



Kiln Cottage
Harelawhill | Canonbie | Dumfriesshire | DG14 0RX

KILN COTTAGE



ACCOMMODATION

A superb, unique character property located in a picturesque and tranquil setting, close to Canonbie. The property was built approximately 200 years ago and has been completely renovated by the present owners, with bespoke joinery and high quality craftsmanship evident throughout. Raised cottage walls provide additional living space and vaulted open area exposing feature structural woodwork frame as well as a recently added contemporary design and well insulated extension. Kiln Cottage has been extremely well maintained and offers bright, flexible and spacious accommodation over two levels. In addition, there is a fantastic, detached studio/workshop, suitable for a variety of uses. The house is set within a charming cottage garden with views over the surrounding countryside. The land surrounding the property, presently owned by Buccleuch Estate, and which extends to 1.51ha (3.73 acres), is available by separate negotiation; please see land plan and enquire directly with Buccleuch for further details.

A jointed cruck green oak hand carved timber frame provides the main structure, with a pavotherm hemp insulated Vos (Swedish) slate roof, the property has been highly insulated with hemp boards, sheep's wool and jute. Underfloor 'ecotec' dense floor membrane keeps the floor at an even temperature year-round. Geoglass is a sustainable aggregate that maintains a comfortable indoor temperature and has been used in the foundation structure of extension. Contemporary black radiators and towel rails can remotely controlled, locked and adjusted and are placed to heat specific and larger areas. Kiln Cottage has been renovated using Ecological Building Systems and lime plaster to the walls. The extension is insulated to Passive House standards. The open plan passive solar layout enables effective circulation of warm or cool air boosted with an overhead fan. Note: The lighting with concealed, directional spots and dimmers have been designed with multiple options to highlight the many features of the interior design and construction.

A covered side porch opens directly into a welcoming hall and the open plan kitchen/breakfast room. The kitchen comprises a range of bespoke handmade pine units with wood surfaces, integrated dishwasher, fridge/freezer and an LPG gas oven and hob. There is a hand milled locally sourced wooden floor, tongue and groove clad panelling walls and windows to the front with an east facing large glass panel. The double height open vaulted sitting room is located to the rear of the property with a southern aspect and is a highly impressive space with painted stone walls, a highly efficient and economical Swedish Contura wood burning stove, and a bespoke galleried feature walkway which spans the room. A handmade glazed door that leads directly out to a covered porch and the garden. Adjacent to the sitting room is a cosy dining room that enjoys views of the rear garden and the fields beyond, with exposed stone walls and timber beams, and a Clearview wood burning stove. Also located directly off the sitting room is a bright double bedroom with window and glazed door to the rear.

There is an inner hall/cloaks area beyond the kitchen, that provides built-in storage and gives access to the first floor via a solid Ash staircase. From here, there is a family bathroom, comprising deep bath with shower over, built-in cabinetry, WC and a unique wash hand basin set into a bespoke Ash vanity cupboard. There are additional storage cupboards too, one of which houses the washing machine. The principal bedroom is also on the ground floor and is an excellent size with full height panel windows and own entrance to the front elevation, and louvred doors that open to a well-appointed en-suite shower room.

Upstairs, a bright double bedroom can be found, with sloped ceiling, velux windows and a small window to the gable end to the west. An exceptional bridge walkway with bespoke spindles leads across to an open plan mezzanine study or studio space.





