



## WEST BECKTON

*Johnsfield, Lockerbie, Dumfries And Galloway, DG11 1SS.*





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**A delightful and spacious 6 Bedroom Bungalow with equestrian facilities and approved planning permissions in the picturesque rural setting of Johnsfield near Lockerbie with convenient access to the M74 motorway.**

Lockerbie 1.7 miles (2.7 km), M74 Motorway 1.7 miles (2.7 km), Dumfries 12.4 miles (20 km), Carlisle 26 miles (41.8 km), Edinburgh 74.8 miles (120.4 km), Glasgow 71.5 miles (120.4km)

(All distances are approximate).

### Summary of Lotting:

#### Available for sale as a whole or in Lots.

**As a whole: Lots 1, 2 & 3 – West Beckton** – About 1.52 Acres (0.62 Hectares).  
6 Bedroom Bungalow with Equestrian Facilities and Approved Planning Permissions

#### **LOT 1 – West Beckton House – About 0.52 Acres.**

Ground Floor: Entrance Hall, Kitchen/Dining/Sitting Room, Dining/Living Room, Sun Room, Principal Bedroom with En-Suite Bathroom, 4 further Double Bedrooms, Bedroom 6/Study, Family Bathroom, Shower Room and Utility Room. Large Double Garage, Private Driveway Parking and Garden.

#### **LOT 2 – West Beckton Stables with mains water and electricity – About 0.46 Acres.**

Currently used as Stables with a Large Workshop and Store with Paddock. Planning permission for a 3 bedroom house.

#### **LOT 3 – West Beckton Plot – About 0.54 Acres.**

Currently used as a Paddock. Planning permission for a 4 bedroom house.



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### Situation:

Situated in a large private, corner plot with woodland on two sides, West Beckton lies in the peaceful hamlet of Johnsfield in Dumfries and Galloway, about 1.7 miles west of Lockerbie. The bungalow's location makes it easily accessible from the M74 Motorway, approximately 1.7 miles away, which connects the North of England with Scotland's Central Belt.

Lockerbie is the nearest town to West Beckton on the edge of the M74 arterial route from Glasgow to Carlisle. Lockerbie is a quaint and historic market town in the southwest of Scotland, nestled in the picturesque landscape of Dumfries and Galloway. The town has strong agricultural connections, once previously home to the largest lamb market. There are a wide variety of retail shops, supermarkets include Tesco and Home Bargains, with a range of places to eat, drink and local amenities.

Lockerbie train station provides regular services to many major cities. Trains from Lockerbie run regularly to Glasgow and Edinburgh, taking around an hour. Carlisle is reached in around twenty minutes. Due to Lockerbie's convenient location, trains run daily to Manchester (2hr 15 minutes direct) and London (3 hours 45 minutes direct).

For schooling, there is the local Lockerbie Primary School and Secondary school Lockerbie Academy which is approximately 2 miles.

The larger town of Dumfries is the historic capital of Dumfries and Galloway and hosts the Dumfries and Galloway Royal Infirmary along with several local sports clubs and leisure facilities. The town is also home to the Crichton Campuses of both the University of Glasgow and the University of the West of Scotland.

The closest city is Carlisle which is home to the historic Carlisle Castle as well as many shopping and amenity outlets. The station provides a sleeper service to London with trains available to Carlisle from Lockerbie.

The surrounding countryside to West Beckton is ideal for anyone wishing to get out and about. Hiking, cycling, fishing on the Rivers Nith, Annan or Border Esk, and bird watching are just a few outdoor activities among the undulating hills, peaceful lochs, and forests. For golfing enthusiasts, local golf courses include Lockerbie Golf Club situated on an elevated setting with stunning views over Annandale Valley, with other courses such as Powfoot, Lochmaben, Dumfries and Southernness. Lockerbie Ice Rink is a leading centre in Scotland for Curling enthusiasts.





