



ROBGILL TOWER
KIRTLEBRIDGE, NEAR LOCKERBIE, DUMFRIES.

LOCKERBIE ABOUT 11 MILES.
CARLISLE ABOUT 15 MILES.
GLASGOW ABOUT 79 MILES.
EDINBURGH ABOUT 83 MILES.

ROBGILL TOWER KIRTLEBRIDGE, NEAR LOCKERBIE, DUMFRIES.



A magnificent Tower House, refurbished in recent years to an exceptional standard with extensive outbuildings and leisure facilities, in a wonderful riverside setting.

Accommodation comprises:

- Hall. Kitchen. Dining Room. Pantry. Laundry. Boiler Room. Drying Room. Office. Wine Store. Cocktail Bar. Vaulted Dining Room. Store. Ladies WC. Gents WC. Garden Room. Store Room.
- Entrance Hall. Cloakroom. Reception Hall. Study. Central Hallway. Gentleman's Lounge. Sitting Room. Ladies Lounge. Drawing Room.
- Landing. Six Bedrooms (Two En-Suite). Dressing Room. Family Room. Shower Room.
- Attic Accommodation. Two Bedrooms. Playroom/Bedroom. Attic Storage.

Gatelodge Accommodation:

- Vestibule. Sitting Room. Two Bedrooms. Kitchen. Shower Room.

Outside:

- Garage Block. Indoor Equestrian Arena. Dog Kennels. Greenhouse.

Stable Block:

- Garage. Wash House. Store. Coach House. Gym. Shower Room. Tanning Studio. Sauna. 3 Loose Boxes. Hay store/Tack Room. Work Shop/Filter Room. Swimming Pool House. Conservatory.

In all about 38 acres.

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120 King Street
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DG7 1LU

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Ref: BZ/03/31 Postcode: DG11 3ND

GENERAL

Lockerbie provides a full range of services to the local community including schooling, local shops, supermarket, chemist, Banks, hotels and a post office. Dumfries and Carlisle provide a wider range of services. Private schooling is available in Carlisle.

The M74 motorway (Junction 21) is some 3 miles distant, whilst the main line railway station in Carlisle is some 15 miles distant. The fastest train to London Euston takes approximately 3 1/2 hours. There is also a railway station in Lockerbie, with direct services to Glasgow and Edinburgh taking approximately 1hr. The airports of Edinburgh (87 miles), Glasgow (88 miles) and Newcastle (68 miles) are all within a two hour drive.

The area is renowned for its mild climate and beautiful scenery, and keen gardeners can grow a wide variety of plants, shrubs and trees in the rich soils. The area offers a wealth of opportunities for the outdoor enthusiast. There are excellent hill walking and riding opportunities in the area, as well as mountain biking at the Seven Stanes mountain bike centres of Ae, Newcastleton and Dalbeattie.

Salmon and sea trout fishing is available on the nearby Rivers Nith, Annan and Border Esk, as well as trout fishing on Dumfriesshire's numerous lochs and rivers. There is some spectacular driven and walked up shooting available on the local estates, as well as wild fowling on the nearby Solway coast. Equestrian pursuits are popular in the area, and there are several riding schools providing lessons and livery, along with various annual events such as gymkhanas and the Riding of the Marches in both Dumfries and Lockerbie.

DESCRIPTION

Robgill Tower is a magnificent "B" listed Tower House, dating from 1430, constructed of traditional red sandstone under a serious of pitch slate roofs in an outstanding elevated setting, in the rustic Dumfriesshire landscape. The property retains all of its period features and has been sympathically maintained over the last six centuries. Internally the accommodation has undergone an extensive programme of renovation over recent years, providing all the benefits of modern living in a traditional period property.



The accommodation is arranged in such a manor that it makes it ideal for high level entertaining. The lower ground level provides comfortable family space, with a magnificent Christians kitchen and breakfast room. The vaulted dining room provides a wonderful traditional backdrop to contemporary dining and creates a truly historic ambience. The ground floor provides principal reception rooms, an outstanding drawing room, as well as separate lounges for ladies and gentleman. The well planned lay-out, splendid cornicing and wall decorations make it easy to imagine the house in an older context and period.

The accommodation in Robgill Tower on four levels comprises:

Solid wooden storm door to:

Entrance Hall

Decorative cornicing, exposed timber flooring, and raised skirting, arch way to:

WC

Solid wooden door, WC, heated towel rail, sash and case window, wash hand basin, tiled splash back.

