



Wicketthorn House, Kirkpatrick Fleming, DG11 3AT

Offers Over £160,000





## Wicketthorn House, Kirkpatrick Fleming, DG11 3AT

- Three bedroom detached bungalow
- Spacious living room with bay window
- Large kitchen/dining room with access to rear conservatory
- New boiler and pipework installed and woodworm treatment three years ago
- Solar panels with feed-in tariff
- Oil central heating
- Integral garage and off-street parking available
- Well maintained gardens
- Excellent commuting links
- Fibre broadband

Three bedroom detached house with spacious accommodation throughout, oil central heating, solar panels with FiT, well maintained gardens and off-street parking.

**Council Tax band:** D

**Tenure:** The Heritable (Scottish equivalent of Freehold) title

**EPC Rating:** D





Wicketthorn House is a delightful three bedroom detached home benefitting from spacious accommodation, off-street parking and gardens to the front and side. Located in the sought after commuter village of Kirkpatrick Fleming, the accommodation briefly comprises of a kitchen/dining room, living room, three double bedrooms, rear conservatory and family bathroom. Externally, the property benefits from off road parking for several cars, single garage, an outbuilding and an enclosed garden and patio.

### **The Accommodation**

The front door welcomes an entrance porch with tiled flooring and an internal door which opens to the main hallway. There is a spacious and bright living room at the front of the property with laminate flooring and features a large bay window. The kitchen features a countertop with integrated stainless steel drainer sink and there is a dual oven gas range with five rings, serviced by LPG propane bottles. There is ample of space for a dining table and a large open cupboard where the boiler is situated. Just off the kitchen there is a large open cupboard with shelving, perfect for storing household items or to be used as a pantry cupboard. A back door gives access to the rear conservatory which is fully double glazed. Parking is available at the rear and this is the primary access to the property.





There are three double bedrooms all laid with laminate flooring. All of the bedrooms are spacious and bright, and the smallest bedroom would also make for a nice office space/crafts room. The bathroom is complete with a bath with electric shower over, W/C and wash hand basin, with part tiled walls. Wicketthorn House is nicely decorated throughout.

Externally there is parking available for several vehicles and an integral single garage with an up and over door. In addition to the garage, there is a shed with two separate rooms for storage. The gardens are lovely and well maintained, with a section of garden at the front of the house and lawn at the side where there is plenty of space for a greenhouse.

The property has been lovingly maintained over the years including an upgraded kitchen and bathroom as well as the installation of a new boiler with new pipework, electrical sockets and switches and woodworm treatment completed by a local preservation specialist.





## Situation

Kirkpatrick-Fleming is a village and civil parish in Dumfries and Galloway. Situated between the Kirtle Water and the A74(M) motorway, it offers views of the Solway Firth and the Cumbrian hills. The village lies approximately 5 miles east of Annan, 3 miles northwest of Gretna, and 16 miles northwest of Carlisle. The **Gretna Green railway station** (approx. 5 miles) offers services on the Glasgow–Carlisle line, while **Lockerbie station** (approx. 10 miles) provides direct routes to **Edinburgh, Glasgow, and London Euston** via the West Coast Main Line. Local bus services also link the village to surrounding communities. For a broader range of services including supermarkets, banks, health services, and leisure facilities, residents look to nearby **Annan, Lockerbie, or Gretna**.

## What 3 words

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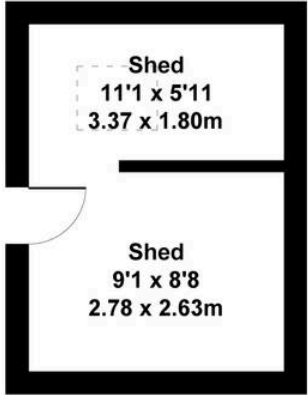
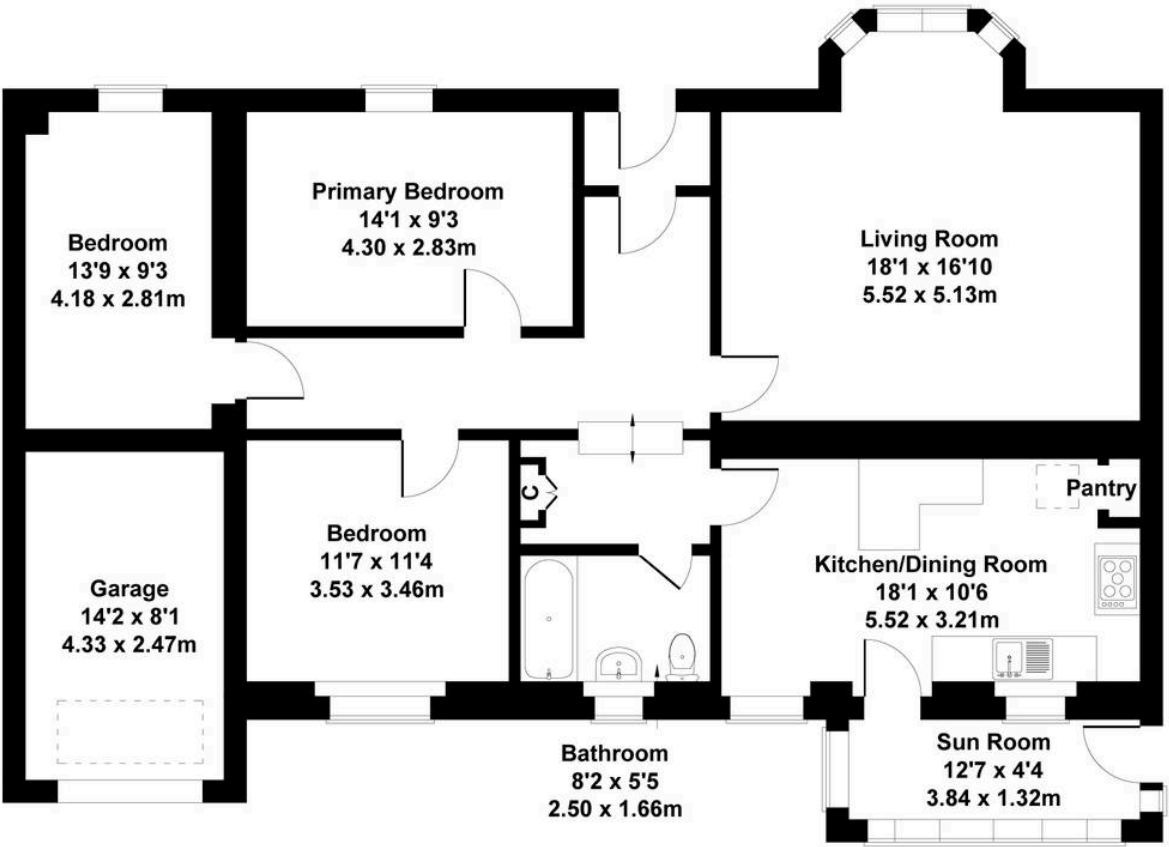






# Wicketthorn House

Approximate Gross Internal Area  
1475 sq ft - 137 sq m



SHED



## 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:** D

**Broadband:** Fibre broadband is assumed to be available and there is good mobile coverage available.

**Services:** Wicketthorn House is serviced by mains water supply, mains electricity, mains drainage and oil fired central heating.

**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 D.

**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://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.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.





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