## LOT 1 – West Beckton – About 0.52 Acres

### Description:

The charming bungalow of West Beckton sits back from the road that runs through the tranquil rural setting of Johnsfield in the scenic county of Dumfries and Galloway. The house, built in 2000 by the current owner, is accessed through double wooden gates. The private tarmac driveway of West Beckton has ample space for private parking in front of the house. On approach, West Beckton has a harled façade with a Spanish slate cross-gable pitched roof fitted with Spanish slates.

The front door of West Beckton opens to a hall giving access to the kitchen dining sitting room. This open and spacious kitchen has a comprehensive range of wall and floor kitchen units over three walls with display shelving is finished with a roll top work surface. A stainless steel sink sits below a large window overlooking the driveway and extended garden of this lot. A breakfast bar provides casual dining space. Kitchen appliances include a double oven with a 5-ring electric hob and extractor fan, integrated dishwasher and fridge. This spacious room extends round to an open sitting room space, making the room a fantastic space for families and entertaining.

The living dining room sits adjacent, with access to the main hall enjoying its dual aspect with an electric fire, a timber mantel, tiled slips and hearth. Glazed sliding double doors give access to the rear of the property, opening onto the patio area. The large patio is perfect for enjoying the sun and alfresco dining in the warmer months. Large, bi-folding glazed double doors open to allow access to the adjoining sun room.

The spacious sun room benefits from streams of light cascading into the room from its triple aspect, with outdoor access through sliding glazed double doors.

Returning to the carpeted T-shaped hall, is access to all bedrooms and bathrooms of the house. The spacious principal bedroom with fitted wardrobes, drawers and a dressing table over two walls benefit from views of the front garden. There is access to the en-suite bathroom with tiled walls, an integrated bath with a detachable shower head, a shower cabinet, a basin and WC.

There are four further double bedrooms, all benefitting from different views over the garden. The largest two bedrooms have fitted wardrobes, storage, built-in desk and window seats.

The family bathroom with tiled walls has a bath, a detachable shower head, a shower cabinet, wash hand basin and WC. A cupboard sits adjacent to the family bathroom providing space for linen and general storage.

Completing the bedroom accommodation is bedroom 6/study with views of the front garden. A shower room is located off the hall and includes a shower, wash hand basin and WC. Opposite lies a door for access to return to the kitchen dining sitting room.







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Completing the ground floor is the utility room which sits off the rear hall adjacent to both the kitchen and attached garage with fitted kitchen units, large sink, space for a fridge freezer, an integrated washing machine and a separate storage cupboard.

West Beckton enjoys ample open living space across a single level with double glazing and a partly floored loft. Viewing the property is highly recommended to appreciate the spacious nature of the house, 283Sq.m/3,045 Sq ft

### Garage

A large double garage with electric doors is attached to West Beckton. This spacious 42m<sup>2</sup>/451 Sq ft garage is fitted with a wide electric double garage door includes an access door to the rear hall. This space can be used for a variety of purposes from garden storage and car parking to a workshop or office space. The garage space could be converted into an annexe subject to obtaining the necessary consents. The oil boiler and water cylinder can be found in the garage for supply to the house. The motor for the integrated vacuum system is located in the garage.

