

ENTHORN
CANONBIE, DUMFRIES AND GALLOWAY



ENTHORN, CANONBIE DUMFRIES AND GALLOWAY

Small farm with handsome farmhouse.

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

About 29.46 hectares (72.80 acres)

- 3 reception rooms, 4 bedrooms.
- 10.59 ha (26.17 acres) permanent pasture.
- 14.76 ha (36.47 acres) temporary pasture.
- 2.24 ha (5.54 acres) woodland.
- Particularly scenic rural location.
- Superb access to arterial routes.
- Period house requiring upgrading.
- Traditional stone steading buildings (partially dilapidated)
- General purpose farm buildings.

Offers over £500,000

Galbraith

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GENERAL

Enthorn lies in an excellent rural location at the end of a short private road just off the A7 trunk between Canonbie and Langholm. 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 12 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

Enthorn comprises a handsome farmhouse with a range of farm buildings, grazing land and a small area of woodland.

Farmhouse

The traditional farmhouse sits in an elevated position with an easterly aspect. The house looks out over the stunning Eskdale landscape. The spacious house comprises nicely proportioned rooms and is in need of modernising throughout.

Ground Floor: sitting room, dining room, kitchen, back kitchen, pantry, utility room

First Floor: 4 bedrooms, family bathroom

There is a small integrated wash house on the south side of the house that was latterly used as a garden store. A pretty garden lies to the front of the house. It is sloping in places and mostly laid to lawn. There is also an enclosed area to the south west of the house that may have been a kitchen garden/orchard at one time.

Farm Buildings

The buildings lie to the north west of the farmhouse and are both traditional and modern. Range of traditional buildings. Now requiring upgrading.

Stone barn.

Slate roof and stone floor. There is a granary and hoist within the stone barn.

Cattle shed.

Concrete blocks with partial Yorkshire boarding. Feed Barrier. Earth floor.

Workshop.

Workshop prefabricated concrete with concrete floor. Electric points and water supply.

Hayshed.

Open sides with corrugated sheet roofing.

Slatted shed.



The Land

The fields at Enthorn extend to approximately 25.35 hectares (62.63 acres) and are classified as Grade 4.2 on the Land Capability for Agriculture 1:50 (Scotland Map). The land is a ring-fenced unit lying to the north and west of the farm house and buildings. It is currently divided into 9 main enclosures.

There is an excellent access track leading up through the farm giving direct access to 5 of the fields. The fields are of a good practical size and divided by recently refreshed wire fences. All fields have access to water, either a natural supply or by water troughs. There are mature hedges on either side of the access track plus some of the fields.

There is one area of woodland on the farm. It is predominantly traditional hardwood trees and shrubs. A second track leads up the side of the woodland and gives good access to the fields lying on the northern part of the farm.

The land can be classified as follows:

Land Type	Acres	Hectares
Permanent Pasture	26.17	10.59
Temporary Pasture	36.47	14.76
Woodland	5.54	2.24
Other	4.68	1.87
Total	72.8	29.46

There is a grazing lease in place until the 31st July 2025.

IACS

All the farmland is registered for IACS purposes, the grazier is currently claiming subsidies on the land

BASIC PAYMENT SCHEME (BPS) 2019

Basic Payment Entitlement was established on 15th May 2015. Further details of the Basic Payment Entitlement are available from the Selling Agent.

Any payments relating to the 2025 scheme year will be retained by the Seller. If applicable the purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) 2019 for the remainder of the scheme year.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less-Favoured Area.

MINERALS

The mineral rights are included.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

In so far as these rights

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Existing access rights in favour of third parties hatched green on the sale plan.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC	Broadband
Freehold	Mains	Mains	Private	Oil	Band D	D	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>

DIRECTIONS

From Langholm, head south on the A7. After Skippers Bridge continue on the A7 for about 3 miles. The entrance for Enthorn is on the right. From the M6, head north on the A7. Continue for about 13 miles. The entrance for Enthorn is on the left

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link w3w.co/spout.nips.clarifies

POST CODE

DG14 0XE

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

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.

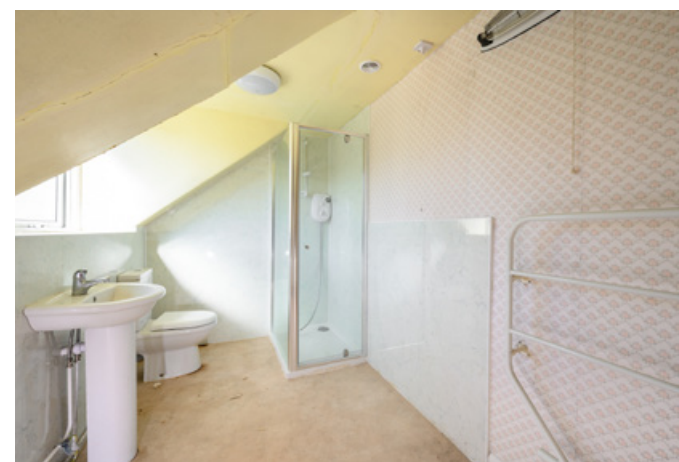
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

