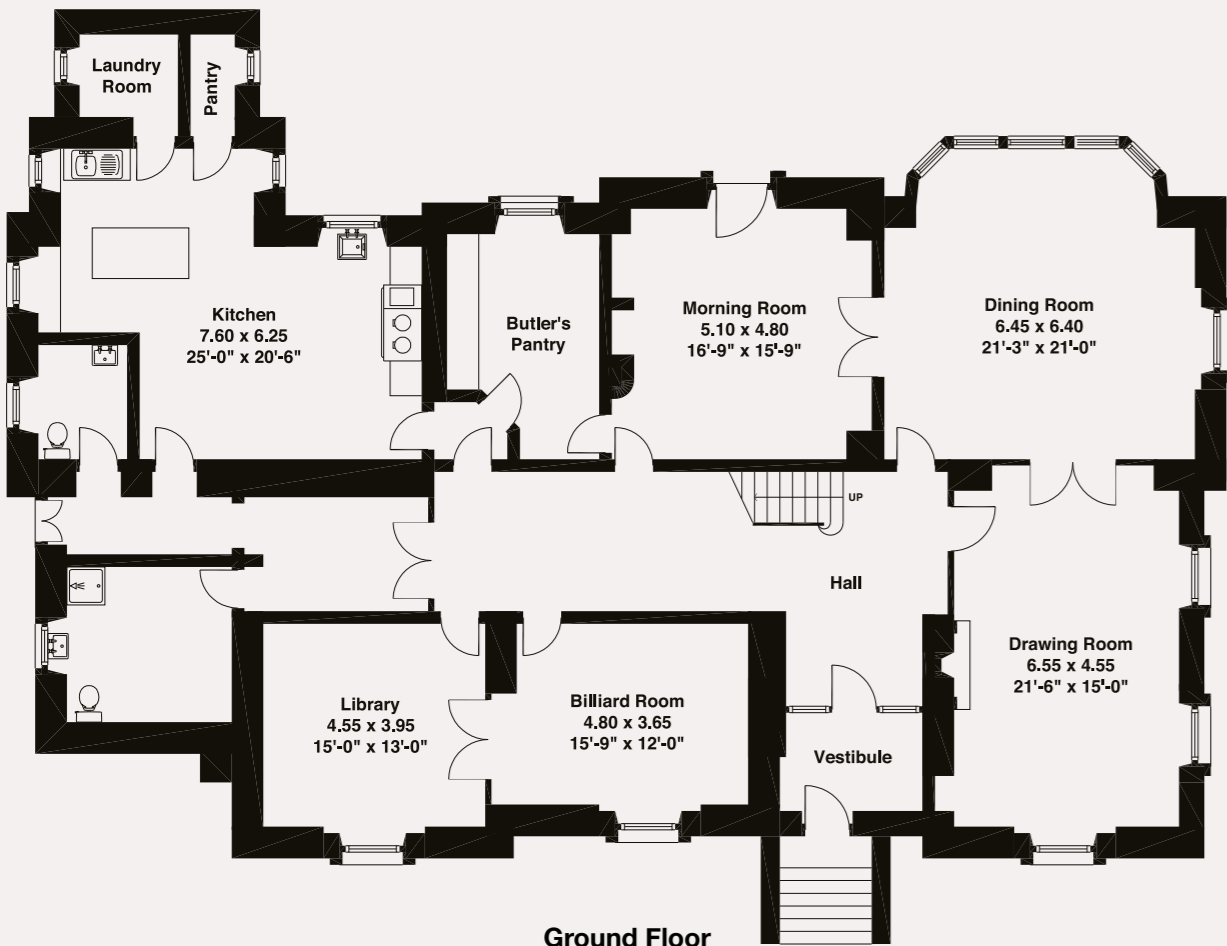
To the south-east and in front of the house, there is a large area of parkland formerly used as a touring caravan site with space for 24 pitches. This has a substantial ornamental pond at its centre and an island. Towards the north of this, is the former services block for the caravan site. From here, a pathway meanders along the banks of the Evan Water.



