



SKIPSFIELD HOUSE
MABIE, DUMFRIES



SKIPSFIELD HOUSE, MABIE, DUMFRIES

Striking architect designed home in commanding elevated position with land.

New Abbey 3 miles ■ Dumfries 5.5 miles ■ Carlisle 39 miles

Acreage 5.1 acres (2.4 hectares)

Offers Over £610,000

- 3 reception rooms. 4 bedrooms
- Integral Double Garage
- Large enclosed garden
- Field enclosure to rear
- Stunning far reaching views

Galbraith

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 OnTheMarket





SITUATION

Skipsfield House is located on the edge of Mabie forest with both the village of New Abbey and the principal town of the region Dumfries a short distance away. The location allows for excellent routes for walking, running, cycling & hacking enthusiasts. Nearby New Abbey is famous for Sweetheart Abbey, whose ruins are a landmark in the area. New Abbey also boasts a primary school, village hall, church, a popular village tearoom, village shop, small hotel, and a working water powered corn mill. Dumfries which is approximately 5.5 miles away is the principal town in the area, and provides a wide range of schools, shops, retail outlets, and other services including a major hospital, the Dumfries and Galloway Royal Infirmary. Dumfries is also home to the Crichton campuses of both Glasgow University and the University of the West of Scotland.

Communications are good with the A75 giving good access to Carlisle in the east and to Stranraer in the west. There is a main line railway station in Dumfries with connections to Carlisle, Newcastle and Glasgow, and in Lockerbie with connections to Edinburgh, Glasgow and Manchester. The M74 motorway link north and south, can be accessed easily by following the A75 to Gretna or Lockerbie. International and domestic flights are available from Prestwick, Glasgow and Newcastle.

DESCRIPTION

Skipsfield House was designed by the current owner together with a local architect and completed in 2007. Comprising a split level property with about 5.1 acres in all in a commanding elevated position with stunning far reaching views in the small hamlet of Mabie. The property offers generous family accommodation with a fine balance of both reception space combined with quality bedroom space. The kitchen/breakfast /snug area provides the heartbeat of the home, with that open plan/sociable aspect that many desire. Supported by the utility room to the rear with door to the garden. The large multi aspect living room with doors to the rear patio and dining area flooded with natural light complete the reception space offering. Bedrooms are spread over each of the levels with the master bedroom on upper ground floor with en suite, dressing room and further Hobby/Office space beyond, ideal for those looking to work from home or needing that dedicated space. Externally the field acreage to the rear offers great flexibility and lends perfectly to those seeking a lifestyle interest, if that be equestrian, livestock, 'grow your own' or subject to consent those that may look to a more tourist appeal. Skipsfield House has many desirable attributes and offers a unique opportunity to purchase a property in this desirable area.

Lower Ground Floor:

Bedroom. Shower Room. Bedroom. Integral Double Garage.

Ground Floor:

Front Porch. Entrance Hall. Dining area. Living Room. W.C. Bedroom. Kitchen / Breakfast Room/ Snug. Utility Room.

Upper Ground Floor:

Bedroom En suite Shower Room. Dressing Room. Office/Hobby Room.

GARDEN AND GROUNDS

Extensive garden grounds wrap around the property. To the front, predominantly tarmac, providing extensive hardstanding / parking space and leading to the garage entrance. The side and rear, tastefully landscaped and softened with some planting predominantly lawn with an area of paving to the rear of the property where you can enjoy the peaceful countryside surrounds. A great space for socialising and entertaining family and friends.

The field enclosure immediately to the rear of Skipsfield House provides ideal grazing ground for those with livestock or horses. The current owner has previously grazed horses. Separate field access for vehicles and water supply.