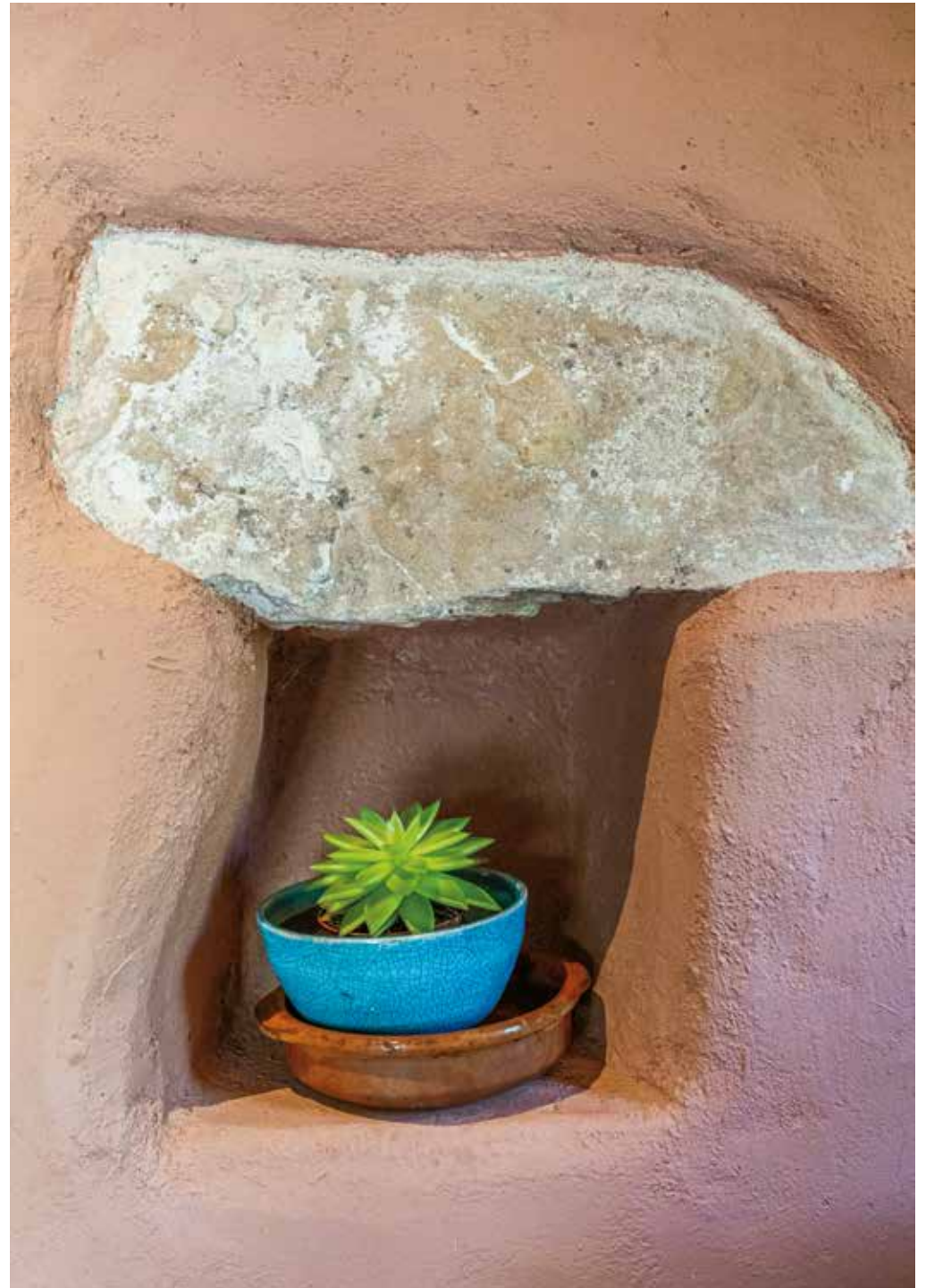






















Outside

Kiln Cottage is approached via a private driveway that culminates in a parking area.

The charming garden wraps around the property, is bordered by fields and enjoys sunshine for much of the day. The tranquil garden has traditional stone walls, as well as gravelled and grassed areas, with mature flowering borders, shrubs and bushes. There is a lovely, covered Veranda directly to the sunny side of the cottage, with grapevines growing on the ceiling.



