



The Orchard
Chapel Brae | Moffat | DG10 9SB

THE ORCHARD







KEY FEATURES



- A charming detached, single storey cottage
- Ideal for holiday use or as a permanent residence
- One double bedroom
- Open plan kitchen/dining/sitting room
- Scope to extend subject to planning permission
- Bespoke summerhouse/studio
- Generous cottage garden with orchard, lawns and gravelled patio
- Two private car parking spaces
- Easy access to the town centre, as well as major road and rail networks

The Orchard is a delightful, detached cottage, recently converted and built of hard sandstone under a traditional hipped slate roof. The property has been lovingly renovated to a high standard and would make an ideal holiday home or permanent residence. There is also potential to extend subject to planning permission.

The Orchard is located on Chapelbrae, within walking distance of the town centre, and sits in a south-facing plot with a generous, fully enclosed cottage-style garden, and boasts two private parking spaces.

The property is accessed via two sets of French doors, which open directly into the open plan kitchen/living space. This room is filled with natural light via reclaimed arched windows to the side elevation, a double-glazed sash and case window and an additional Velux skylight, and benefits from a solid oak floor and multifuel stove set on an attractive tiled hearth.

The handmade wooden kitchen offers storage units with a pretty tiled splashback, a sink, electric hob, oven and grill and space for an under-counter fridge.

There is a bright and comfortable bathroom, comprising large walk-in shower, bath, WC and a wash hand basin set into a vanity unit. There is tongue and groove panelling to the walls, a heated towel rail, timber floor and a double-glazed sash and case window to the eastern elevation.

The spacious double bedroom is located to the rear of the building and boasts solid oak flooring, a small, partly stained-glass window overlooking the garden and a Velux skylight. There is also a high-level storage space.



















Outside

A small area of shared drive leads to the private parking and pedestrian gated entrance. A paved path leads down through the pretty garden to the cottage.

The extensive garden wraps around the house and are predominantly laid to lawn with mature and established shrubs, bushes and trees, including fragrant Azaleas, one of the tallest holly trees in Scotland, sweet chestnuts, and an historic orchard with apple trees and a pear tree. The fully enclosed garden enjoys the sun for much of the day, with a south-facing aspect, and has a high level of privacy.

In addition, there is a charming summerhouse/studio, which has been tanked and lined and which has an oak floor, power and light and double timber doors opening to the gravelled patio.

Local area

The Orchard sits near the bottom of Chapel Brae, so-called due to the slight remains of a Knights Templar chapel at the local farm, and is within walking distance of the town centre.

Moffat is a highly desirable town with many local amenities including independent shops, cafes, restaurants, supermarket, theatre, art galleries, tennis and rugby clubs, a nature reserve, a park with boating pond and an 18-hole golf course. Moffat Academy is a well-regarded combined nursery, primary and secondary school. There are plentiful walks onto the hills and along the River Annan.

Moffat is well-positioned for the M74 motorway which offers easy access to the north and south, and Edinburgh and Glasgow are easily reached. The A701 from Moffat to Edinburgh is also one of Scotland's most scenic routes. There is a mainline railway station at nearby Lockerbie and an hourly bus to Glasgow.















INFORMATION

Services:

Mains Electricity and Water, electric heating and a multifuel stove, predominantly double glazed. Private drainage to shared septic tank.

Note: Please note that the vintage fire surround in the cottage, and the four antique leaded glass windows in the summerhouse are not included in the sale (these windows will be replaced with a suitable alternative). Other contents may be available by separate negotiation.

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 e-mail to southscotland@fineandcountry.com

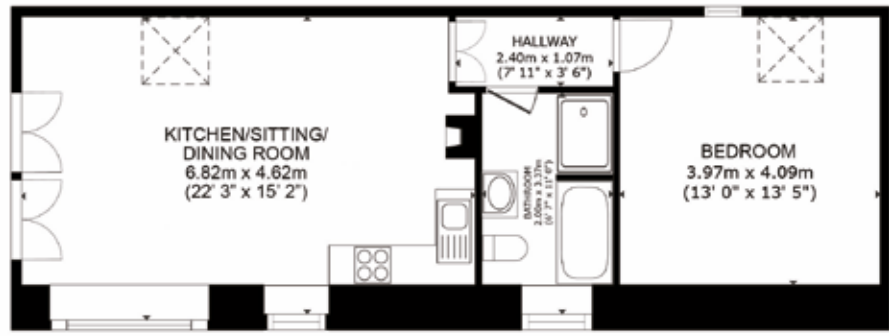
Home Report:

This property is exempt from Home Report requirements, as it is a newly converted building that has not been used in its converted state.

Energy Performance Certificate Rating: D

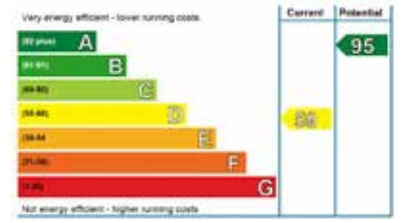
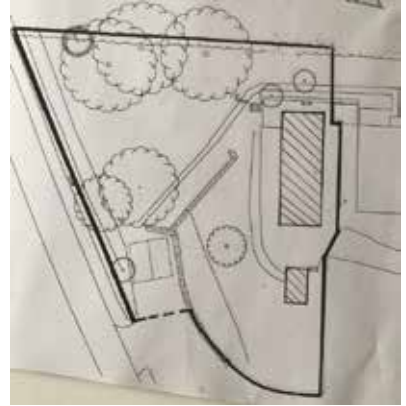
Local Authority:

Dumfries & Galloway. Council Tax Band TBC, but likely to be A or B.



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 61.5 m² (662 sq.ft.)
 TOTAL : 61.5 m² (662 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 06.08.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices across four continents, we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a successful strategy, emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country South Scotland on



Fine & Country South Scotland
50 Warwick Road, Carlisle, Cumbria, CA1 1DN
01896 829 569 | 01387 460 180 | southscotland@fineandcountry.com