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INVESTMENT OPPORTUNITY



NEAR BARS



NEAR SCHOOLS



PLACES TO EAT



LOCAL AMENITIES



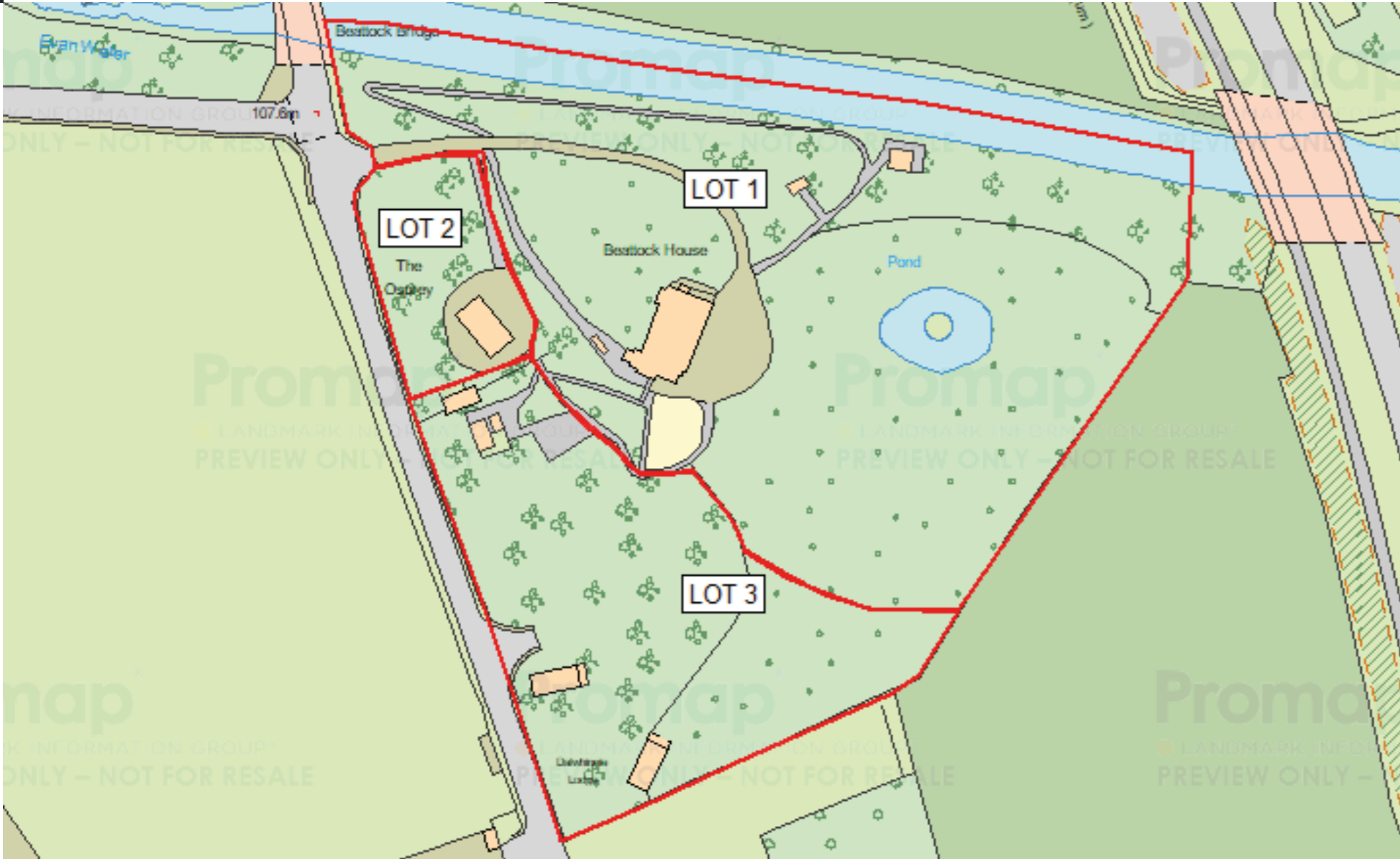
BUS LINKS



LEISURE FACILITIES

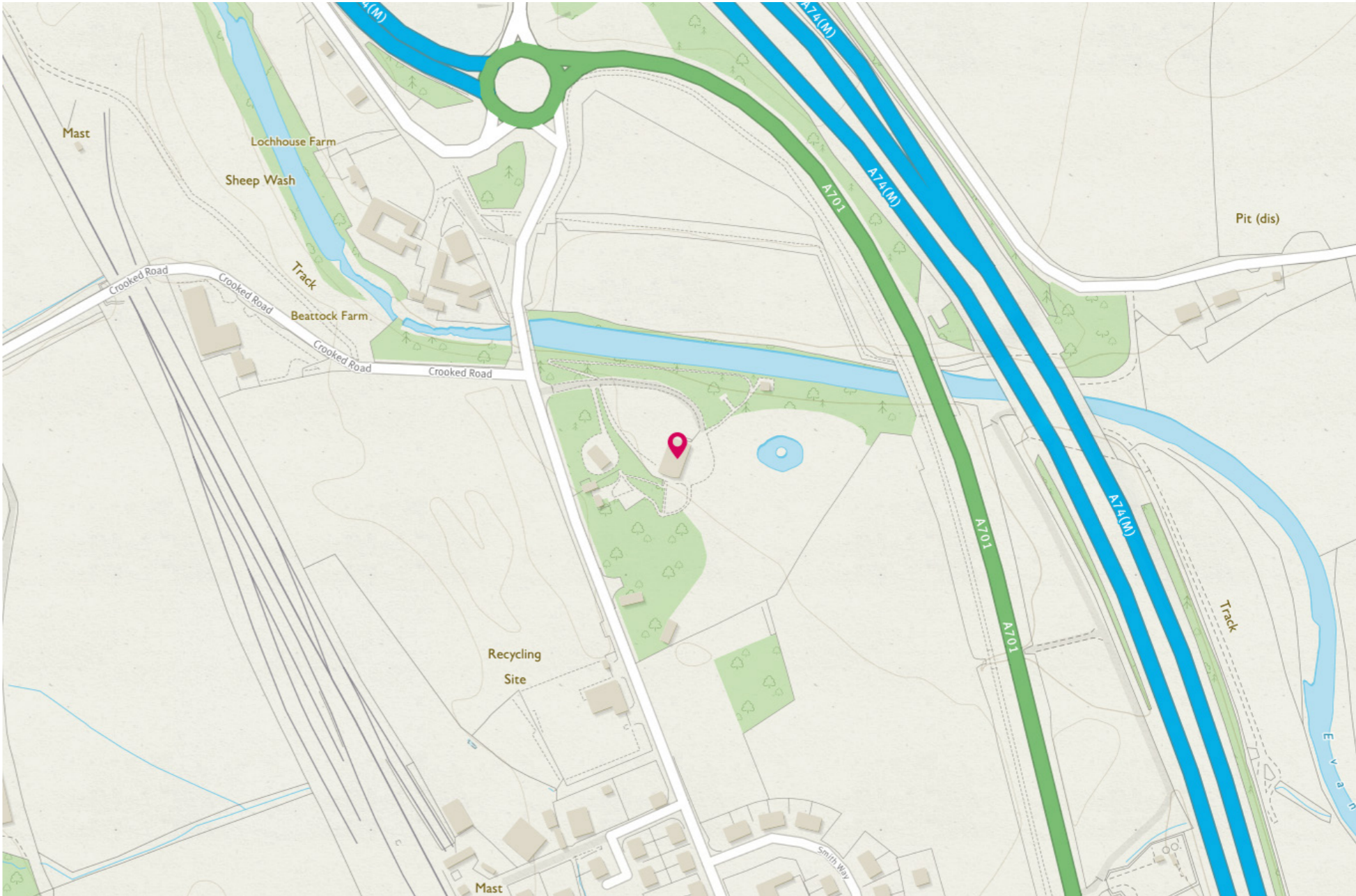


M74 ROAD LINKS



Boundaries of plots are for identification purposes and are approximate. They are given on a subject to contract basis.

Lot 1: 2.22 ha (5.48 acres) **Lot 2:** 0.23 ha (0.56 acres) **Lot 3:** 0.92 ha (2.28 acres)





Touring Caravan Site

Trade

We are advised that trading accounts are available to all interested parties

Fixtures and Fittings

A full inventory will be completed to detail all personal items excluded from the sale or items subject to a lease.

Website

The present owner has already publicised the establishment, locally, nationally and internationally via **Booking.com**. This means that anyone wishing to continue operating as a holiday rental, will 'hit the ground running' as they will have immediate income/bookings at their disposal.

Price

The price will be complete with goodwill and trade contents but excludes personal items. Stock at valuation.

Viewing

For reasons of confidentiality, no direct approach may be made to the business. All viewings must be arranged through McEwan Fraser Legal.


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Part
Exchange
Available

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