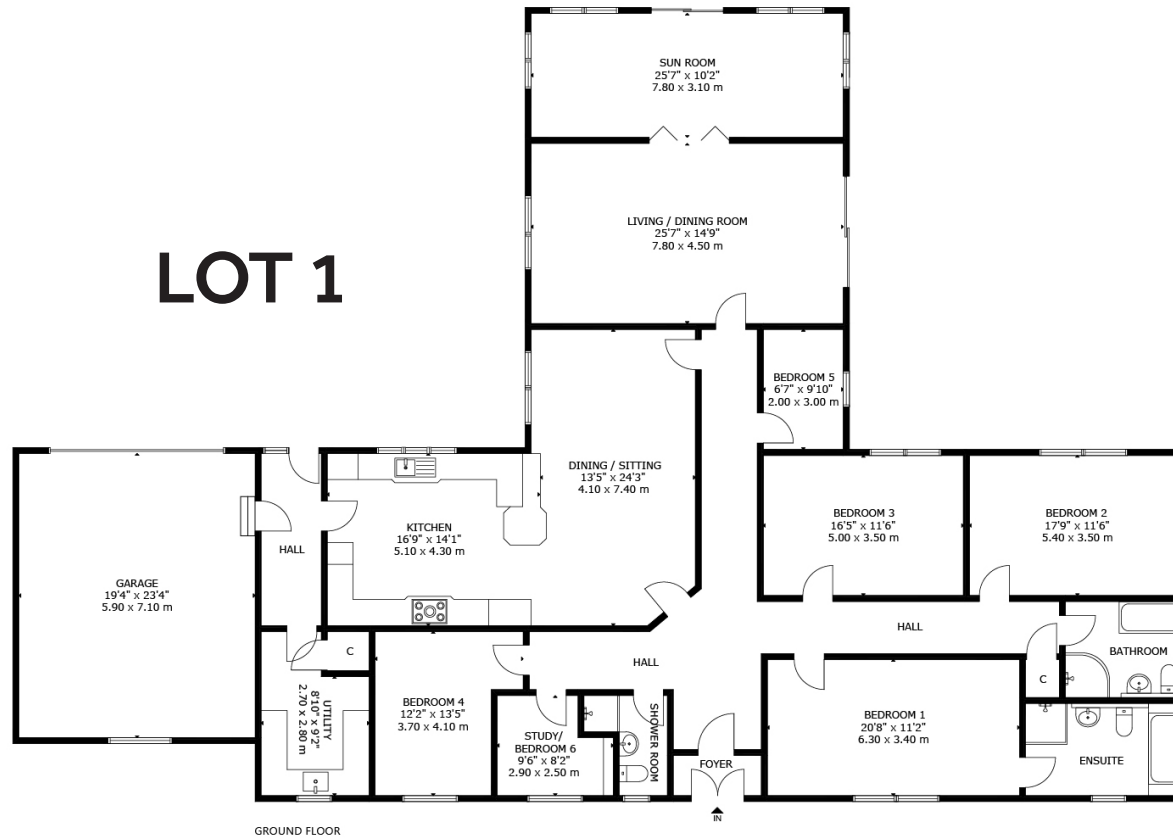
### Garden

The gardens of West Beckton are mainly laid to lawn with a large, paved patio located to the east of the house and accessible from the living/dining room. It is the perfect space for entertaining and relaxation over the warmer months. The south and east boundary lines to West Beckton is mainly bounded by a privet hedge for privacy with a metal gate with path to the front door of the house.

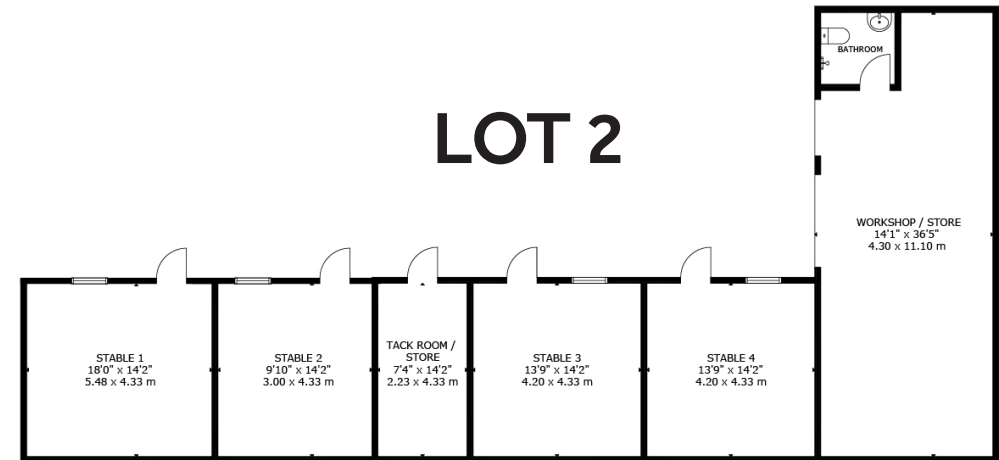




# LOT 1



# LOT 2



WEST BECKTON, JOHNSFIELD, LOCKERBIE DG11 1SS  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3,045 SQ FT / 283 SQ M  
 GARAGE 451 SQ FT / 42 SQ M, STABLE 1,439 SQ FT / 134 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.