Main arch to:

Reception Hall

Decorative cornicing, 3 bay stained glass window, decorative shutters, parquet style floor with dark wood inlay. Decorative sandstone fireplace, Victorian grill, solid wooden door to:

Study

Decorative cornicing, stone fire place with electric fire, arch way to:

Central Hall

Part wooden panelling, parquet style floor with dark wood inlay, large period radiator, stair case to first floor. Solid wooden door with panelled arch to:

Gentleman's Lounge

Three bay windows with window seats and period radiators, working window shutters, decorative cornicing, exposed timber flooring surrounding central carpeted area. Marble topped oak dresser/bar, splendid open fire place with wooden mantle and tiled hearth, two curved statue recesses, 68 inch plasma television.



Understairs cupboard

Fitted shelves and coat hooks.

Sitting Room

Attractive corning, and central ceiling rose, open fire place with carved wooden mantle, marble surround with ornate brass fire guard. Two small bay windows with window seats, radiator below.

Ladies Lounge

Pretty ceiling and corning with matching wall decoration. Four large sash and case windows in semi-circular formation, affording panoramic views, open fire place with decorative wooden mantle and surround, marble hearth and inlay.

Drawing Room

Exposed timber floor, decorative corning, magnificent open fireplace with enhancing carved wooden mantle and wooden surround. Dual aspect bay windows.

Rear Hall

[Maids stair to first floor](#)

Further steps to:

[First floor](#)

Further steps to:

LOWER GROUND FLOOR

Hallway

Exposed timber ceiling with recessed ceiling spot lights, plain corning.

Kitchen

Bespoke Christians kitchen: four door oiled fired Aga with tiled surround, central breakfast bar with Corrian work top, four ring electric Halogen hob, integral deep fat fryer, double Belfast sink, fitted units with Corrian work surface and wooden wall cupboards. Neff microwave and oven, De-dietrich American style fridge freezer. Decorative wooden panelling and door frame, tiled floor.

Dining Room

Decorative corning and door frames. Fitted oak dresser and glass cabinet, sash and case windows, Victorian style wooden radiator cover. Access to hallway.

Pantry

Fitted wall cupboards and units. Tiled walls with fitted wine rack. Door to larder with original stone shelves, stone tiled floor and stone walls, Nova Scotia freezer, LG fridge.

Drying Room

Fitted wall cupboards and shelves, heated towel rail.

Laundry

Fitted units with stainless steel sink and drainer, Bosch washing machine, Aquarius hot point tumble dryer.

Boiler Room

Coal Store

Stone floor and walls. Back door.

Office

Open fireplace with wooden mantle and decorative cast iron surround, fitted dressers with shelves and cupboards. Recessed press cupboard, plain corning.

Electrics cupboard

Wine Store

Original stone wine bins, flagstone floor.

Exposed stone vaulted archway, steps to:

Cocktail Bar

Exposed stone walls, bar fridge, fitted semi-circular oak bar. Solid wooden door to:

Vaulted Dining Room

Exposed sandstone arched ceiling with large arched recesses at either end, large log fire with fitted fire guard. Large recessed bay window, recessed log store.

Understairs cupboard

Steps to Staff accommodation



Store

Ladies WC

WC, wash hand basin.

Gents WC

WC, wash hand basin, part tiled splash back.

Garden Room

Exposed timber effect door, part glazed door to rear garden.

FIRST FLOOR

Landing

Central stain glassed cupola, decorative cornicing.

Bedroom 1

Dual aspect windows, plain cornicing, recessed cupboards with shoe racks and hanging rails. Fitted period style wardrobes, fireplace with marble mantle and surround.

Dressing Room

Fitted hanging rails, and drawer space, plain cornicing.

Family Bathroom

Tiled floors, recessed ceiling, spotlights. Double sized walk-in shower. WC. Raised Jacuzzi bath tub. Tiled walls, tiled vanity unit.

Bedroom 2

Decorative cornicing, sealed fireplace with marble mantle and tiled surround.

En-Suite Shower Room

Heated towel rails, WC, double sized shower, fitted vanity unit, wash hand basin.