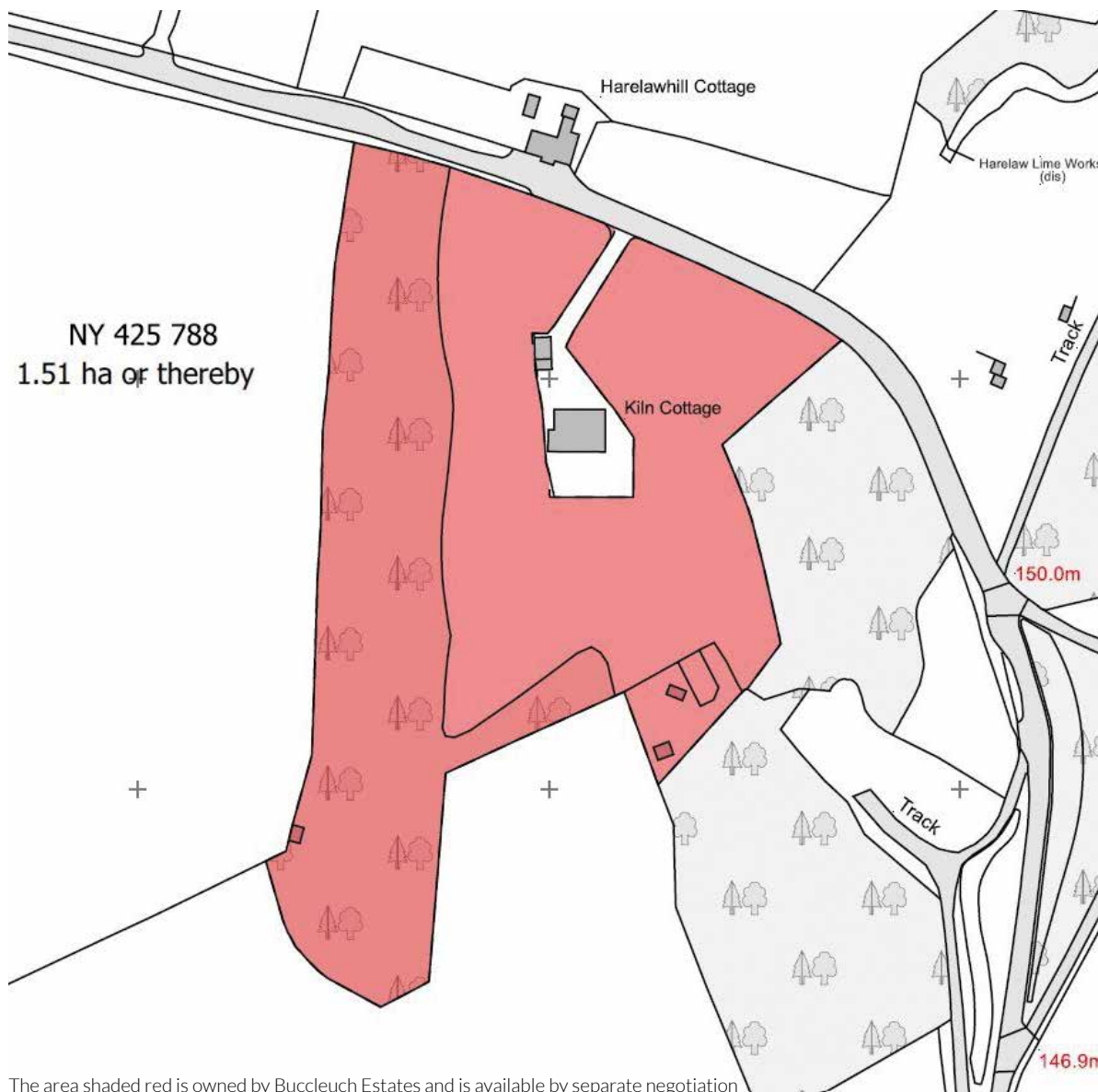
The surrounding field is fully enclosed and ideal for grazing, with an area of amenity woodland. At the edge of the field is an area with polytunnel, shed and fruit trees. The field and wooded area extends to 1.51ha (3.73 acres) and is available for sale by separate negotiation; please enquire to Buccleuch Estate regarding the land on 01750 23752 and ask for Tilly Bakewell.

