



Mossknowe Steading

Kirkpatrick Fleming, Lockerbie, Dumfriesshire

An expansive and characterful Category B listed steading located in the beautiful rural setting of Dumfries & Galloway.

An impressive period family home, converted from stabling and coach houses, recently renovated combining quality fixtures and fittings. There is an opportunity to separate the house into individual properties subject to necessary consent. The house sits in a stunning rural location, within easy reach of town centre amenities and the M74 which gives easy access north to Glasgow and south to England.



8 RECEPTION ROOMS



7 BEDROOMS



6 BATHROOMS



OUTSIDE



1.7 ACRES



FREEHOLD



RURAL



7,721 SQ FT



**OFFERS OVER
£895,000**

The property

Mosknowe Steading is a characterful Category B listed building dating from around mid to late 18th century, displaying an impressive sandstone façade under slate roofing. The house is approached from a sweeping tarmacadam driveway to arrive at the cobbled courtyard offering ample space for parking.

The property is currently used as a single property, however the house is configured so that it could be split into two or three individual properties for use with an annexe and/or individual rental properties subject to necessary consent.

The house has been extensively renovated and extended by the current owner to offer an expansive and modernised family home over an impressive 7,721 square feet of light-filled, flexible two-storey accommodation. The property maintains many period features including full-height arched glazing and exposed oak beams and is arranged in a U-shape around a cobbled courtyard, combined with an impressive, recently extended vaulted sun room.

The light reception vestibule with neighbouring utility room provides access to the principal rooms on the ground floor and access to the rear garden. The central kitchen/breakfast room with dual aspect of the courtyard and rear garden, with floor and wall units and worktops, splashbacks, a Belfast sink and space for a dining table. Modern integrated appliances include a dishwasher, under-counter fridge and a Leisure range cooker with 2 ovens, grill and 5-ring electric hob. French doors open to the rear patio terrace and there is a second fitted utility room with cloakroom. Adjacent there is an inner vestibule with access to the snug/family room, with fireplace and log burning stove.

Filled with natural light, the sun room has windows set in the roof and gable end. It features an imposing fireplace with an impressive 19Kw Spanish log burning stove; French and bi-fold doors open to access the patio terrace. Adjacent to the snug/family room is a side vestibule with a cloaks cupboard and separate study. A snooker room with fireplace provides access to the plumbed pantry containing base and wall units, sink and electric boiler, a storage cupboard and garden access.



Stairs from the inner vestibule access the first floor landing comprising four bedrooms, two with tiled en-suite shower rooms. The principal bedroom with walk-in wardrobe and tiled en-suite bathroom comprises a free-standing rolltop bath, shower cabinet, wash hand basin and WC. Additional stairs from the snooker room rise to a further bedroom with dedicated shower room.

The main entrance vestibule provides access to the west wing of the steading. The dining room contains bespoke timber shelving, storage and courtyard access. The expansive panelled library comprises a fireplace with en-suite kitchenette and a cloak/storage room. There is an additional bedroom on the ground floor with roof windows and an en-suite shower room.

A spiral staircase in the wing vestibule gives access to the vaulted first floor annexe comprising a spacious open-plan timber floored kitchen/sitting room with fireplace. The kitchen comprises fitted Howden kitchen floor and wall units with timber worksurfaces across three walls, and a Belfast sink. An island unit offers further shelving and storage. Electrical appliances

include a built-in fridge freezer, a further under-counter fridge, a dishwasher, a double oven with 5-ring electric hob with under counter space for further electrical appliances. A double bedroom comprises fitted and walk-in storage with en-suite tiled bathroom with Jack and Jill access and a freestanding bath with overhead shower.

There are two oil-fired boilers and an electric boiler for central heating, 5Kw photovoltaic solar panels, improved digital connectivity and a security system.

Outside

The property is approached through a five-bar gate and a tarmac driveway flanked by lawn, leading to a cobbled courtyard providing parking for multiple vehicles. The wraparound private garden, mainly laid to lawn, is screened by mature trees. There are three outbuildings, a log store, an open store, Gabriel Ash greenhouse, and a paved terrace accessed from the sunroom and kitchen/breakfast room. The south west facing terrace is ideal for al fresco dining and entertaining, with views over the garden and countryside.

Location

Mossknowe Steading benefits from a peaceful and stunning rural setting combined with excellent access to the M74, offering transport links north and south. It's perfect for those who enjoy a plethora of outdoor activities, with the nearby A74(M) and mainline rail links from Lockerbie provide easy connections to Carlisle, Glasgow, and Edinburgh making it an ideal base for both families and commuters.

Lockerbie (about 13 miles) offers a range of shops and amenities, a dentist, public houses and an 18 hole golf course. A historic Roman road connects nearby Kirkpatrick-Fleming to Gretna which includes Caledonia Park which offers a range of retail shopping outlets and a local medical practice Gretna Surgery (around 4.5 miles). For everyday shopping, Annan offers a wide range of shops, leisure facilities and professional services.

The city of Carlisle in Cumbria (about 16 miles) boasts more extensive shopping and further

amenities, colleges and includes a castle and cathedral. The market town of Dumfries (around 22 miles) is situated on the mouth of the River Nith on the Solway Firth.

