



Langarth, Canonbie, DG14 0TE

Offers Over £250,000





## Langarth, Canonbie, DG14 0TE

- Four bedroom bungalow in a rural location
- Large garden and river/field views to the rear
- Single garage and off road parking
- Would benefit from some modernisation
- Close to Canonbie and major road links
- Oil central heating

Four bed detached bungalow with off street parking, single garage and large garden.

**Council Tax band:** F

**Tenure:** Heritable (Scottish equivalent to Freehold) Title.





## Langarth, Canonbie, DG14 0TE

We are pleased to bring this unique and spacious detached bungalow to market. Located just outside the village of Canonbie, it has four bedrooms and is set on a spacious plot with large gardens, garage and off road parking. The property would benefit from some modernisation to make an exceptional home in a beautiful location.

Starting Price set at £20,000 below Home Report Value.

### Accommodation

The front door opens into a spacious hallway with doors leading off to most of the rooms. The living room is well lit by the bow window and has an open fire. The fitted kitchen has a built in electric oven and hob and plumbing for a washing machine with a ceiling mounted clothes airer present. There are good views to the rear through the window above the sink and a useful pantry. The oil fired boiler is located in the kitchen. A cloak storage area leads off the kitchen to the second entrance door.

The dining room has the benefit of an open fireplace and a bow window with views to the front. The master double bedroom is located in the side extension to the property and has fitted wardrobes and an en-suite bathroom. There is a further double bedroom and a single bedroom to the rear, both with fitted wardrobes. A single bedroom to the front could be used as a home office.





### Externally

The veranda across the front perfectly frames the property. The property has a large garden, off road parking and a single garage with rendered walls and flat felt covered roof. The garden includes a greenhouse, vegetable plot, shrubs, flower borders and lawn areas.

The River Esk flows to the rear of the property but poses no flood risk to the property. The views to the rear are across fields and the garden offers a quiet place to relax.

The side extension has a flat roof which has been recently renewed and appears to be a GRP covering.

### Situation

The property is located in a rural location close to the popular commuter village of Canonbie, around 6 miles from Langholm in Dumfries and Galloway. The village benefits from a Doctors' Surgery, Post office, Tennis Courts and a bus service. For larger shopping needs, Annan and Carlisle boast a variety of amenities, including supermarkets, leisure facilities, healthcare services, independent shops, cafes, and restaurants. For families, the property is well-served by Canonbie primary school with a catchment to Langholm Academy, both offering high-quality education. Residents can also enjoy a range of outdoor activities, with the beautiful Solway Coast just a short drive away, offering opportunities for scenic walks, cycling, and wildlife watching.

For commuters, easy access to the A7 provides good connection to major cities across Scotland and Northern England.