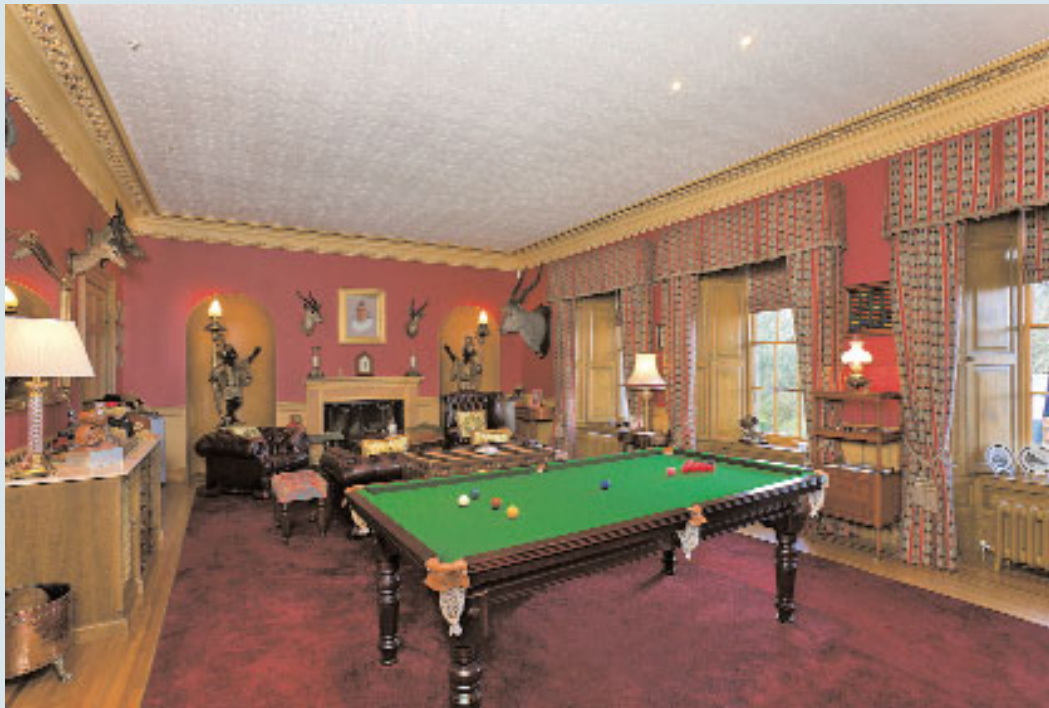
Bedroom 3

Plain cornice, sealed fireplace, marble mantle and tiled surround. Window seat with boxed in radiator, wooden panelled door frame.

Maids cupboard, sink, fitted shelves.

Bedroom 4

Plain cornice, sealed fireplace, marble mantle and tiled surround. Window seat with under window heater.



Shower Room

Wash basin, double sized shower, WC, heated towel rail, full height decorative tiled walls. Wooden panelled archway to:

Landing

Door to main staircase and access to attic and tower room.

Master Bedroom

Four windows spanning three aspects in a semi-circular panoramic formation, plain cornicing, sealed fireplace with marble mantle, decorative stainless steel surround.

En-Suite Bathroom

WC, wash hand basin, bath tub. Heated towel rail, plain cornicing.

Bedroom 6

Plain cornicing, wash basin, window seat with encased radiator, maids staircase leading to attic.

ATTIC ACCOMMODATION

Former Bathroom

WC, wash basin, original roll top bath.

Bedroom 7

Three part recessed wardrobe.

Bedroom 8

Fitted wardrobe with access to eaves storage.

Bedroom 9/Playroom

Circular fitted desk, part coombed ceiling, low level window. Wooden steps to roof top veranda, panoramic views over Robgill Tower, land and policies.



GROUNDS AND GARDENS

The property is entered through two striking stone gate piers with decorative wrought iron electric security gates, immediately on the right of the entrance is the gate lodge and to the left large rhododendrum bushes border the tarmac driveway. The driveway continues to a fork with the left fork leading to a secure garage block capable of housing up to ten cars, the right fork continues down to the principal house with a gravelled off shoot leading to a wooded area, with a variety of young trees and a small area of woodland offering seclusion and privacy to the tennis court.

A ten acre field is currently used for paddocks, this is enclosed within an electric fence, bordered on two boundaries by large mature trees, a path leads down a ramp with a raised area of lawn on either side, and another small area of paddock with post and wire fencing. The ramp leads down to a large indoor equestrian arena. The main driveway continues past the garage and equestrian arena down to a tarmac courtyard in front of the house. To the left of the driveway is a walled garden with an outstanding stone pergola with stone pillars

supporting a tiled roof and a wonderfully decorative family crest.

The garden is enclosed on two sides by raised stone walls, at the far end is a period greenhouse with highly productive red and white grape vines, the garden is based around central flower bed with four paths leading north, south, east and west, each bordered by splendid yew trees, well maintained lawns in each quadrant.