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### **LOT 2 – West Beckton Stables, Fully Serviced Plot – About 0.46 Acres**

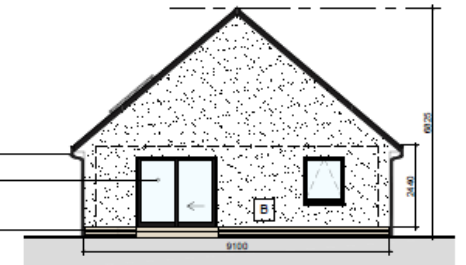
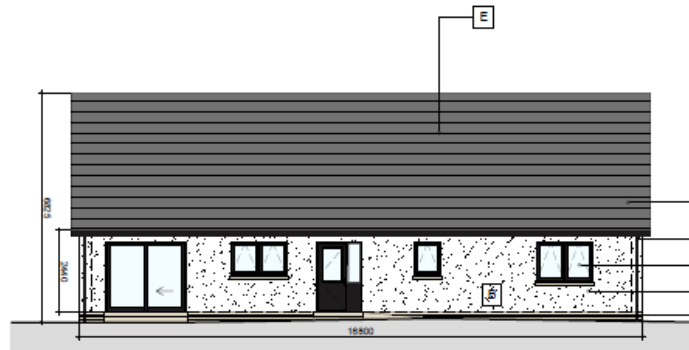
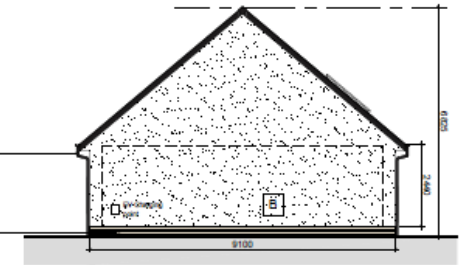
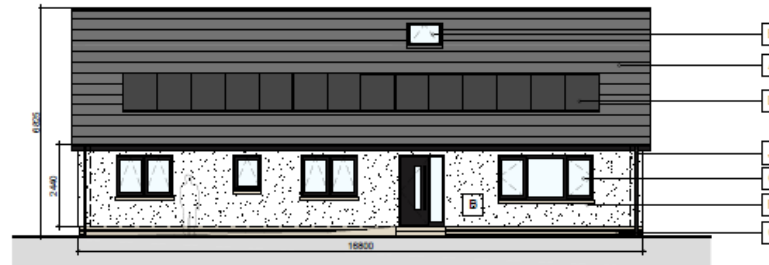
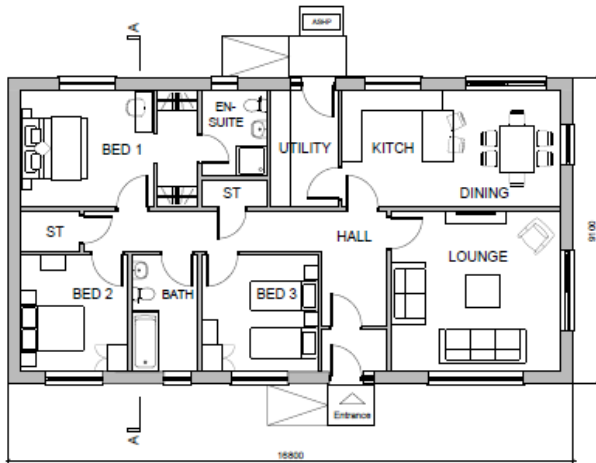
The West Beckton Stables Lot 2 is accessed off the shared driveway beyond the private entrance to West Beckton.

