



**SW**  
STANLEY  
WRIGHT

**Pingle Farmhouse**  
Solwaybank  
Canonbie  
Dumfries and Galloway  
DG14 0XR

Substantial detached farmhouse with traditional farm buildings set in approximately 4.75 acres

- 5 bedrooms plus box room/study
- 2 reception rooms
- original features
- 2.5 acre paddock, gardens and woodland
- renovation project in rural setting



Pingle is a traditional farmhouse which retains many original features and will make a fantastic restoration project. The Category C listed property is south-east facing with views across the garden, paddock and farmland beyond.

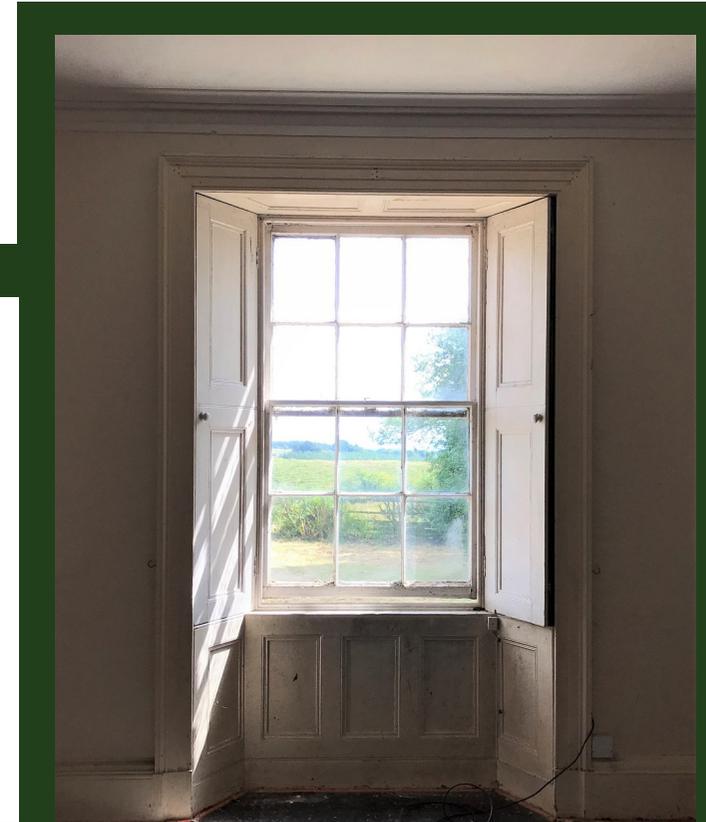
The original front door opens to a large entrance hallway featuring a sweeping staircase with decorative cast iron spindles and original wood bannister. The two ground floor reception rooms and front bedrooms on the first floor are generously proportioned with attractive original features including high ceilings with moulded cornices, deep skirting boards, architraves, working shutters, original floorboards and 'press' cupboards.

The large kitchen/dining room is in need of modernisation, but has potential to be extended and features a large walk in pantry.

Ground floor: Entrance hall, 2 reception rooms, one with wood burning stove and one with open fire, kitchen/diner, pantry, WC, store room and large utility/boot room.

The utility room opens out to an enclosed courtyard area which is an afternoon sun trap.

First floor: 2 large bedrooms to the front, box room/study, 2 further double bedrooms and a single bedroom, large family bathroom, additional WC.



Situated in a beautiful rural location, Pingle is just 5.5 miles from the village of Canonbie where you will find a general store and post office, along with a primary school.

The town of Langholm is around 6.5 miles from Pingle. An attractive mill town on the River Esk, with a variety of shops and secondary school Langholm Academy.

Gretna Green Railway Station - 9 miles

M74 motorway, Junction 21 - 7 miles

Langholm 6.5 miles

Dumfries 28 miles

Carlisle 20 miles



A large lawned garden lies to the front of the house with a further garden area complete with mature apple trees to the side of the house, separated from the woodland beyond by a stream.

Services:

Mains electricity and water.

Electric storage heaters.

Private drainage with septic tank.

Broadband is available through the Openreach network however, alternative options including 4G/5G are also available.

Council Tax Band: E

EPC: F (31)





Dining/reception room



Sitting room



Bedroom 1



Bedroom 2



Traditional outbuildings

The farmyard has a range of traditional stone outbuildings, some of which have development potential. There is a timber pole livestock shed to the rear with concrete yard area.