A split from the main driveway leads round to the rear of the property to the back door and wooden gate to a formal garden. The garden is formed and bordered by a castellated terrace with floor beds, manicured lawns and a raised area of patio fitted with uplighters. From the terrace there are astounding views of the surrounding vista and views over the Kirtle Water. To the west of the property is another formal garden with central flower beds and further terraces, providing panoramic views over the Kirtle Water and formal gardens below the property. There are many paths and walk ways throughout the woods and grounds.

OUTBUILDINGS

Garage Block

Electric up and over door, integral burglar alarm, three portal steel frame construction, housing for up to ten cars, electricity, heating, fitted strip lighting. Fitted work top with shelving and wall cupboards.

Equestrian Arena

Enclosed arena within a ten portal steel frame, with a fitted sprinkler system to maintain imported sand and rubber shavings base. The arena has been used for both show jumping and riding tuition as well as carriage driving. It has its own electricity supply and has two large stainless steel sliding doors, directly accessed at the foot of the ramp allowing lorries to reverse directly to the entrance.

Dog Kennels

Two stone dog kennels external WC, garden store.

Stable Block

In addition to the main house there is a former stable block constructed of stone under a large pan tiled roof with a wonderful castellated centre piece.

In front of the stable block is a gravelled court yard providing a turning circle for equestrian vehicles. Large double wooden doors lead to:

Garage

Housing the main electricity supply to the house.

Wash House

Cobbled floor with central drain, electric strip lighting, washing machine, tumble dryer.

Garden Store

Large Belfast sink, fitted units, fitted shelves. Double stable doors lead to:

Coach House

With space for equestrian equipment. Large stone archway leads to:

Gym

Carpeted floors, pine panelling to waist height with ceiling height mirrors above, recessed ceiling spotlights, stairs to:



Shower Room

Shower, WC, wash hand basin, part tiled walls, tanning studio and sauna, part panelled pine walls, integral sauna and steam room, recessed ceiling with spotlights. The gym and stable block is supplied with electricity and water. The archway continues round to the stabling.

Stabling

Three large loose boxes with sliding stable door. Each box is approximately 12ft x 12ft with additional feeding hatch and supplied with electricity and strip lighting.

Hay Store/Tack Room

Electric strip lighting and sockets, stone floors, original concrete worktop, rear access to:

Walled Garden

Green house, south facing with steps down to:

Work Shop/Filter Room

Fitted units and sliding doors, wooden door leading to oil tank supplying stable block and swimming pool.

Swimming Pool

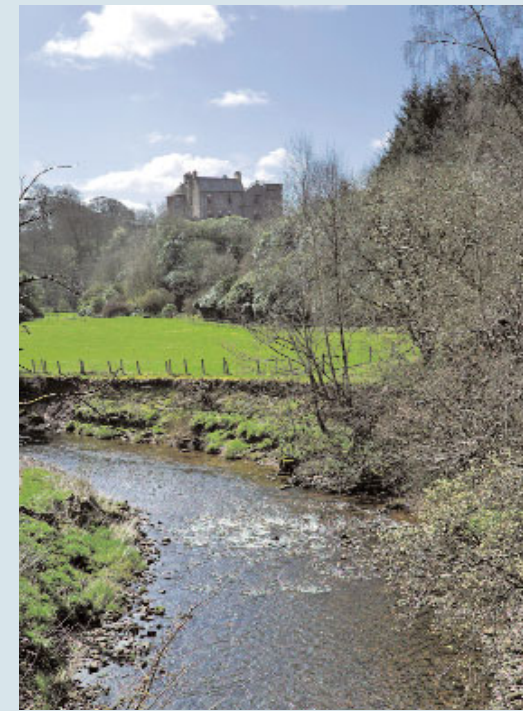
The East wing of the stable block has been converted into a conservatory and swimming pool. The pool is decorated with imported hand laid mosaic and Roman style pillars. Large sliding glazed door leads to:

Conservatory

With mosaic tiled floor, triple aspect double glazed windows with electrically operated blinds. Double glazed French doors to garden. Double doors leading back to stone arch providing access to stable yard. To the front of the pool house is an area of paving with raised flower beds and formal lawns to the south and east. Within the beds are a variety of mature trees and shrubs.

GATE LODGE

The gate lodge is constructed of sandstone under a series of pitched slate roofs with decorative eaves. To the rear of the property is a timber built garage currently used as a wood store. The garage has its own access by wooden gate which also leads to a



rear garden with small area of lawn and a stone outbuilding housing oil tanks and shed.