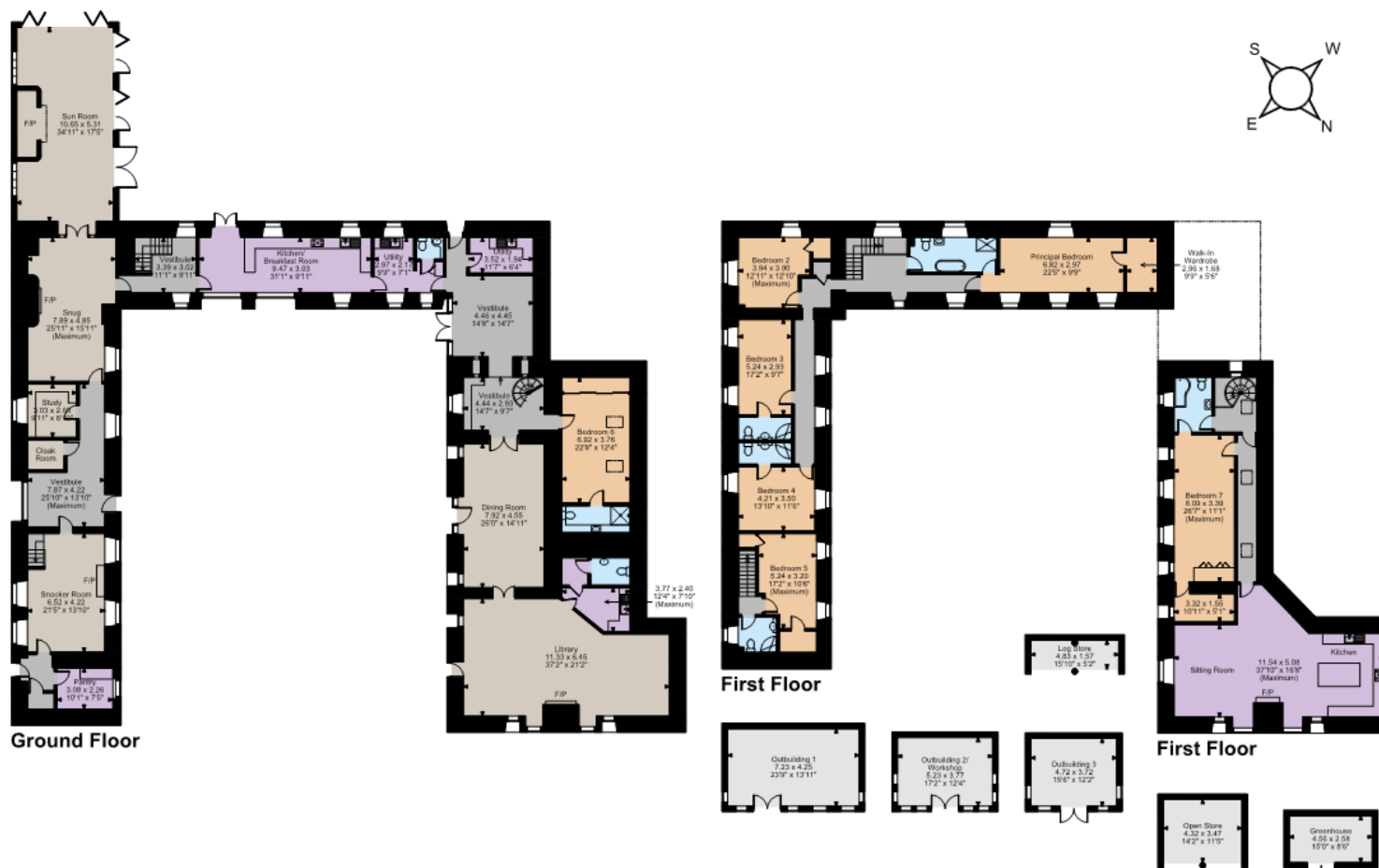
Dumfries & Galloway offers a plethora of rural activities including hiking, mountain biking, fishing, shooting, golf, horse riding and water sports. There is Westlands Country Park premier shooting ground (about 4 miles). The county benefits from undulating rocky and sandy coastline beaches to extensive inland forests and lochs and southern upland hills. Caerlaverock Castle, Drumlanrig Castle and Grey Mare's Tail nature reserve are popular destinations. To the east the count of the Scottish Borders offers further rural activities.

Location

Kirkpatrick-Fleming 0.7 miles, M74 0.6 miles, M6 4.3 miles, Annan 5 miles, Lockerbie 13 miles, Carlisle 16 miles, Dumfries 22 miles, Penrith 34 miles, Edinburgh city centre 64 miles, Newcastle 69 miles. (All distances are approximate).







The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 7,721 sq ft (717 sq m).
Outbuildings internal area: 1,102 sq ft (102 Sq m).
For identification purposes only.

Directions

Postcode: DG11 3BG
what3words: ///measure.spans.outdoors

General

Nearby Stations: Gretna Green (3.5 miles), Annan (7 miles), Lockerbie (13 miles) for access to Edinburgh, Glasgow and London Euston.

Nearby Schools: Kirkpatrick-Fleming Primary School (about 0.6 miles) Annan Academy for Secondary School (7 miles). Austin Friars Independent School, Carlisle (16 miles)

All distances are approximate.

Local Authority: Dumfries & Galloway Council.

Services: Mains electricity and water; private drainage. Oil-fired boiler and electric boiler.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: Band C

Fixtures and Fittings: All items in the Particulars of Sale are included in the sale price.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

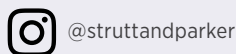
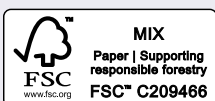
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