The traditional buildings and remaining walls of ruinous buildings create a sheltered courtyard area.

Prospective purchasers are advised to make their own enquiries in respect of any development with Dumfries & Galloway Council.

A 2.5 acre paddock lies to the front of the property with approximately 0.7 acres of woodland wrapping around the west side of the house and outbuildings.



Shed and yard area



Paddock

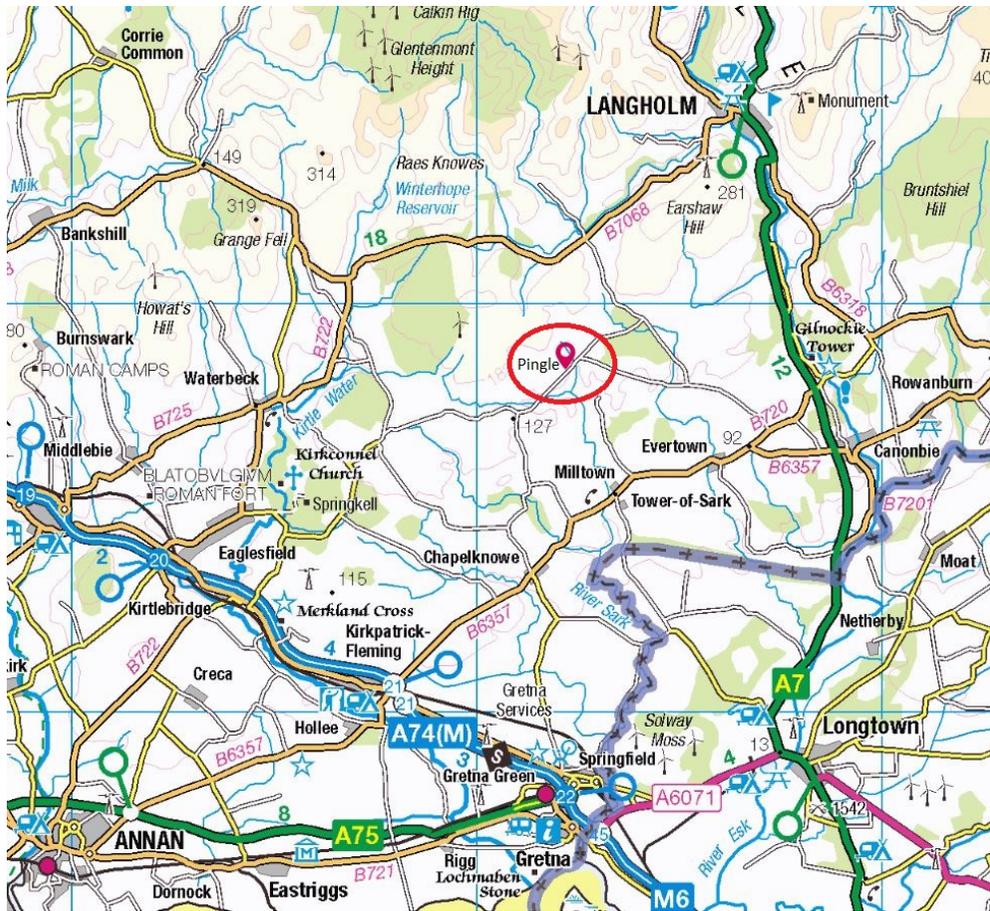


# Floor plans

For illustrative purposes only, not to scale. All sizes are approximate.