Accommodation comprises:

Solid wooden storm door leading to:

Vestibule

Plain cornicing, mounted wall cupboards leading to:

Sitting Room

Plain cornicing, fireplace with stone surround and wooden mantle.

Bedroom

Plain cornicing.

Kitchen

Tiled floors, fitted units, electric cooker with halogen hob. Door providing access to rear garden. Part tiled walls and splash back, wash basin, fitted units and wall cupboards.

Shower Room

Shower, WC, wash hand basin, tiled walls and splash back.

Bedroom 2

Plain cornicing, dual aspect windows.

SERVICES

Electricity	Mains
Water	Mains
Drainage	To four septic tanks.
Heating	Oil fired central heating.

DIRECTIONS

From the M74 heading south, turn off at junction 20 signposted Eaglesfield. From the slip road follow signs to Gretna on A74, continue past Kirtle Bridge and shortly afterwards turn right and under the railway bridge. At the T-junction turn left and the entrance gates can be found on the left hand side after a very short distance.

SOLICITORS

Harper, Robertson and Shannon, 100 High Street, Annan, DG12 5LN

LOCAL AUTHORITY

Dumfries & Galloway Council, Carruthers House, English Street, Dumfries DG1 2DD
Tel: 01387 260000 Fax: 01387 260225



FIXTURES AND FITTINGS

All fitted carpets are included. The curtains in the master bedroom are included. Further items are available through separate negotiation.

OUTGOINGS

Robgill Tower is registered in Council Tax band H
The Gate Lodge is registered in Council Tax band B

LISTINGS

Robgill Tower and embankment wall	Category B
Walled garden	Category C
Stable Block	Category B
Gate Lodge and Gate Peers	Category B

FISHING

Robgill Tower has riparian fishing rights on the Kirtle Water running through the property.

VIEWING

Strictly by appointment with CKD Galbraith and prospective purchasers will be asked to provide their solicitors details prior to viewing.

INTERNET WEBSITE

This property and other properties offered by CKD Galbraith can be viewed on our website at www.ckdgalbraith.co.uk as well as our affiliated websites www.primelocation.com and www.rightmove.co.uk

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 CKD 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 Scottish form should be submitted, through a Scottish Lawyer, to CKD Galbraith, 120 King Street, Castle Douglas DG7 1LU. Tel: 01556 505346

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.

MORTGAGE FINANCE

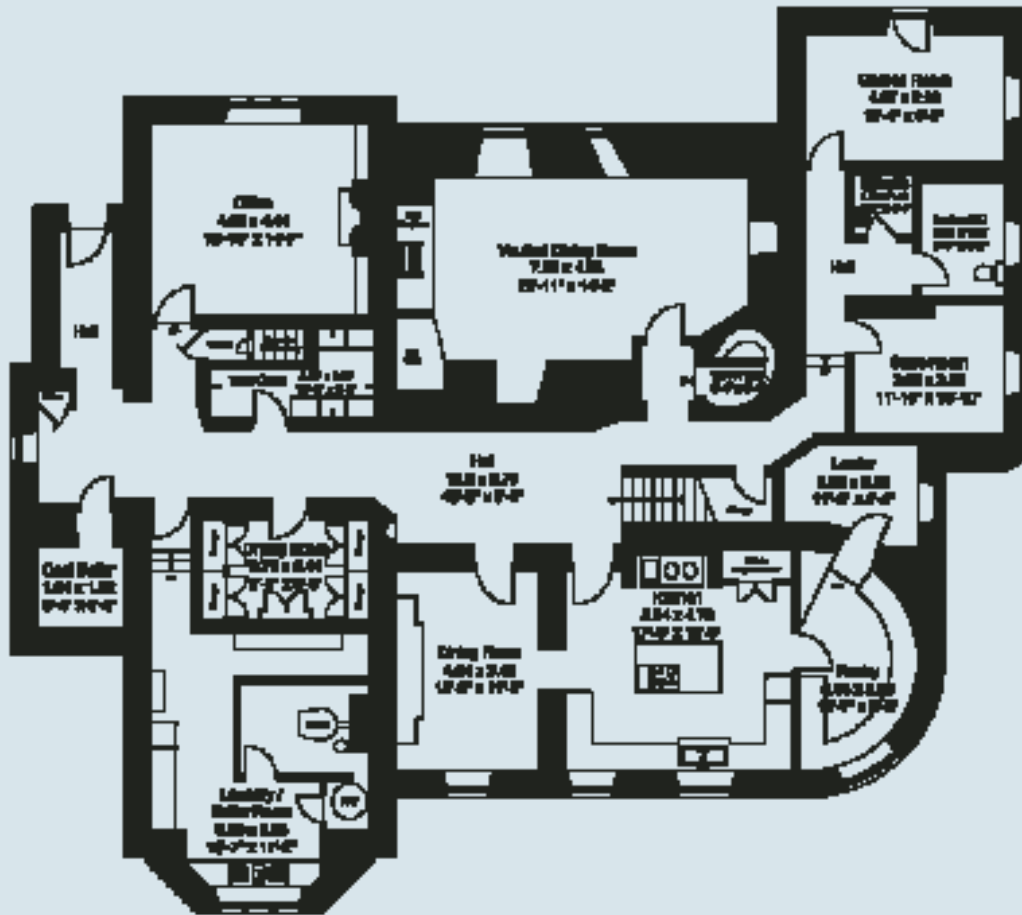
CKD Galbraith have an arrangement with independent mortgage brokers Cluttons Private Finance who may be able to assist purchasers with funding. For further details contact Matthew Griffiths in our CKD Galbraith Edinburgh office on 0131 240 6990.



