



The Oaks, Kirkpatrick Fleming, DG11 3AS

Offers Over £395,000

C&D Rural

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- Four bedroom detached house with two further attic rooms
- Three reception rooms
- Dining room with oil fired AGA
- Modern kitchen with granite worktops and integrated appliances
- Characterful features throughout
- Oil central heating
- Cellar with access from garden
- Detached outbuilding with boarded attic
- Extensive driveway and gardens
- Excellent transport links

Substantial four bedroom detached Victorian property with two further attic rooms, three reception rooms, extensive gardens and grounds.

Council Tax band: E

Tenure: Heritable

EPC: F

C&D Rural



The Oaks is a substantial four/six bedroom detached house of sandstone construction, constructed in 1897, which sits in a generous plot only a short drive outside the village of Kirkpatrick Fleming. The property boasts a plethora of period features including original pine flooring, cornicing, traditional fireplaces and oak staircase. Since owning the roof has been replaced and about 10 years ago, all of the widows were upgraded. The property benefits from a detached outbuilding with amazing scope for converting to a holiday let/studio. It is currently used for storage and stairs have been installed to provide access to a boarded and insulated attic space.

The Accommodation

The front door welcomes an entrance vestibule with tiled flooring and inner door opening to the entrance hall, featuring original pine flooring and doors providing access to each reception room. The principle reception room boasts three large windows with dual aspect and a traditional open fire. There is a slightly smaller reception room located on the other side of the house which also features an open fire. This room would make for a superb library or study.

Previously the primary kitchen, the dining room is situated in the centre of the property which includes a large window which enjoys views of outside and an oil fired AGA set in a brick fireplace. This room is perfect for larger families and also includes two handy storage cupboards either side of the AGA.



The kitchen is modern with black tiled flooring and features a range of pale grey floor and wall cabinets complete with black granite worktops, integrated electric oven/grill and hob and space for a large American styled fridge. A downstairs WC and boiler room with plumbing for a washing machine completes the ground floor.

A Victorian oak staircase welcomes a split landing with four generous sized bedrooms located at the front of the property, and at the rear you'll find a separate shower room and bathroom. In the bathroom there are two useful cupboards and the walls around the bath have been fitted with shower boarding. There is no WC here but it is located down the hallway. The shower room does have its own WC and also includes a hand wash basin with overhead mirror and corner shower cubicle with electric shower and curved shower screen. There are several useful storage cupboards located in the hallway. If the four bedrooms aren't enough, there is a carpeted staircase which leads to the second floor where you'll find two additional dormer attic rooms, one laid with carpet and the other laminate flooring.

Externally the property is accessed through metal gates onto a hardstanding driveway for parking. There are several large areas of grass with a separate vegetable section, mini orchard and raised beds to the boundary of the garden. There is a polytunnel at the bottom of the garden and the orchard is fenced to include a chicken hut. From the garden, the cellar can be accessed which makes for an excellent storage space for outdoor tools.

It is important to note that the current owners had woodworm treatment done when they purchased the property by Richardson and Starling with 30 year guarantee, the roof of the main house and outbuilding was replaced and all the windows have been replaced. Floor insulation was also installed but has not been noted on the energy performance certificate. The Oaks is a wonderful, spacious family home with so much potential and viewings are highly recommended to appreciate everything this property has to offer.



Situation

There are a range of shops and amenities in Lockerbie including a primary and secondary school, medical practice, dentist, public houses and an 18 hole golf course. The catchment for the doctors nearby is Gretna and for schools there are buses in the village to Annan and Lockerbie. A wider range of shops and services are available in Dumfries and the M74 provides excellent connections Southbound and Northbound where Carlisle can be reached in approximately 30 minutes. Glasgow is around 80 minutes' drive and Edinburgh, about 90 minutes. Communications to the area are excellent with a train station in Lockerbie and Gretna, having direct connections to Edinburgh (1hr), Glasgow (1hr) and London (4hr).

What 3 words

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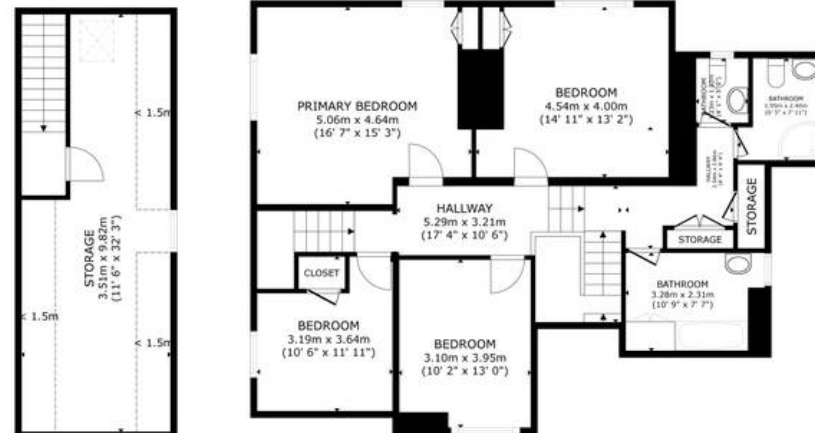




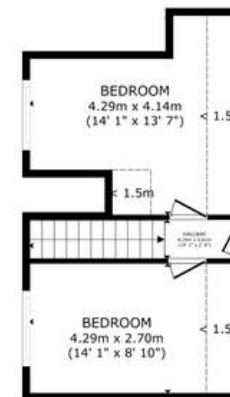




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 148.4 m² (1,597 sq.ft.) FLOOR 2 129.0 m² (1,389 sq.ft.) FLOOR 3 24.3 m² (262 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 16.3 m² (176 sq.ft.)
 TOTAL : 301.7 m² (3,248 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: Fibre broadband is connected and there is good mobile coverage available.

Services: The Oaks is serviced by mains water supply, mains electricity, septic tank sewerage 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 E.

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](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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