The detached studio/workshop is a fantastic addition and is constructed of timber and corrugated tin. Offering flexible use accommodation Internally, it enjoys windows on two elevations, a timber floor, mezzanine platform, a bespoke handmade kitchenette, a Morso wood burning stove and electric points. There is a covered decked area to the exterior. Finally, there is a timber log store and bin store area.









INFORMATION

Services: Mains water and electricity. Private drainage to septic tank. Electric radiators and/or heated towel rails to some rooms, wood burning stoves to the sitting room and dining room. Broadband. Double glazed throughout.

Tenure: Freehold.

EPC rating: F

Council Tax: Band C

Local Authority: Dumfries & Galloway Council

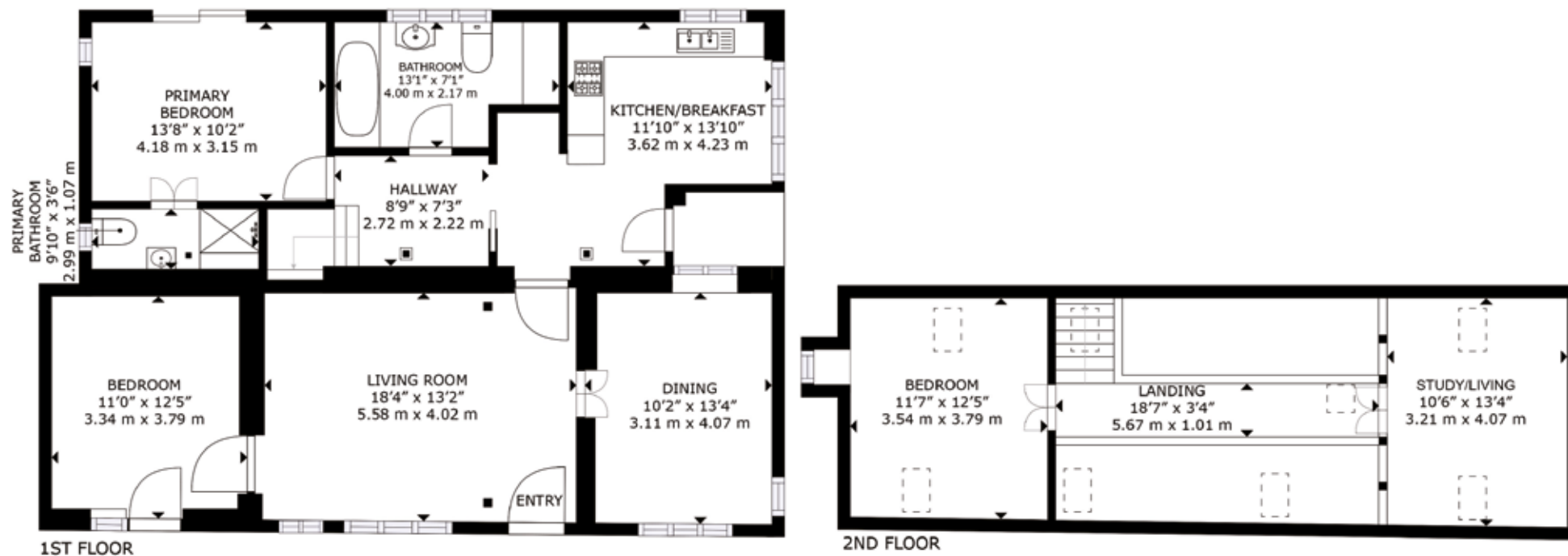
Viewings: Strictly by appointment with the sole selling agents, Fine & Country South Scotland.

Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country South Scotland by email to southscotland@fineandcountry.com. All offers for the additional land should addressed and sent directly to Buccleuch Estates Limited, Estate Office, Ewesbank, Langholm, DG13 0ND.

Home Report: A copy of the Home Report is available on request from Fine & Country South Scotland.

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.



GROSS INTERNAL AREA
 1ST FLOOR: 1,142 sq. ft, 106 m², 2ND FLOOR: 540 sq. ft, 50 m²
 TOTAL: 1,682 sq. ft, 156 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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