### What 3 words

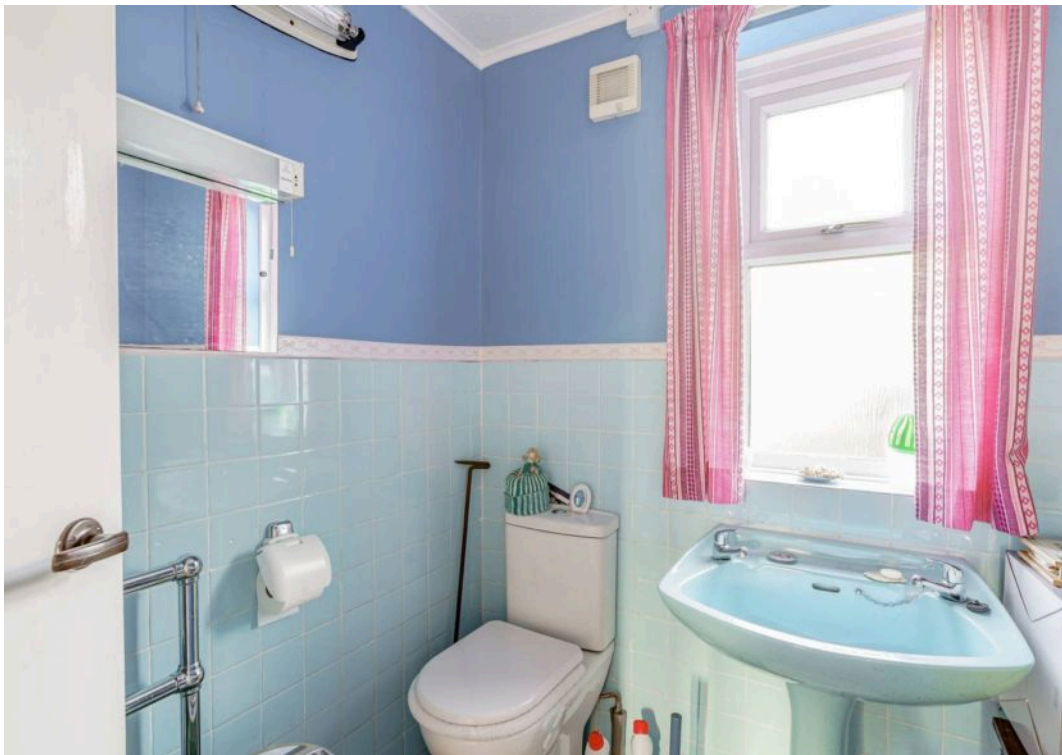
///concerned.brisk.cured















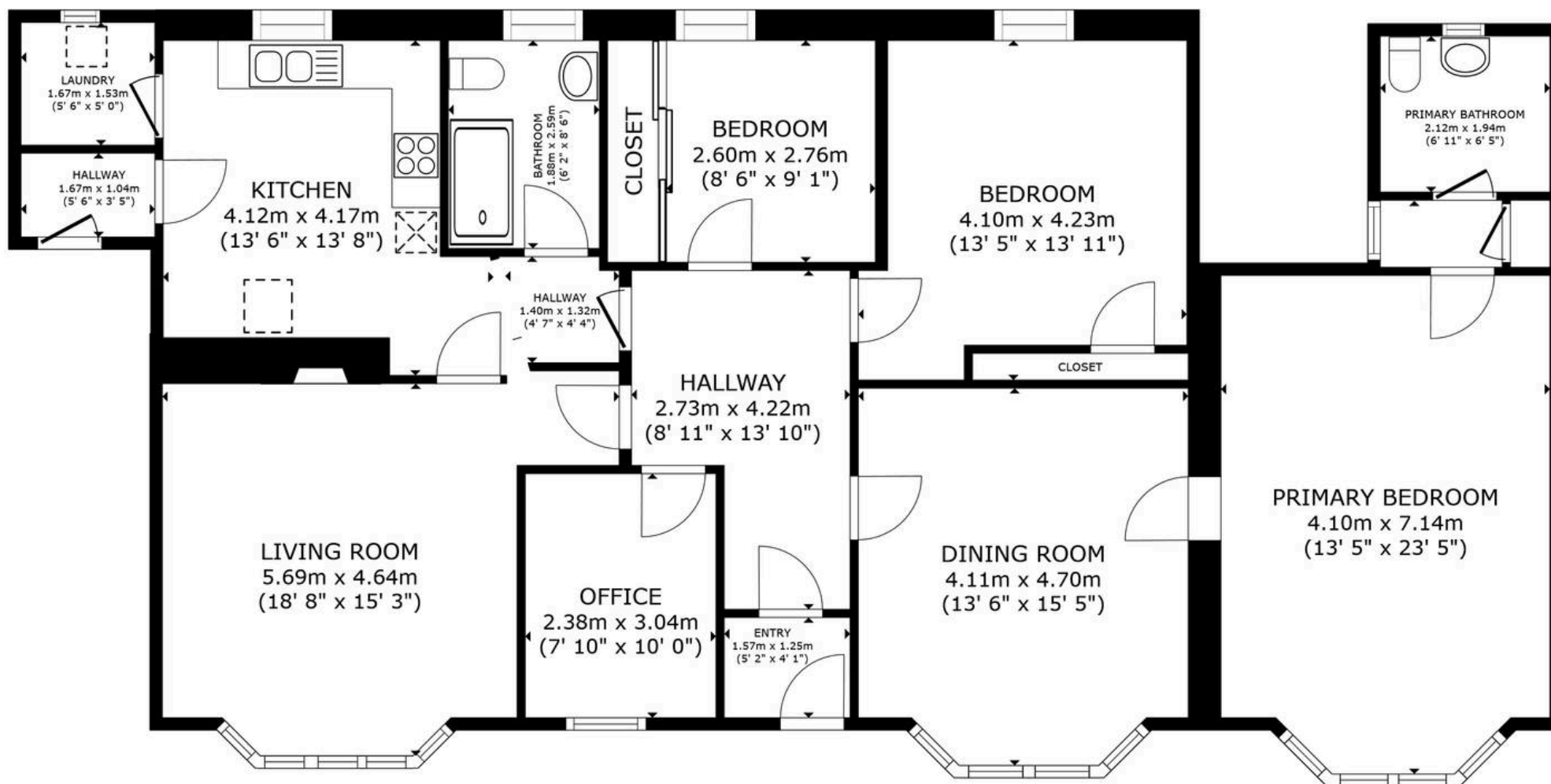












FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 147.9 m<sup>2</sup> (1,592 sq.ft.)  
 TOTAL : 147.9 m<sup>2</sup> (1,592 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## General Remarks & Stipulations

**Tenure and Possession:** The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

**Matters of Title:** 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.

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

**EPC Rating:** F

**Broadband:** Internet to the premises and there is good mobile coverage available

**Services:** Langarth is serviced by mains water supply, mains electricity, septic tank sewerage and oil fired central heating. An application to register the septic tank has been submitted to SEPA.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

**Offers:** Offers should be submitted in Scottish Legal Form 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.

**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. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

**Local Authority:** Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band F.

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://facebook.com/cdrural) and Instagram on [@cdrural](https://instagram.com/cdrural).

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.





Lakeside Townfoot Longtown  
Carlisle CA6 5LY

[www.cdrural.co.uk](http://www.cdrural.co.uk)

T: 01228 792 299 | E: [office@cdrural.co.uk](mailto:office@cdrural.co.uk)

Important Notice C & D Rural and its clients give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.