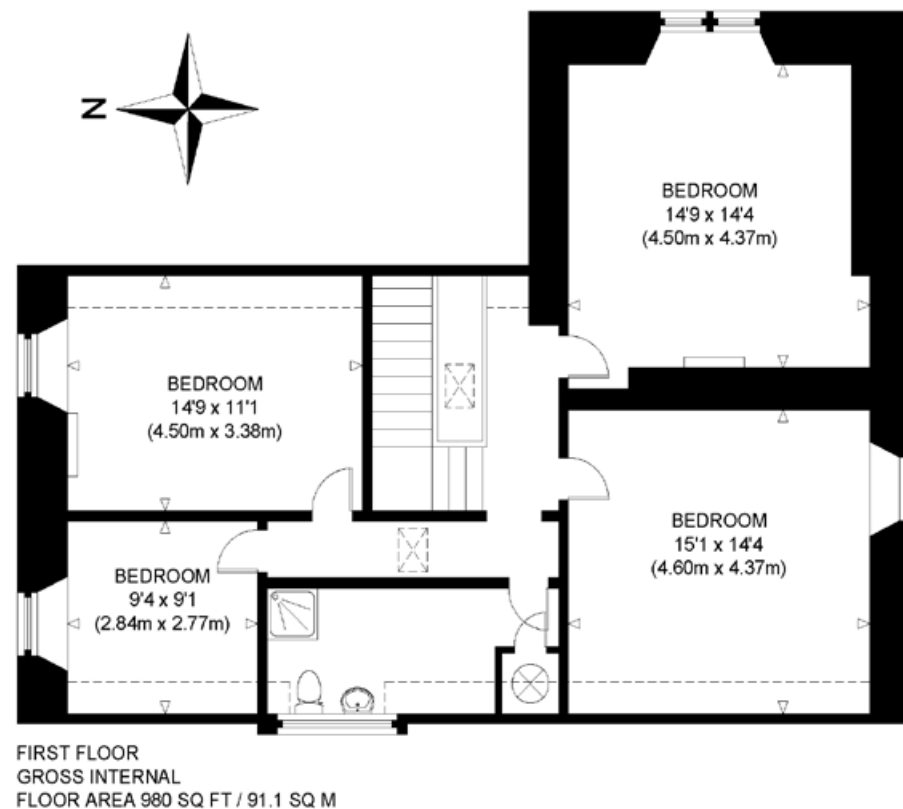
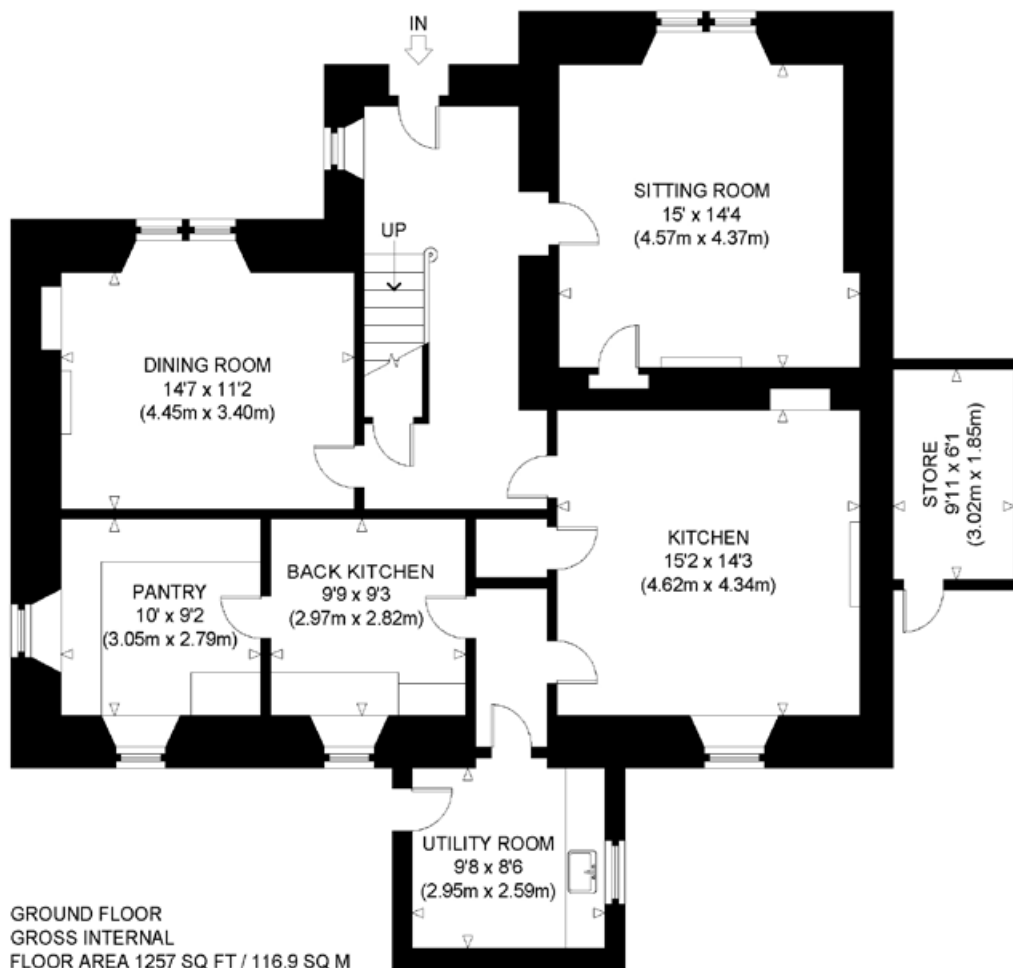
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