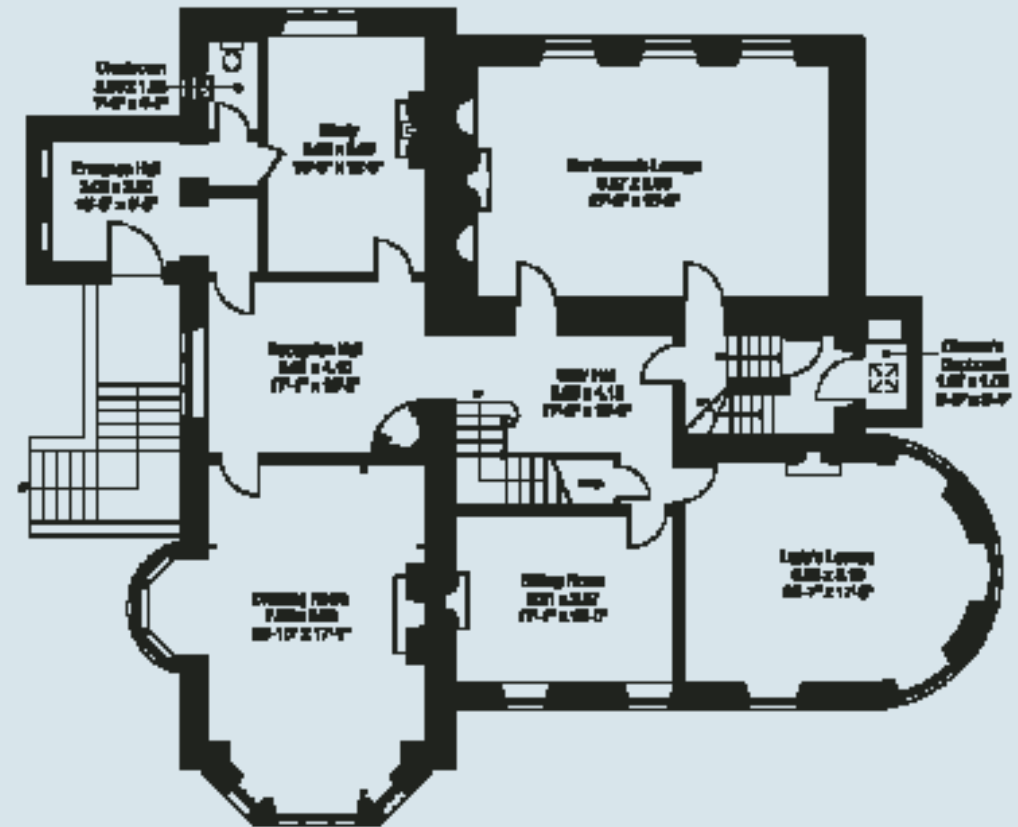
Robgill Tower, Kirtlebridge, Lockerbie, DG11 3ND

Gross internal area (approx):
930m² (10,010sqft)

