

Ashyards Farm

ASHYARDS ROAD, EAGLESFIELD, LOCKERBIE,
DUMFRIES AND GALLOWAY, DG11 3PP



An utterly charming 4 bed, 3 public-room period cottage, dating from 1729, immaculate condition, idyllic location, beautiful gardens, garage



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McEwan Fraser Legal are delighted to offer Ashyards Farm to the market. This charming stone-built three-bed, three-public room period home is set within the charming village of Eaglesfield, Lockerbie, Dumfries and Galloway. With breathtaking views all around it, the property has been lovingly upgraded by the current owners to an immaculate standard, no expense has been spared in the creation of what can only be described as a captivating home in an exceptional location.

This is the 'someday' type of home many people dream of owning, and the immaculately landscaped gardens that surround the property offer the perfect spot to relax and take things a little slower for once. The property oozes timeless period charm, and due to the many upgrades lavished upon it, it offers a home that is not only extremely comfortable but very relaxing too.

THE LOUNGE



The accommodation comprises, a very bright and comfortable lounge containing a beautiful feature open fireplace, with period detailing throughout and generous dimensions, offering a plethora of furniture configuration options. The large glass door and side panels offer plenty of light and easy access to the garden and deck.

THE DINING ROOM/BED 4



The dining room is very adaptable and offers room for more formal dining occasions with friends and family or alternatively, it would make a great home office or the fourth bedroom.



The beautiful kitchen is finished with a range of gloss units with a hob, double oven and grill, and a freestanding fridge-freezer and dishwasher. It's evident the spacious kitchen is the perfect space for any chef to serve up a marvellous meal.

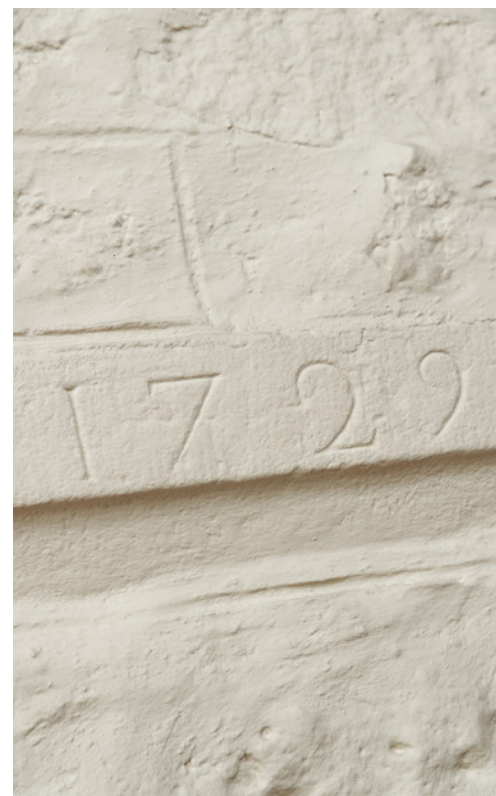
Adjacent to the kitchen is a good-sized utility/shower room and toilet, a handy addition for any busy home.

The breakfast room/snug is very relaxing and the log burner offers a cosy spot to unwind and take things easy. The date stamp of 1729 hints that for almost 300 years people have been calling this charming property their home. The property has a long history, now lost somewhere in the passage of time.