This lot has planning permission from Dumfries and Galloway Council for a 3 bedroom house. Please see reference 23/0940/FUL for approved planning consent on the Dumfries and Galloway Council Planning Portal at [www.dumgal.gov.uk/planning](http://www.dumgal.gov.uk/planning).

The lot currently contains 4 generous stables, a tack room, a large workshop and store with electricity and plumbing supplying a WC and shower cabinet. The existing store room could be used for a variety of purposes such as a workshop, shed or offices. A chicken coop adjoins the stables block with paddock beyond. Drainage is the responsibility of the purchaser.



Lot 2  
Proposed House drawings



Elevations: N, E, S, W



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### LOT 3 – West Beckton Plot – About 0.54 Acres

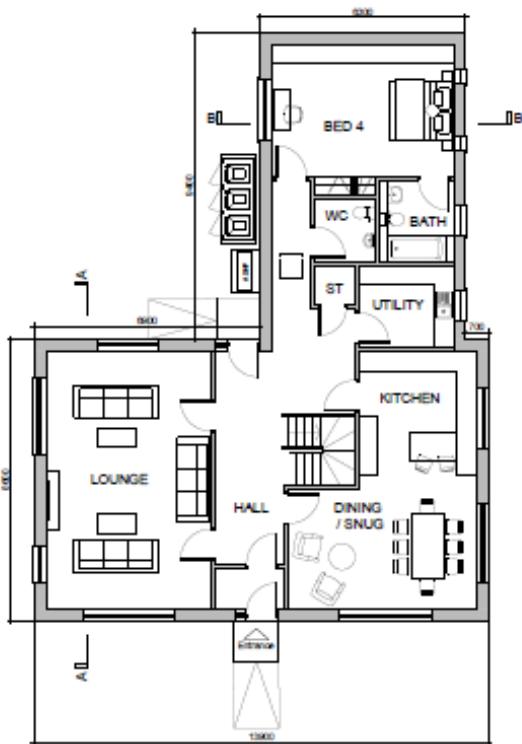
West Beckton Plot Lot 3 is accessed off the main road that runs through Johnsfeld with space for a large family house and a spacious garden.

This lot has planning permission from Dumfries and Galloway Council for a 4 bedroom house. Please see reference 23/0940/FUL for approved planning consent on the Dumfries and Galloway Council Planning Portal at [www.dumgal.gov.uk/planning](http://www.dumgal.gov.uk/planning).

Currently the lot is solely used as a paddock for West Beckton House.  
Water, electricity and drainage to the site are the responsibility of the purchaser.