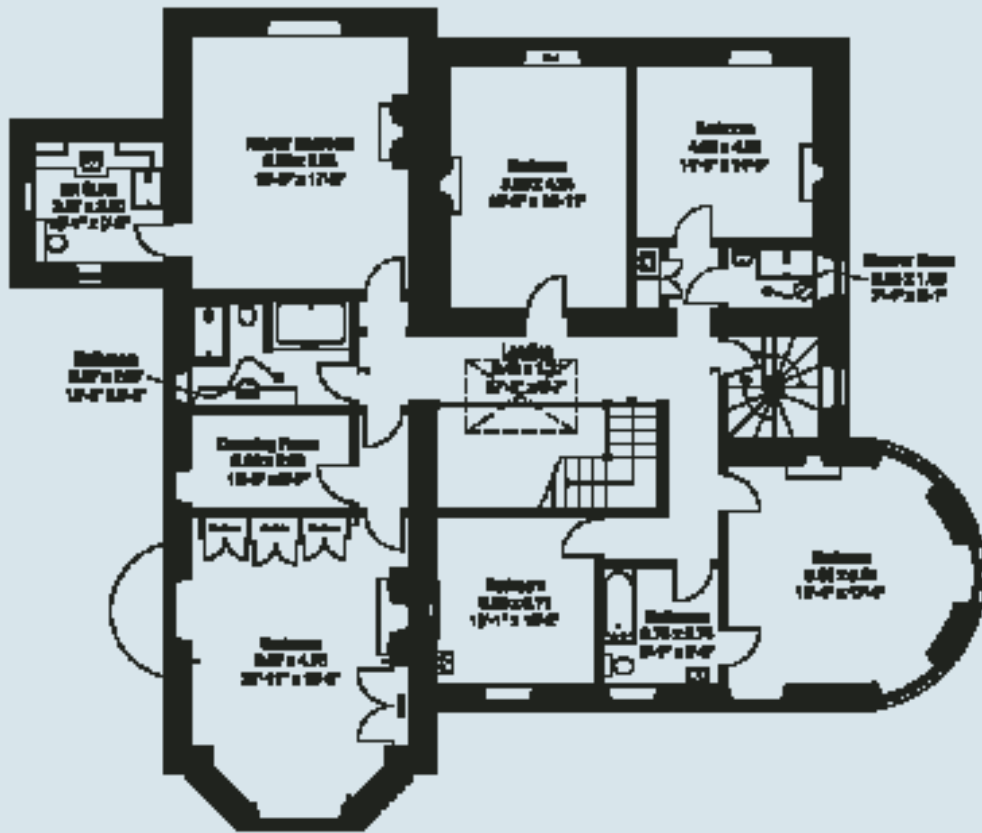
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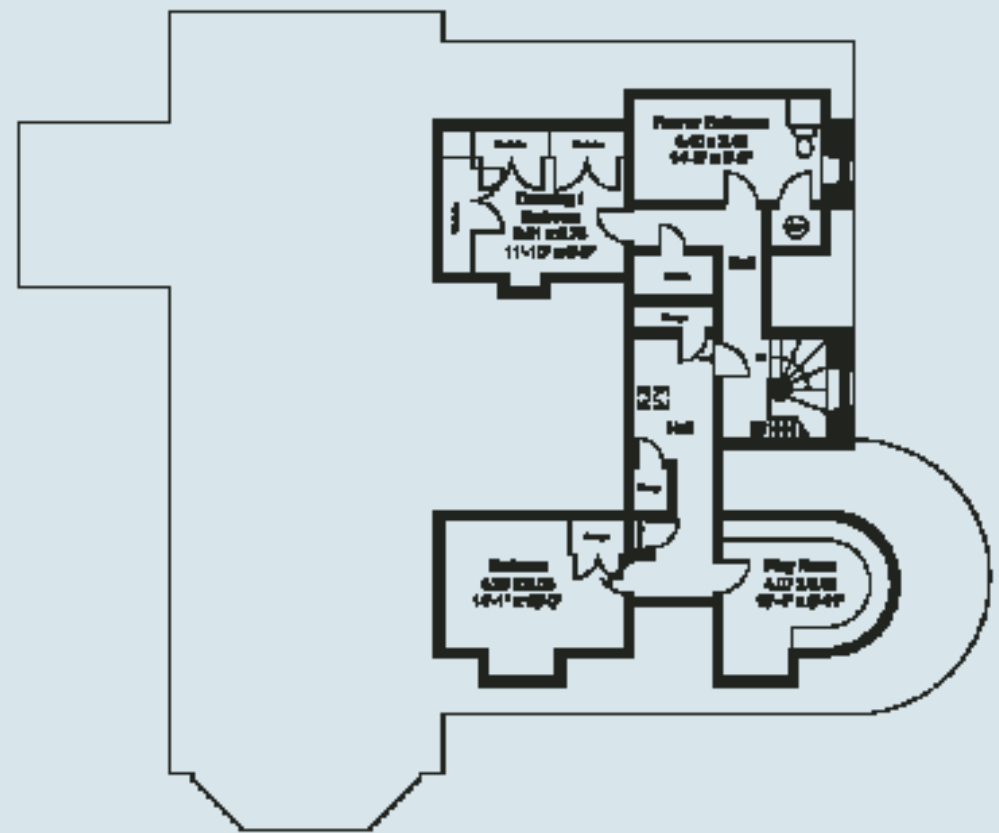
Lower ground floor



