



South Kershopefoot Cottage, Newcastleton, TD9 0TJ

Guide Price **£225,000**



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- Spacious three bedroom semi-detached cottage
- Generous living room with woodburning stove
- Conservatory with lovely views of the garden
- Oil central heating
- Driveway with gated access
- 0.77 acre plot
- Private amenity woodland
- Situated in a rural accessible location
- Beautiful location with nearby walks
- Short distance from the popular village of Newcastleton

Three bedroom semi-detached stone cottage in a beautiful rural setting with large gardens and amenity woodland equating to 0.77 acres.

Council Tax band: C

Tenure: Freehold

EPC Rating: F



A deceptively spacious three bedroom semi-detached stone cottage in the quiet hamlet of Kershopefoot. The property sits in a generous plot of 0.77 acres and benefits from it's own private area of natural woodland including access to Kershope Burn. Although requiring some refurbishment, this wonderful property offers a unique opportunity for buyers searching for a spacious family home with ample outdoor space, within and out with the property boundary.

The Accommodation

Access to the property is primarily from the side of the house although there is a front door. A uPVC door with stained glass window welcomes an entrance hall with doors leading to the kitchen, living room and bathroom. The kitchen, with tiled flooring and partially tiled walls, is fitted with solid wall and floor kitchen units with contemporary worktops, built-in electric oven and grill, ceramic electric hob, integrated stainless steel drainer sink with mixer tap and several wall mounted cabinets with glass paned doors. The kitchen seamlessly flows through to the conservatory which features the same tiled flooring as the kitchen, two radiators and double glass doors which allow easy access to the gardens.



Located on the opposite side of the property is a generous living room with woodburning stove set on a sandstone hearth with bespoke sandstone surround. With dual aspect from the East and West this bright and spacious room is perfect for enjoying the mornings or evenings. From the living room you'll then move into the main entrance hallway where you'll find a large storage cupboard under the stairs and another room which can either be used as a ground floor bedroom or second reception room. This room is a good size and will easily fit a king sized bed. The family bathroom completes the ground floor which is fitted with a bath, WC, towel rail and wash hand basin. There is a large empty cupboard which could easily be converted into a separate shower cubicle if desired.

Upstairs there are two double bedrooms and the converted attic which may lend itself for sleeping or storage. The first bedroom is fitted with handmade wooden wardrobes to the wall and a dormer window which overlooks the garden. The second bedroom on the gable end is larger, and also features a dormer window with smaller window on the gable end. There appears to be an issue with the gable end and we have not carried out any damp surveys to investigate this further. Lastly a hallway from the top landing leads to a converted attic and store room with timber cladded ceiling and walls, ideal for use as a children's bedroom or play room.



Externally, South Kershopefoot Cottage benefits from gardens to the front and back of the property including a private driveway with wooden gated access and ample parking. There are a range of sheds including a lean-to potting shed, timber shed, log store and 24 × 6 greenhouse. At the front of the house there are lovely sections of handmade walled bedding areas made by the previous owner and a larger lawn at the bottom of the garden with a variety of fruit trees including apple and plum. From the bottom of the garden there is a path to access the private natural woodland which is an absolute wildlife haven. There is a small burn which runs through the woodland and the trickle of water can be enjoyed on a pleasant Summers day.

Location Summary

Positioned within the picturesque landscape of North Cumbria close to the Scottish Borders, South Kershopefoot Cottage is situated in the village of Kershopefoot. Located 3.5 miles from the town of Newcastleton and 20 miles from the City of Carlisle, the property is well served by an excellent range of local amenities and services. There is a petrol station in Newcastleton as well as a butchers, supermarket, health centre, several pubs and hotels and there is a nine-hole golf course on the Holm Hill. Kershopefoot is a quiet rural village which lies within the historic Liddesdale Valley and adjoins the Border Forest Park which offers a vast area of open access forest close to hand with much wildlife. This is a tremendous location for exploring the border rivers and hills with excellent walking, cycling and country pursuits available.