# Location and property plan



Not to scale

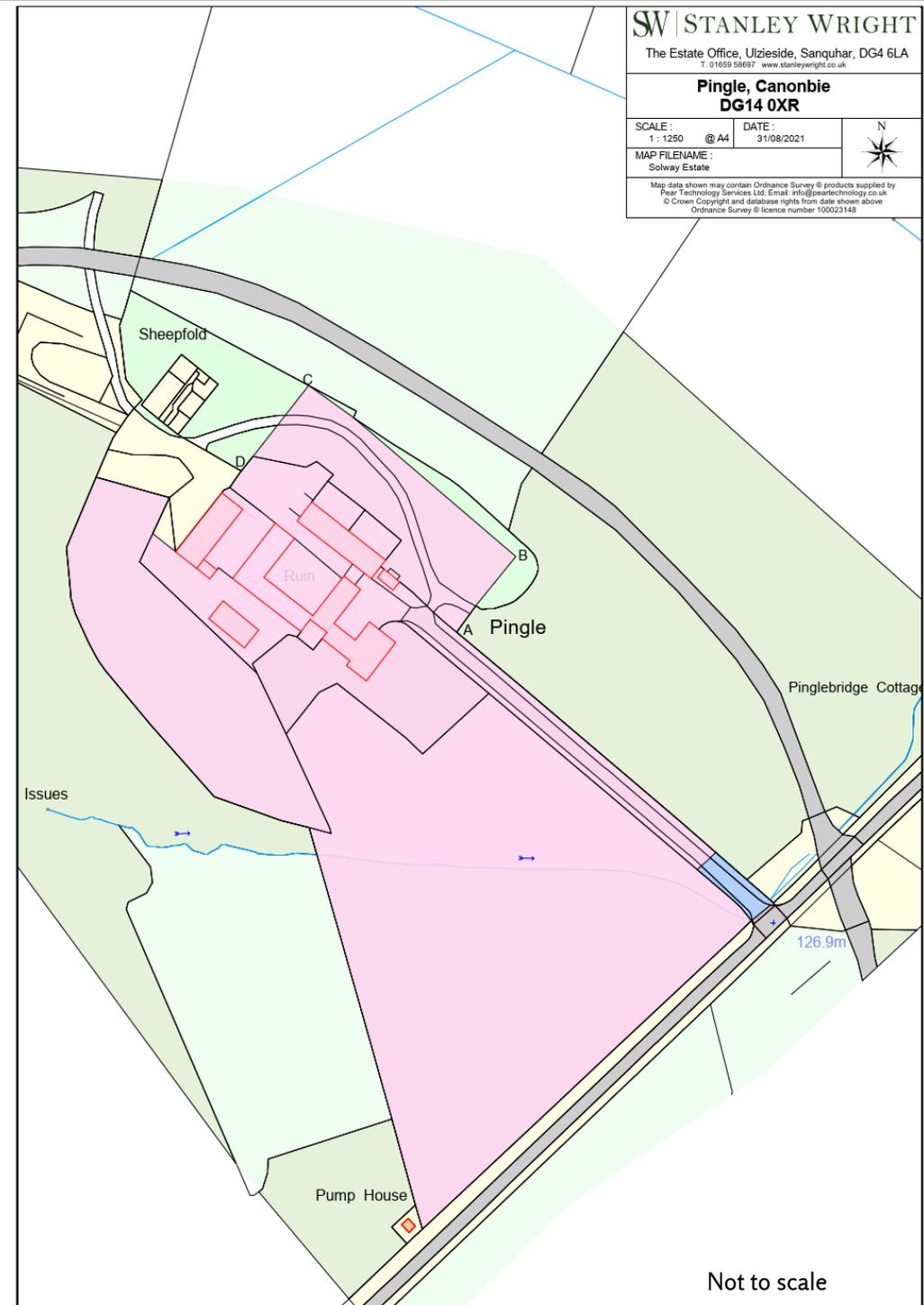
## Boundary

Between points A, B, C & D on the plan the boundary is unfenced. The purchaser will be required to erect a stock proof fence within 2 months of completion, noting that there will be stock in the field until such time.

## What3Words

To find this property using the What3Words app, enter the following 3 words ///niece.releasing.author.

This will bring you to the bottom of the driveway.



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The Estate Office, Ulzieside, Sanquhar, DG4 6LA  
T. 01659 58697 www.stanleywright.co.uk

**Pingle, Canonbie  
DG14 0XR**

SCALE: 1:1250 @ A4	DATE: 31/08/2021	N ↑
MAP FILENAME: Solway Estate		

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Not to scale

# Sale information

## Home Report

Available on request.

## Viewing

Strictly by appointment with Stanley Wright 01659 58697.

## Entry and Possession

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

## Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Stanley Wright. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection.

## Health & Safety

The property is a former agricultural holding and many of the farm buildings are in a dilapidated condition and appropriate caution should be exercised at all times during viewings particularly in reference to the farm buildings, farm land and water courses.

## Third Party Rights & 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 as satisfied themselves in respect thereof. A right of access will be retained across the driveway coloured blue on the plan for the benefit of the adjoining landowner.

## Note

These particulars do not form any part of any contract.

The statements or plans are not warranted nor to scale.

Approximate measurements have been taken by sonic device at the widest point.

Services and appliances have not been tested and no warranty is given as to their compliance with regulations.



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