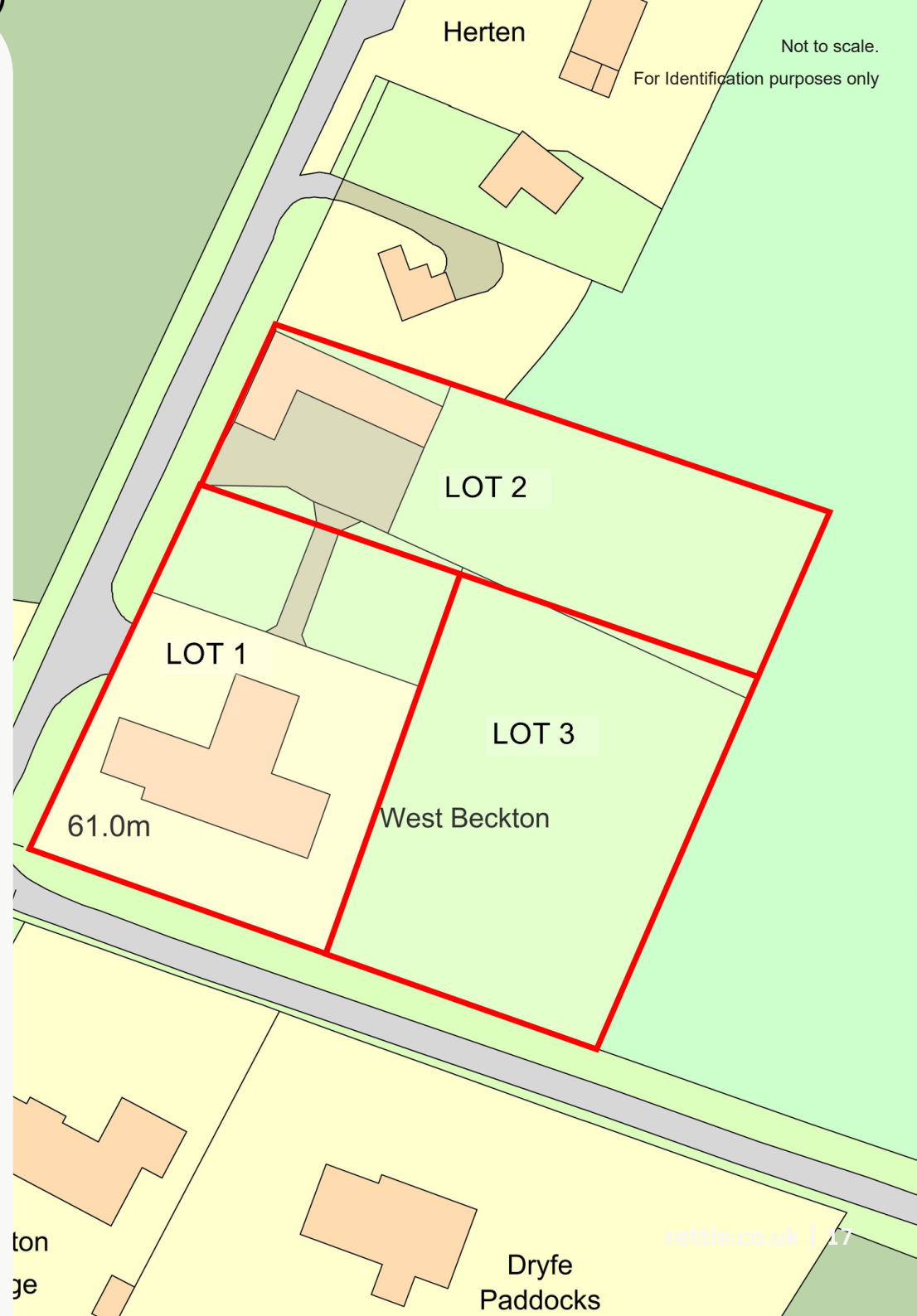
Lot 3  
Proposed House drawings



Elevations: N, E, S, W

Not to scale, for identification purposes only.





## GENERAL REMARKS AND INFORMATION:

### Lotting note:

Lots 2 & 3 will not be sold prior to the sale of Lot 1.

### Fixtures and Fittings:

All items in the Particulars of Sale are included in the sale price.

Services: Lot 1 - West Beckton has mains electricity, mains water supply and a private septic tank. Oil fired central heating. Lot 2 has Mains electricity, Mains water supply to the stable building.

### Viewing:

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: [mail@rettie.co.uk](mailto:mail@rettie.co.uk).

### Satellite Navigation:

For the benefit of those with satellite navigation the property's postcode is DG11 1SS.

What Three Words: [///timer.conqueror.frosted](https://www.what3words.com/#!/timer.conqueror.frosted)

### EPC

Lot 1 – West Beckton - Band D.

### Local Authority:

Dumfries and Galloway Council, 109-115 English St, Dumfries DG1 2DD. 0303 333 3000

### Council Tax

Band: Band G.

### Entry and Vacant Possession:

Entry and vacant possession will be by mutual agreement.

### Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

### Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Offers:

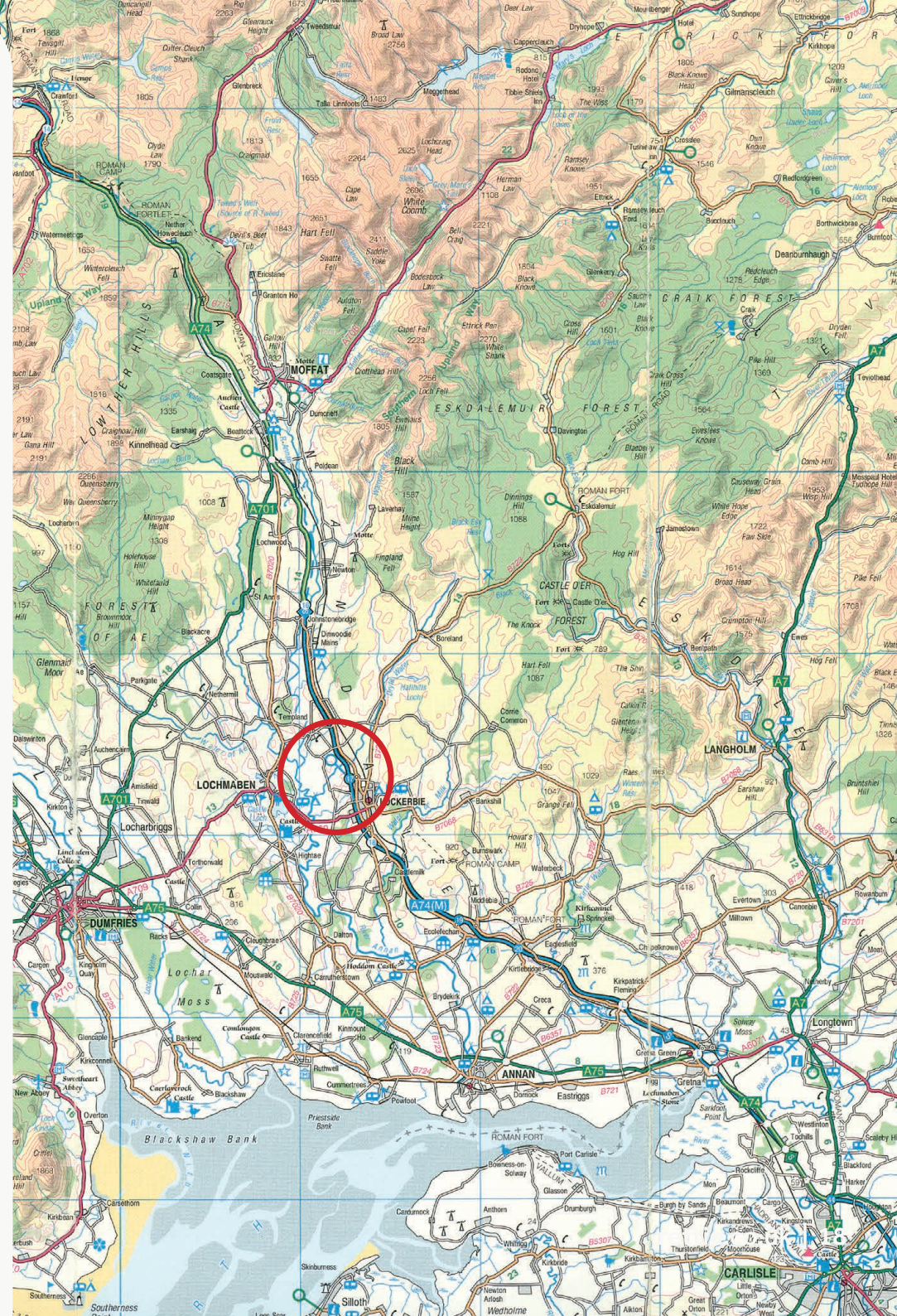
Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

### Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Important Notice:

Rettie & Co, their clients, and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.





Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

**RETTIE**

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