The locality surrounding Skipsfield House provides excellent hacking opportunities. In all, grounds extend to 5.1 acres.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Skipsfield House	Mains	Mains	Septic Tank	Freehold	Oil Central Heating	Band G	C 72

POST CODE

DG2 8HB

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

boomers. swooned. bikers

SOLICITORS

Walker & Sharpe
37 George Street
Dumfries
DG1 1EB

LOCAL AUTHORITY

Dumfries & Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

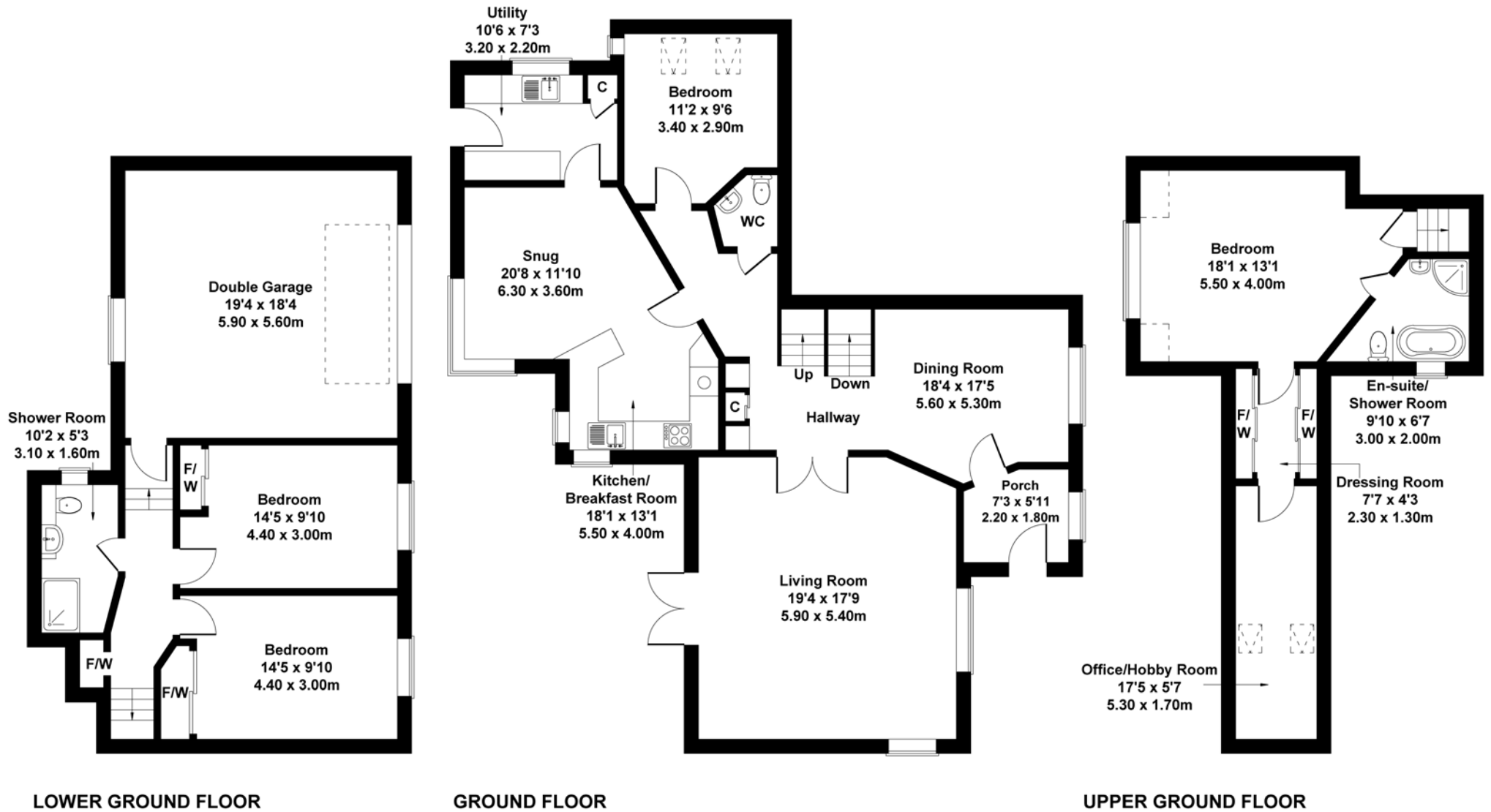
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.



