



BROOMIEHOLM
CANONBIE, DUMFRIES AND GALLOWAY

BROOMIEHOLM, CANONBIE DUMFRIES AND GALLOWAY

Pretty cottage and garden set above the River Esk.

Canonbie 1.4 miles ■ Langholm 4.9 miles
Carlisle/M6 12 miles

- 1 reception room, 3 bedrooms.
- Good access to the A7 and M6/A74 (M).
- Amazing location with views towards Gilnockie Bridge and the River Esk.
- Period stone cottage.
- Range of outbuildings.
- Garden.
- Opportunity to modernise.
- Option to purchase 1.06 acres of woodland.

Galbraith

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OnTheMarket



GENERAL

Broomieholm sits beside farm land and located by the hamlet of Hollows, just north of Canonbie on the edge of Dumfriesshire. The cottage is situated on the west bank, high above the River Esk. .

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

Broomieholm dates from around 1900. The pretty, detached stone cottage has been extended over the years to provide the current accommodation. The cottage is single storey and the space is adaptable in use. The rooms in the original part of the house have good ceiling height and offer a bright outlook. The room most recently used as a sitting room benefits from an open fire.

A lean to extension was added to the west side of the house and provides a kitchen plus utility room. The back door leads directly into the garden.

ACCOMMODATION

The accommodation is all on one level:
Sitting room, kitchen, utility room, 3 bedrooms, family bathroom.

GARDEN AND GROUNDS

Broomieholm benefits from a decent sized garden extending to about 0.2 acres. The garden is laid mostly to grass and is, in bounded by a fence. The garden ground is relatively flat and provides a blank canvas for those wishing to carry out further landscaping.

There are a number of useful outbuildings within the grounds at Broomieholm. A timber single garage benefits from a power supply. A door from the back of the garage leads to a useful workshop space. Next to the workshop a smaller shed has been utilised as a timber store.

There are two kennels beside the garage, comprising interior kennels with outdoor runs.

ADDITIONAL GROUND

There is an option to purchase the adjoining area of woodland. The woodland extends to approximately 4290.87 square meters (1.06 acres).



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC	Broadband
Freehold	Main	Main	Private	Oil	Band C	E44	Full fibre available.

* An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Broomieholm will have a right of access over the access track.

DIRECTIONS

Travelling from the south, from the A7, pass the right turn to Canonbie. After 1.2 miles, take the next right turn, signposted to Hollows. The turn to Broomieholm is the second right about 200m distant.

Travelling from the north on the A7 from Langholm, approximately 3.75 miles after Skippers Bridge take the fourth left turn, signposted to Hollows. The turn to Broomieholm is the second turn on the right.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link w3w.co/grant.commit.bracelet

POST CODE

DG14 0XD

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.

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.

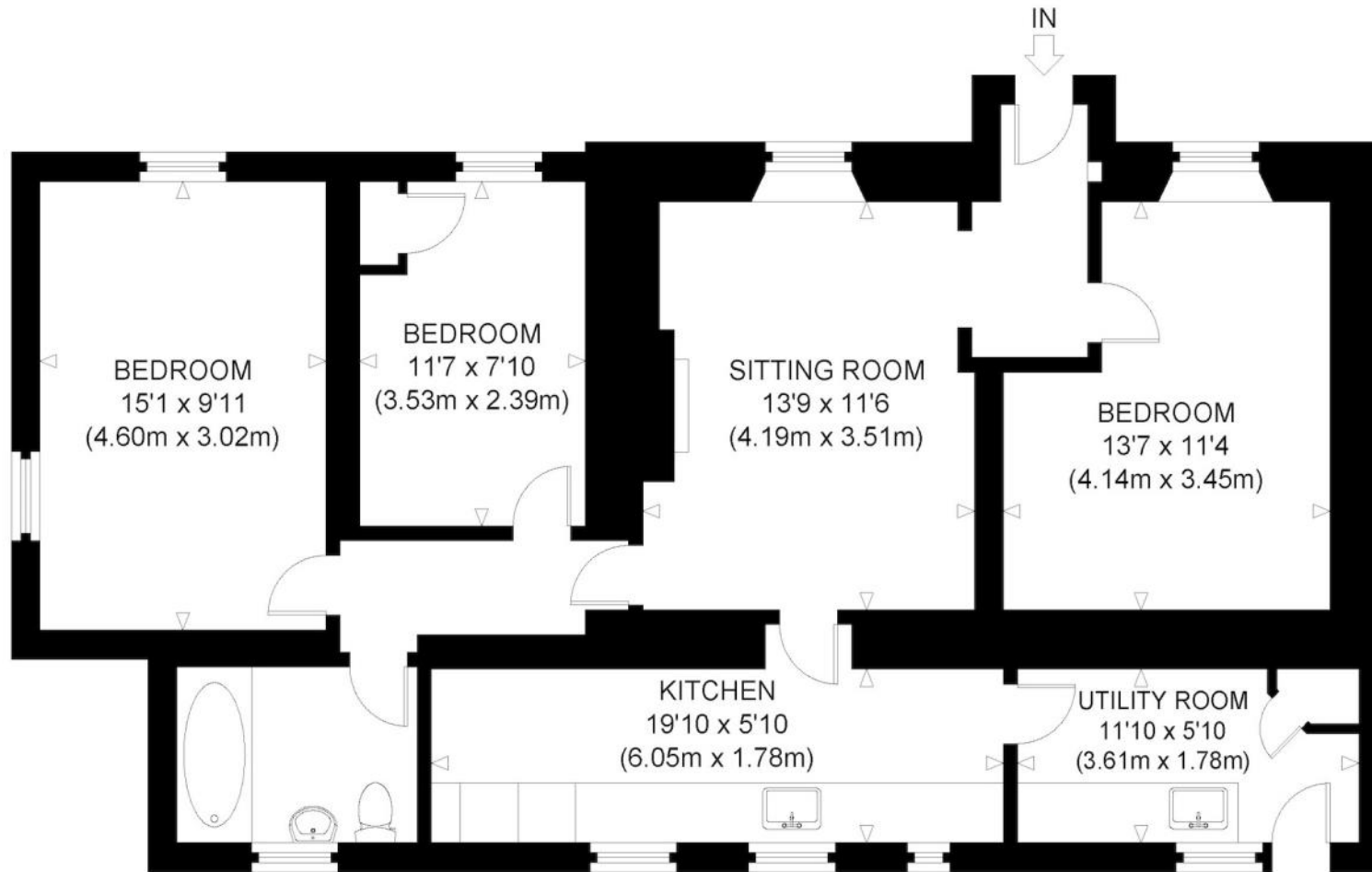
Failure to provide required identification may result in an offer not being considered.