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 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. 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 Lawyer, 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 agent 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 May 2025







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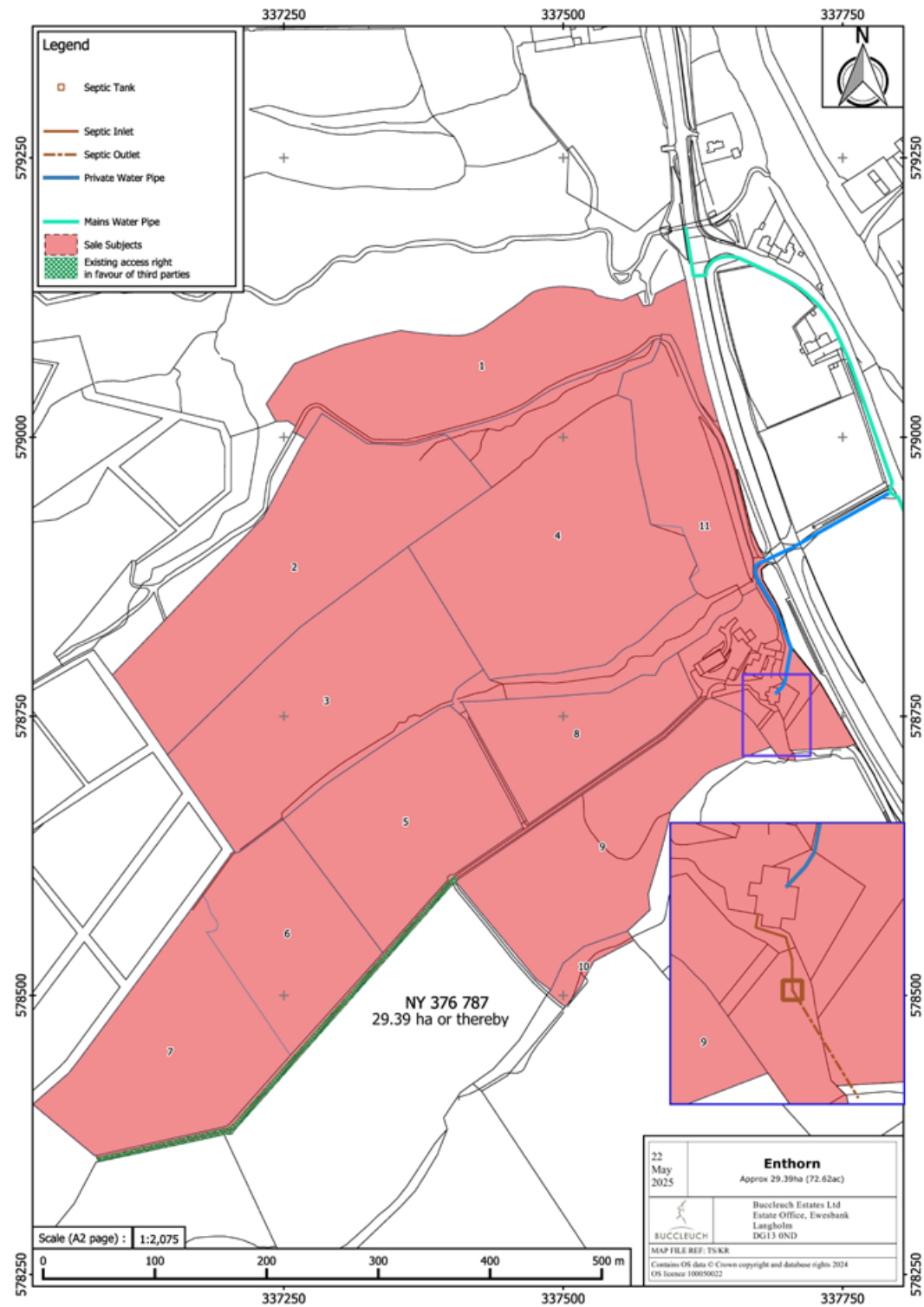
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 2237 SQ FT / 208.0 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)

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

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Galbraith



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