THE KITCHEN & UTILITY/SHOWER ROOM



THE BREAKFAST ROOM



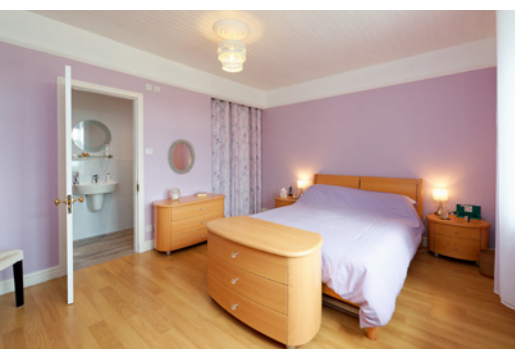
THE SUN ROOM

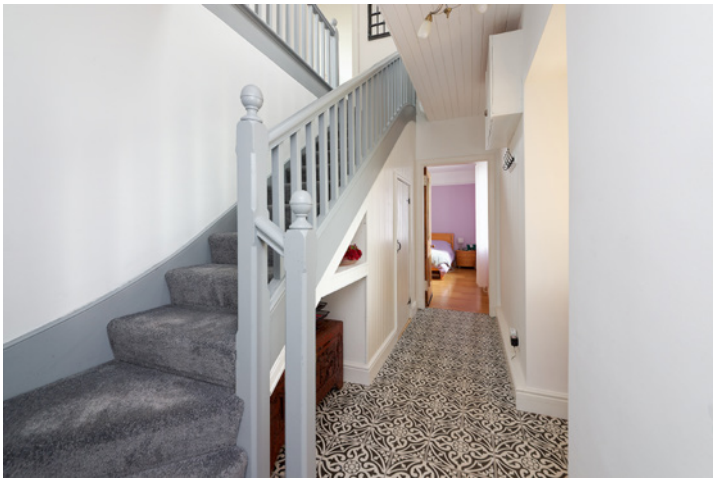


Without a doubt, one of the joys of this magnificent home is the beautifully bright sun room. The light pours in and the warm and relaxing space will be hard to resist, even if the weather outside isn't ideal.

Bedroom one, on the ground floor, has an excellent ensuite which is beautifully finished, with easy-clean "wet-wall" panels and a quadrant shower cubicle containing a shower connected to the mains.

BEDROOM 1





There are a further two generous bedrooms in this home, all bright with ample space for free-standing furniture and excellent built-in storage. The family bathroom is beautifully finished, bright and modern, with a large bath and a standalone shower cubicle with a mains shower unit and stylish white suite.

THE BATHROOM



BEDROOM 2



BEDROOM 3



The outside space of this home also adds so much lifestyle value for the new owners. The stunning garden is sizeable and beautifully landscaped, from the sun patio to the garden shed it's generous and beautifully cared for. The large side aspect garage/workshop offers excellent space for those who love to get things done or just to tinker.

Oil-fired Central Heating and double-glazing keep the home warm, comfortable and energy-efficient. The driveway can cater for many vehicles.

Wildlife and many birds will regularly visit the garden. Some properties tick many boxes, rarely, however, do we come across a property that seems to tick all the boxes. If you are searching for attributes like authentic period design, with modern spacious and flexible accommodation, set in a quaint friendly parish, stunning setting, and an all-around great family home, then this is it. Here's the chance to change to an altogether more relaxed pace of life.

Early viewing is highly recommended.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP

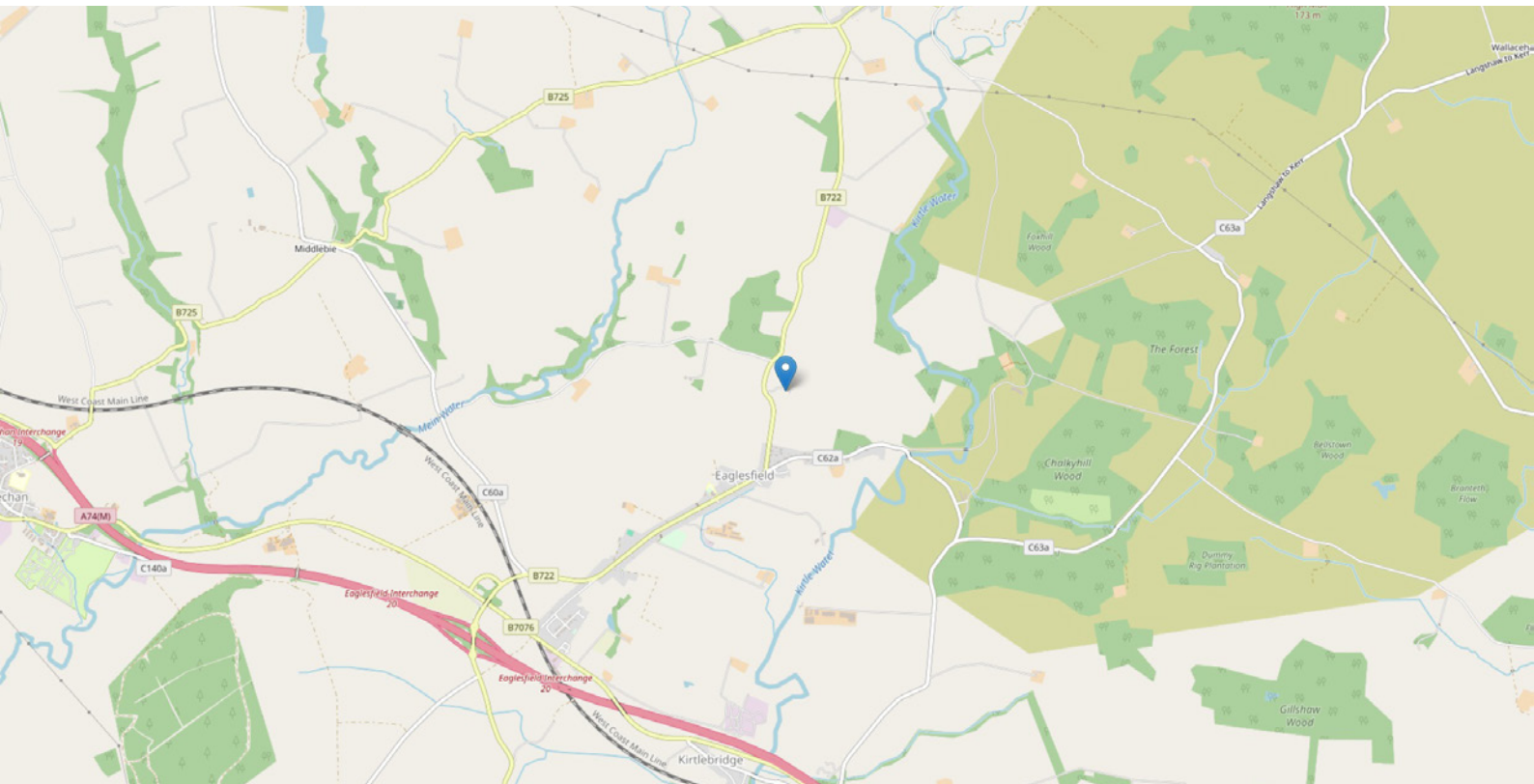


Approximate Dimensions (Taken from the widest point)

Lounge	5.40m (17'8") x 5.20m (17'1")
Dining Room	4.05m (13'3") x 2.70m (8'10")
Kitchen	5.50m (18'1") x 2.40m (7'10")
Breakfast Room	4.35m (14'3") x 2.60m (8'6")
Shower Room	2.60m (8'6") x 2.40m (7'10")
Sun Room	3.65m (12') x 2.95m (9'8")

Bedroom 1	4.30m (14'1") x 4.15m (13'7")
En-suite	2.80m (9'2") x 1.15m (3'9")
Bedroom 2	4.35m (14'3") x 4.15m (13'7")
Bedroom 3	4.45m (14'7") x 4.15m (13'7")
Bathroom	4.15m (13'7") x 1.85m (6'1")
Garage	5.40m (17'9") x 3.90m (12'9")

Gross internal floor area (m²): 176m² | EPC Rating: E



THE LOCATION

The charming and quiet village of Eaglesfield is a great place to live. The nearby town of Lockerbie itself is served by several large supermarkets whilst also preserving a friendly market town feel with access to superb quality locally grown produce. Lockerbie has excellent schools, with higher education resources available in Dumfries, 12 miles to the West. Dumfries and Carlisle, 25 miles to the South, offer numerous high-quality shops and further cultural opportunities.





Lockerbie is a charming market town with a history dating back to the nearby Roman fort at Burnswark. Its name confirms a later Viking influence and in the 18th Century, it became a flourishing farming settlement and trading post between London and Glasgow. Its key role was further established by the building of the Carlisle to Glasgow road by Thomas Telford in 1816 (now the M74 motorway) and then the Caledonian railway in 1847 (now the main West coastline). To this day, Lockerbie remains an excellent base for reaching many areas in Scotland and North England, with Edinburgh, Glasgow and Newcastle and their airports all reachable within 90 minutes by road. There are excellent rail links from Lockerbie Train Station which is within easy walking distance from the house. Only 50 mins to central Edinburgh, as well as links to Glasgow and London further enhance Lockerbie as a thriving commuting base.

Lockerbie provides easy access to numerous outdoor pursuits including its own beautiful 18-hole golf course, with many more high-quality golf courses nearby. It has a world-class ice rink for curling, skating and socialising. Lockerbie Manor outdoor bounds centre provides a wide range of activities including climbing, abseiling and archery. In Lochmaben, 4 miles to the West, there are three scenic lochs, offering first-class opportunities for fishing, sailing and waterskiing. There are walks and mountain biking tracks of the highest standard nearby including those at Ae and Mabie forests and the Annandale way. For the more contemplative, there is the amazing Samye Ling Tibetan Buddhist Centre and grounds, 14 miles to the North. The beautiful beaches of the Solway Firth are a relaxing 30-minute drive away and the M74 gives easy access to the Lake District National Park 1 hour to the South, with world-beating mountain and lake vistas and associated activities.




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