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 solicitors 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 Solicitor, 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 agents 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 April 2025.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 960 SQ FT / 89.3 SQ M

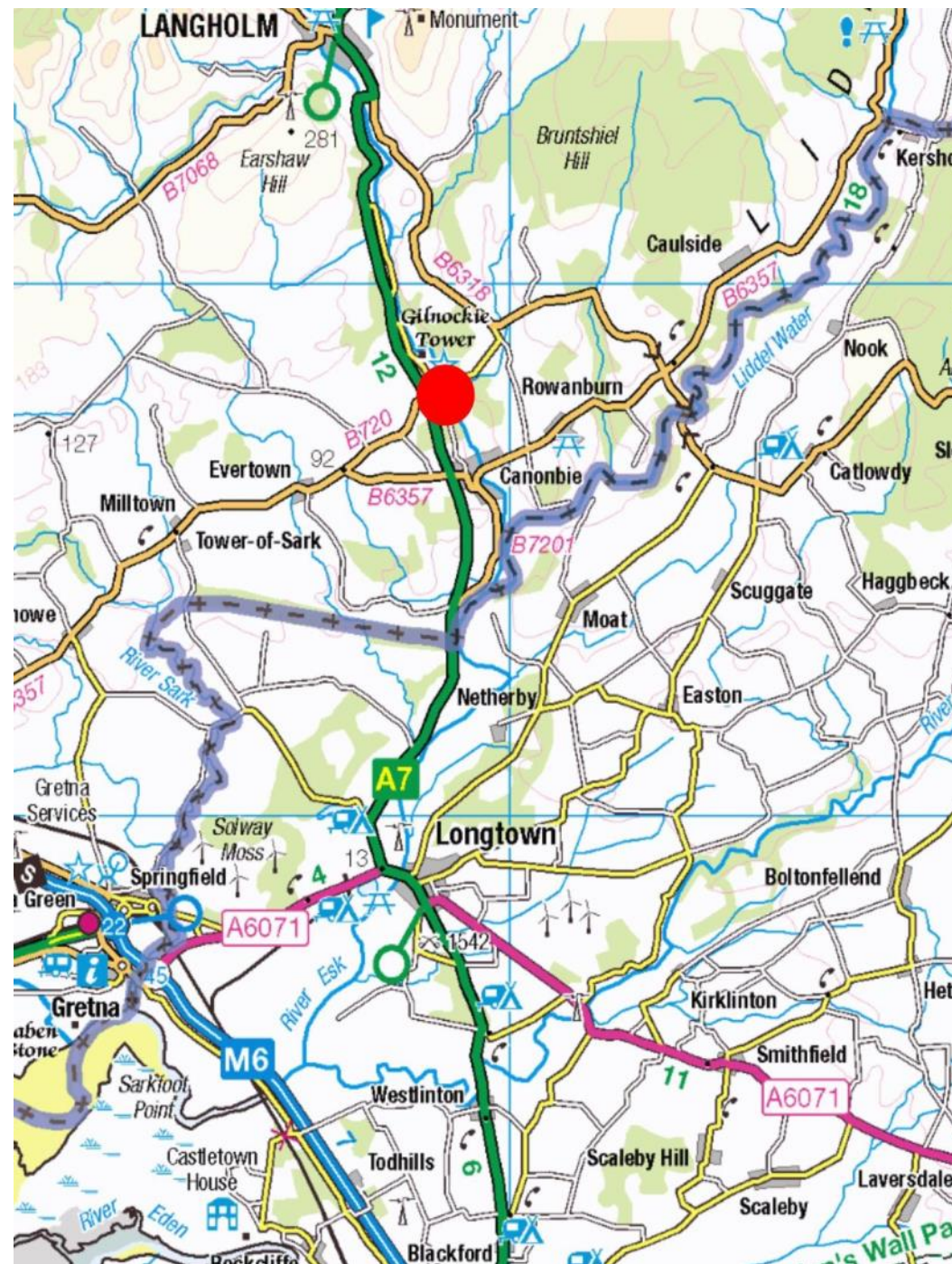
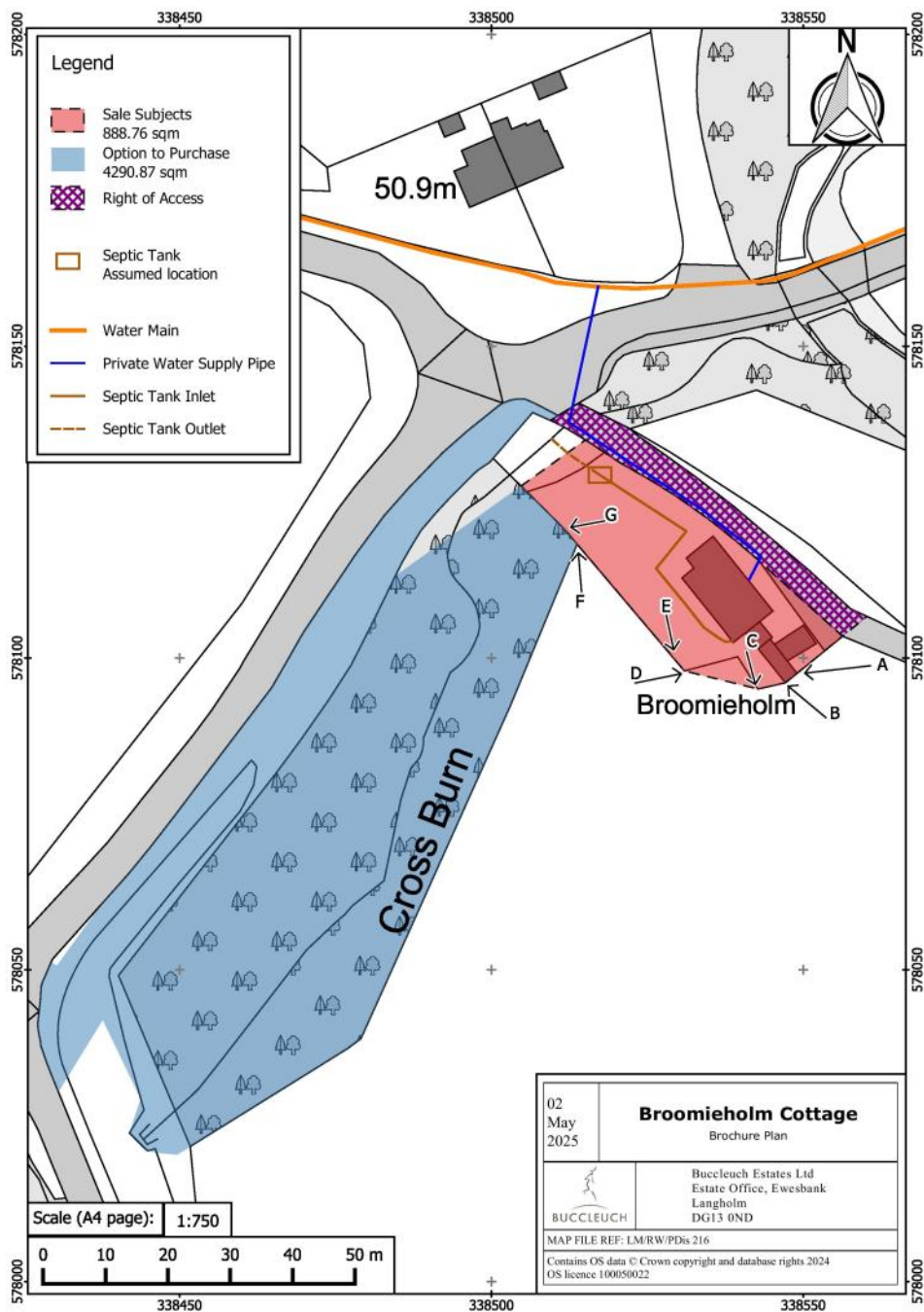
BROOMIEHOLM

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 960 SQ FT / 89.3 SQ M

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

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