Directions

From Junction 44 of the M6 at Carlisle, travel north along the A7 through the town of Longtown, over the River Esk and into Scotland. Turn right on the B6357 towards Canonbie and continue towards Newcastleton. 7.5 miles from Canonbie there is a right turning signposted to Kershopefoot. Follow this road over the Border into Kershopefoot and the driveway/entrance is the first on the left.

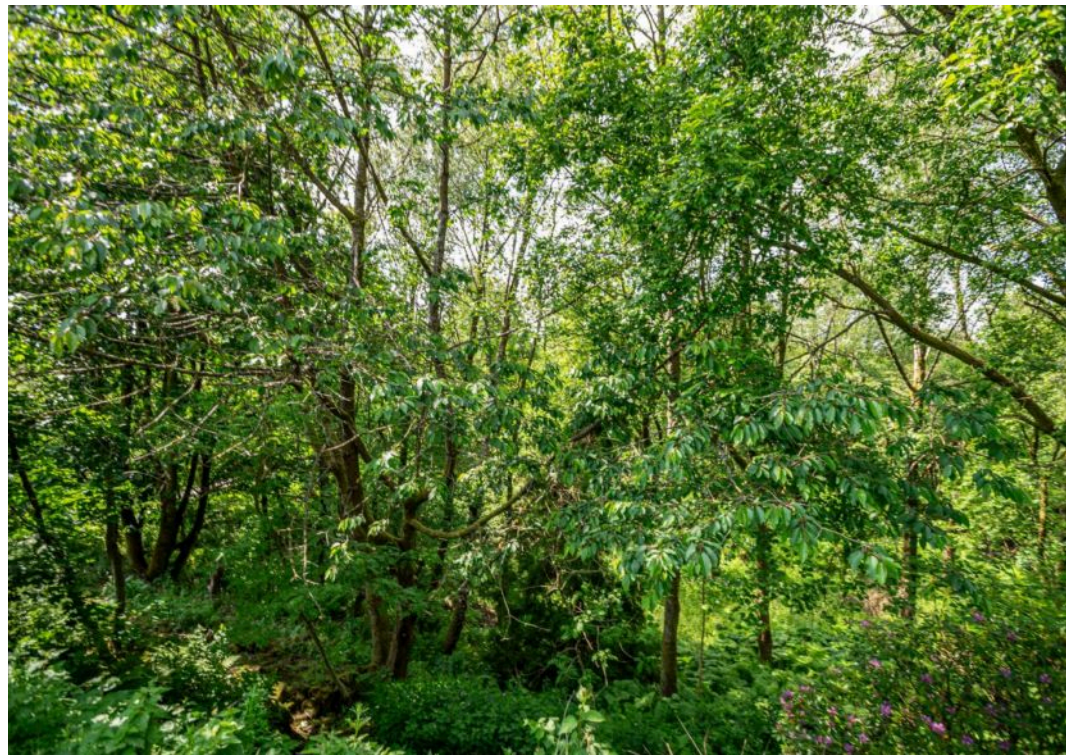


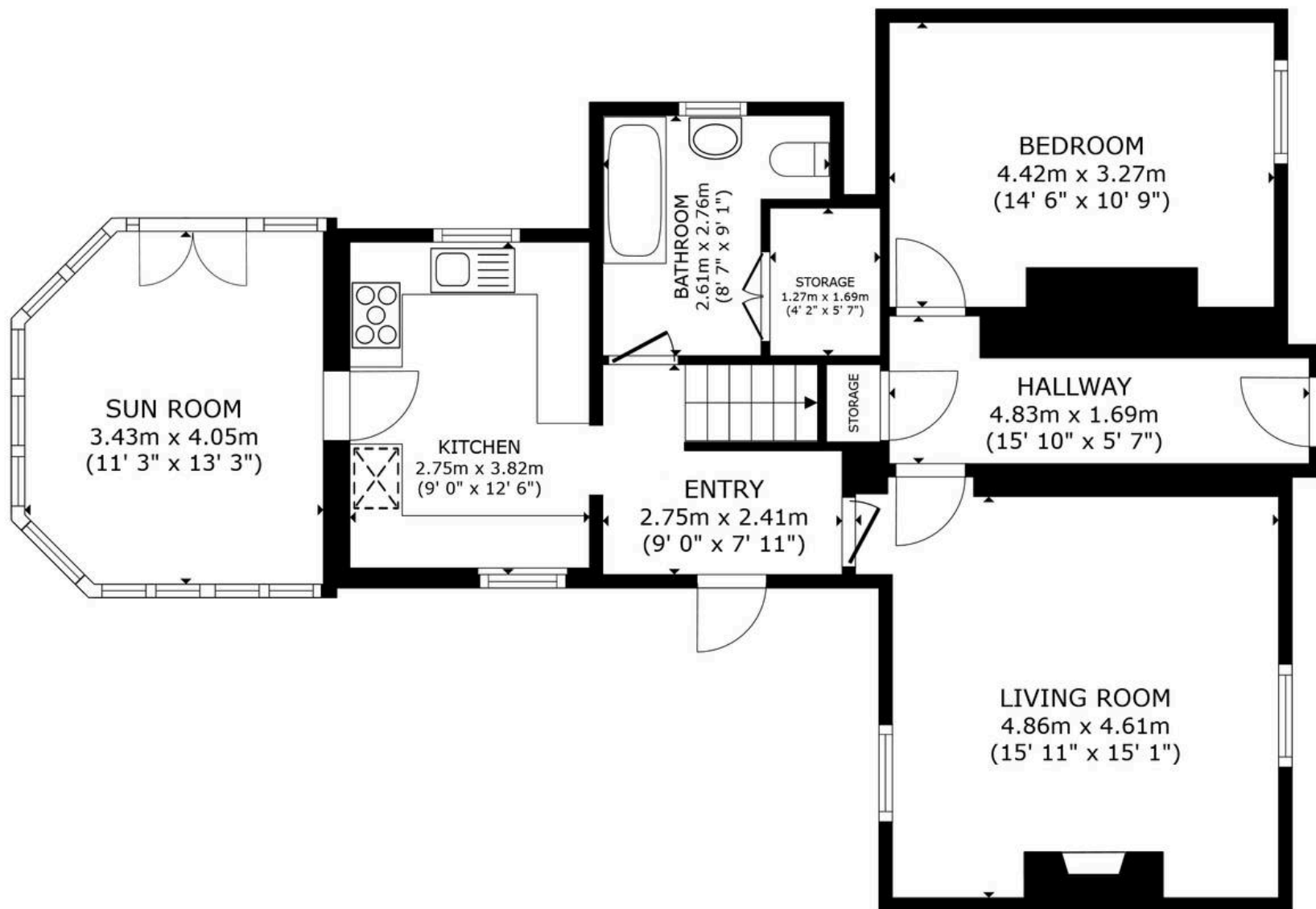






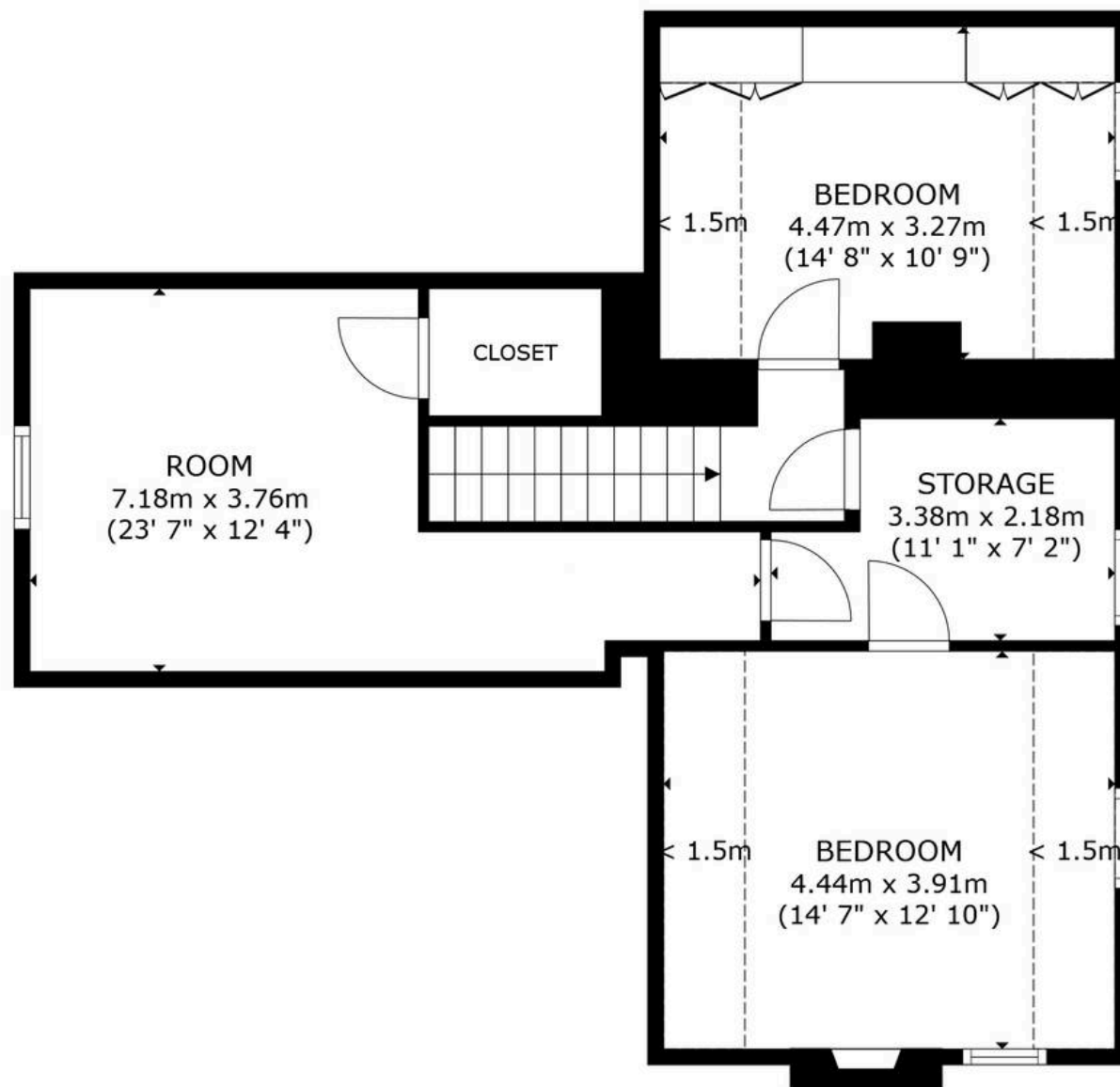






FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 86.8 m² (935 sq.ft.) FLOOR 2 57.3 m² (617 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 10.6 m² (114 sq.ft.)
 TOTAL : 144.2 m² (1,552 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 86.8 m² (935 sq.ft.) FLOOR 2 57.3 m² (617 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 10.6 m² (114 sq.ft.)
 TOTAL : 144.2 m² (1,552 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

South Kershopefoot Cottage



GENERAL REMARKS & STIPULATIONS

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

Matters of Title: The property is sold subject to all existing easements, 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 matters.

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

Woodland: We understand there is a restriction on the woodland for commercial development.

EPC Rating: F

Services: South Kershopefoot Cottage is served by mains water, mains electricity and mains drainage. Heating is provided by an oil fired central heating system and logburner. Broadband is connected and mobile signal is good.

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

Offers: Offers should be submitted 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 note their interest with the selling agents.

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.

Local Authority: Cumberland Council, 111 Botchergate, Carlisle CA1 1RZ. 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. For updates and the latest properties like us on 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: PIA Financial Solutions – 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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