Skipsfield House, Mabie, Dumfries

Approximate Gross Internal Area
2368 sq ft - 220 sq m

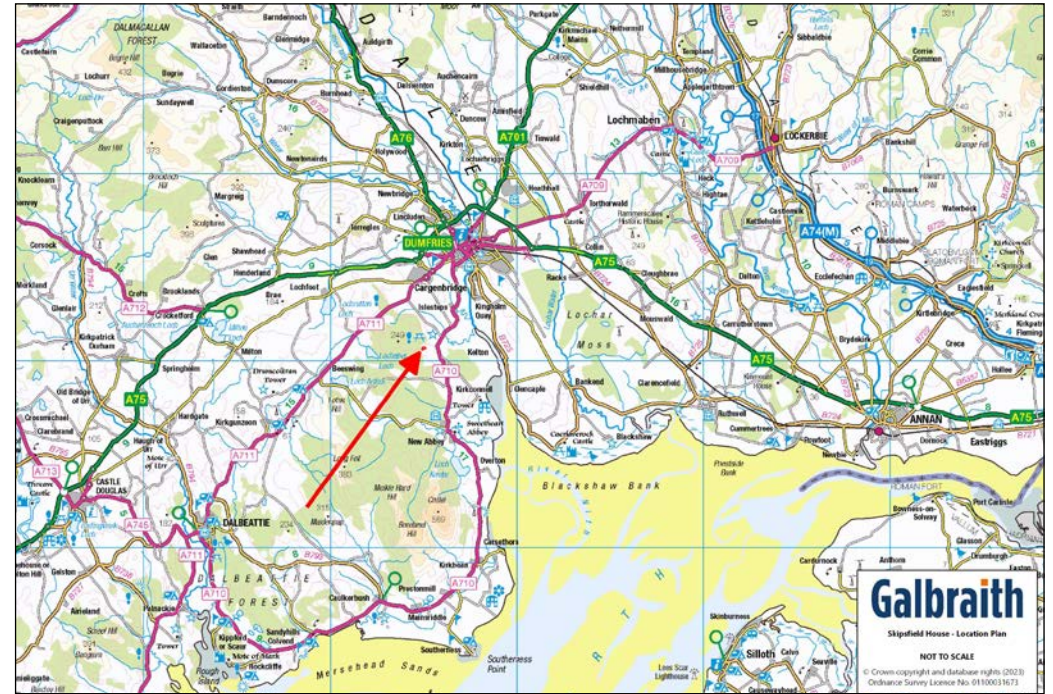
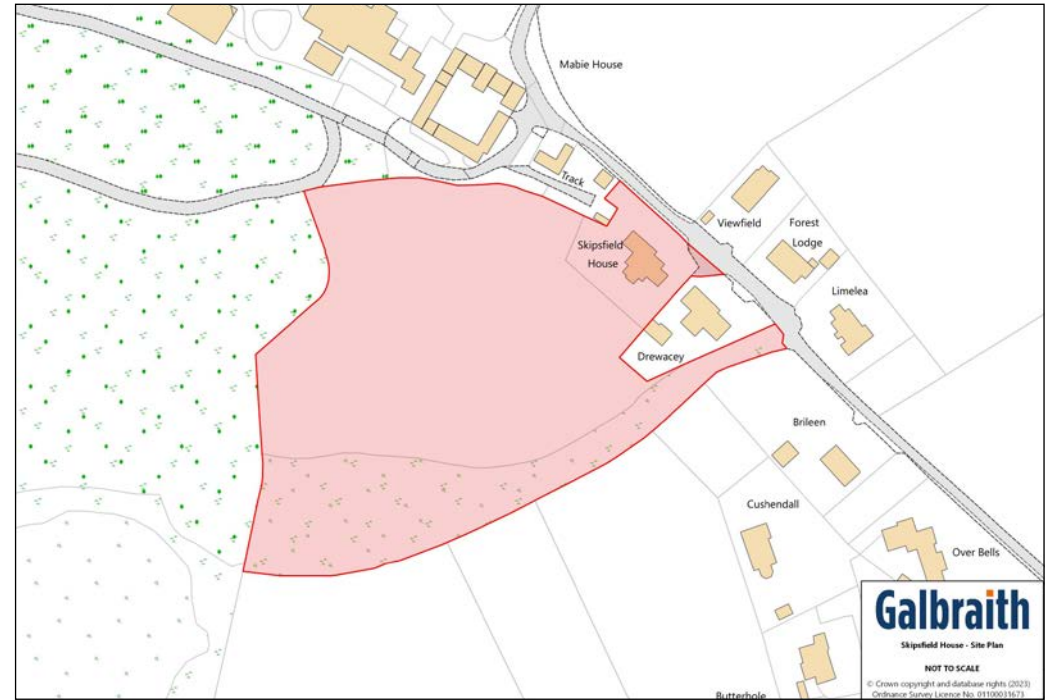