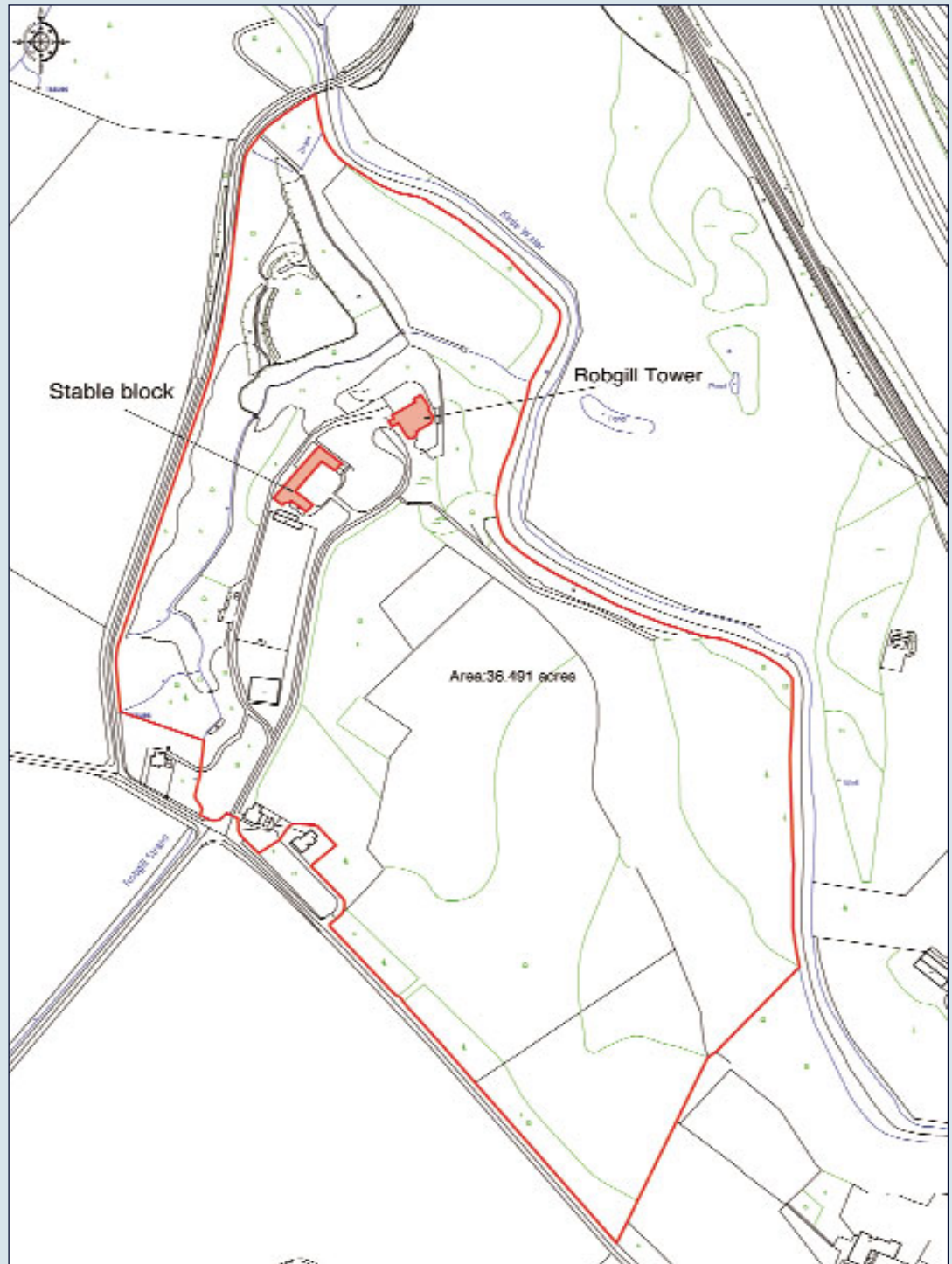
Ground floor



First floor



Second floor





The Coach House



Robgill Tower



The Gate Lodge



View of Robgill Tower and The Coach House