



3 bedroom barn conversion for sale

Foxgloves, Cadgillside Farm, Chapelknowe, Canonbie,

DG14 0XT



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Guide Price

£240,000

Description

Spacious, tastefully decorated, three bedroom family home with beautiful period features, a modern kitchen with Rayburn cooker, a well maintained garden with views over open countryside and off road parking.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY





KEY FEATURES

- Spacious and versatile family friendly accommodation.
- Recently renovated kitchen/dining area with a Rayburn cooker and UPVC stable door opening onto the rear elevated patio area.
- Cosy sitting room with a wood burning stove.
- Useful cloak room, utility room and downstairs shower room.
- Three double bedrooms including master en-suite and walk-in wardrobe.
- Well maintained, private south facing gardens with views over the open countryside.
- Off-road parking.
- Fibre broadband available with speeds of 120mbps
- Desirable location with beautiful countryside walks.



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A delightful and charming three bedroom barn conversion which has been refurbished to an extremely high standard situated in the picturesque countryside of Dumfriesshire complete with south facing gardens and drive.

House: Entrance Hall, Cloak Room, Kitchen/Diner, Shower Room, Utility Room, Open Living Room, Family Bathroom, Three Double Bedrooms, En-suite.

Outside: Elevated Patio, Decking, Drive and South Facing Garden.

Directions: Heading North along the A74(M) take J21 signposted Canonbie from here turn left onto the B7076 towards Kirkpatrick-Fleming. At the first round about take the third exit onto the B6357 towards Chapelknowe. Turn left at the crossroads and continue until the road forks. Turn right at the fork in the road for 1/4 mile and the property is located on your left. Enter Cadgillside Farm and take the first track to the right.

Situation: Foxgloves is located in the rural village of Chapleknowe and benefits from excellent road links being approximately located 12 miles north of Carlisle (M6 J44), with Longtown approximately 6 miles to the south east, Annan 10 miles to the south west and Junction 21 of the M74 approximately 4.5 miles to the west. A primary school, post office, pub, doctors and village shop are available in Canonbie.



The Accommodation

The front door opens to a welcoming entrance hall. Down the hall there is a useful cloak room where the boiler is located and access to the kitchen. The spacious and recently renovated kitchen is modern and tastefully decorated with ample space for dining. This room is the heart of the home and oozes character with a traditional Rayburn cooker and access outside to a small, secluded coffee area and to the elevated patio. There is also a utility room, under stairs cupboard and shower room. At the front of the house there is a large lounge which was previously two rooms and now is the perfect space for entertaining complete with a wood-burning stove.

Upstairs there are three good sized double bedrooms with wooden beams and family bathroom. The master bedroom benefits from a built-in walk-in-wardrobe and en-suite shower room complete with mains shower cubicle, basin, w.c and floor cabinets.

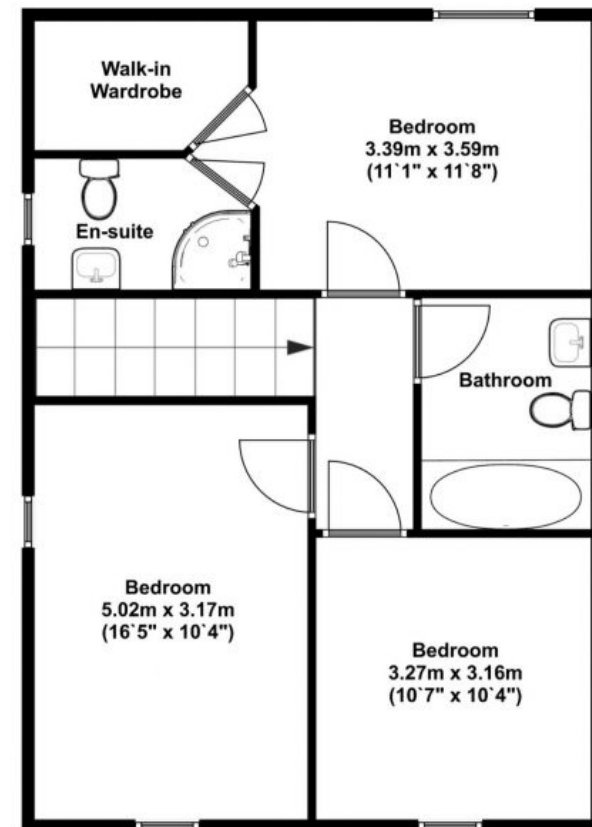
Outside there is an elevated patio to the rear which is secluded from any neighbours. At the front of the property there is a lovely decking area accessible from the lounge and disabled ramp to the front door. There is a large driveway and a low maintenance lawn at the front.



Ground Floor



First Floor











Services: Foxgloves is serviced by a mains water and electricity supply and private drainage. The septic tank is shared with the neighbour and registered with SEPA. The property benefits from oil fired central heating and hot water system, a Rayburn cooker, wood-burning stove and double glazed windows. The property benefits from fibre broadband with speeds of 120mbs.

EPC: C

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000.

Council Tax: Foxgloves is within Dumfries and Galloway council tax band D.

Solicitors: TBC

Fixture and Fittings: All standard fixtures and fittings are to be included in the sale.

Servitude rights, burdens and wayleaves: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Access: There is a servitude pedestrian and vehicular right of access over the area highlighted in blue.

Viewing: Strictly by appointment only through the sole selling agents, C&D Rural Tel: (01228) 792299.

Website and Social Media: Further details of this property are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

Money Laundering Obligations: As part of the new Money Laundering Regulations relating to the sale of the property, we as Selling Agents are obliged to carry out Customer Due Diligence checks on any Purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of identity prior to an offer being made.

Offers: Offers should be submitted in Scottish legal terms to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit : A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or their agents.





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