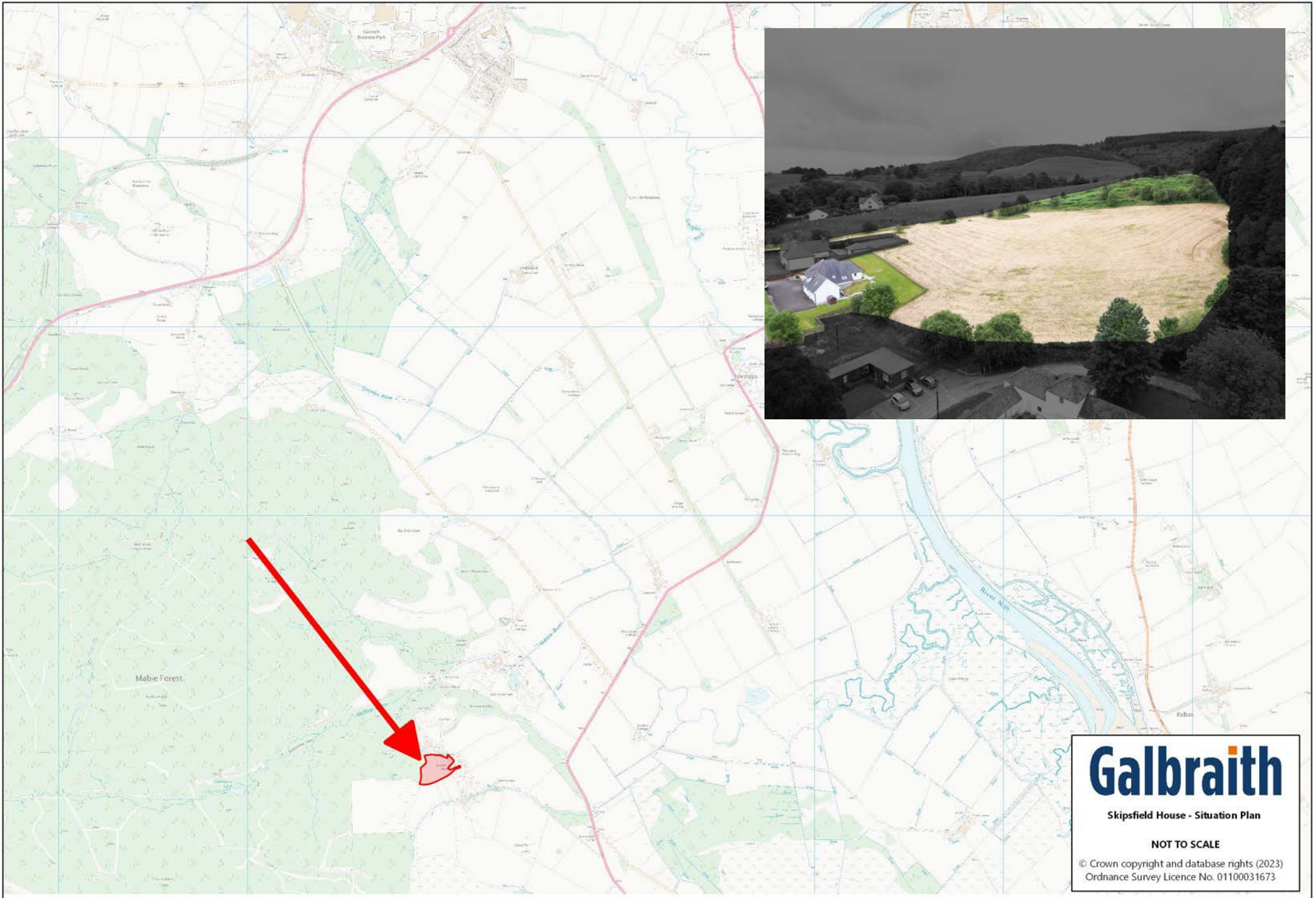
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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 July 2023.





Mabie Forest.

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Skipsfield House - Situation Plan

NOT TO SCALE

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