



## Harmony Cottage, Tundergarth, DG11 2PX

Offers Over £320,000





# Harmony Cottage, Tundergarth, DG11 2PX

- Two storey, three bedroom detached stone cottage
- Superb sun room extension with lovely views
- Charming sitting room with multi-fuel stove
- Ground floor bedroom with private en-suite shower room
- Extended in 2016
- Oil central heating
- Double driveway
- Beautiful views of the Dumfriesshire countryside
- Lovely rural location, and yet within easy reach of Lockerbie and Langholm

Three bedroom detached cottage in a pleasant rural community with flexible accommodation, driveway and gardens.

**Council Tax band:** C

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

**EPC Energy Efficiency Rating:** D



Harmony Cottage is a highly attractive detached stone cottage situated in a rural setting in the small community of Tundergarth. The cottage was built in the early 1900's and was refurbished approximately 14 years ago by the present owners, and recently extended in 2016 to offer a third bedroom on the ground floor with private en-suite. The property is in very good order throughout and offers three double bedrooms, three reception rooms, open plan kitchen/dining room, utility room, family bathroom and en-suite.

### **The Accommodation**

The front door welcomes an entrance vestibule with tiled flooring and through to the main hallway. There are stairs to the first bedroom which presents a generous dormer double bedroom and a smaller box room is located on the ground floor which would make for an excellent office/study. The sitting room features a multi-fuel stove set in a stone fireplace on a stone hearth and there is a useful cupboard underneath the stairs. Further along the hallway you'll find the family bathroom which has been tastefully tiled and decorated. There is a step down walk-in mains shower with rainwater head as well as bath with shelving overhead, wash hand basin with vanity unit and towel rail.





In the centre of the house you'll find a modern grey kitchen with a range of sliding drawers, fitted pantry units, 1.5 bowl stainless steel sink with mixer tap and 3 door oven/5 ring hob electric Rangemaster. The kitchen flows seamlessly through to the dining area which also links to the sun room. There is a former fireplace in the dining area which may be opened up again if desired. The sun room features underfloor heating and enjoys open views of the neighbouring fields during the day and night sky through skylights. Patio doors step out onto a sandstone patio providing access to the rest of the garden. The extension was completed in 2016 by a local reputable builder and now offers an additional bedroom, modern en-suite shower room and utility room with back door. The loft has also been converted to offer an excellent space for children to play or sleep. There is a third bedroom on the first floor above the dining room.

The cottage is accessed down a private farm track with gated access onto a concrete driveway, providing plenty of parking for several vehicles. The gardens feature a number of outbuildings, greenhouse, raised bedding section and lawn. Boundaries are formed in timber fencing, hedging and stone built walling. The property benefits from beautiful views facing East and West and for those buyers who are searching for a lovely country home, viewings are highly recommended.





## Situation

Tundergarth is a rural parish located in Dumfries and Galloway, Scotland, approximately 3 miles southeast of Lockerbie. It is situated in a tranquil area characterized by rolling hills and woodlands. As a small rural community, Tundergarth has limited amenities. Residents typically rely on nearby Lockerbie for services such as shopping, healthcare, and leisure facilities. Lockerbie offers a range of amenities, including supermarkets, medical practices, and recreational centers. Tundergarth is accessible via the B7068 road, which connects Lockerbie to Langholm. The nearest motorway is the A74(M), accessible from Lockerbie, providing connections to the M6 motorway towards Carlisle and the M74 towards Glasgow.

## What 3 words

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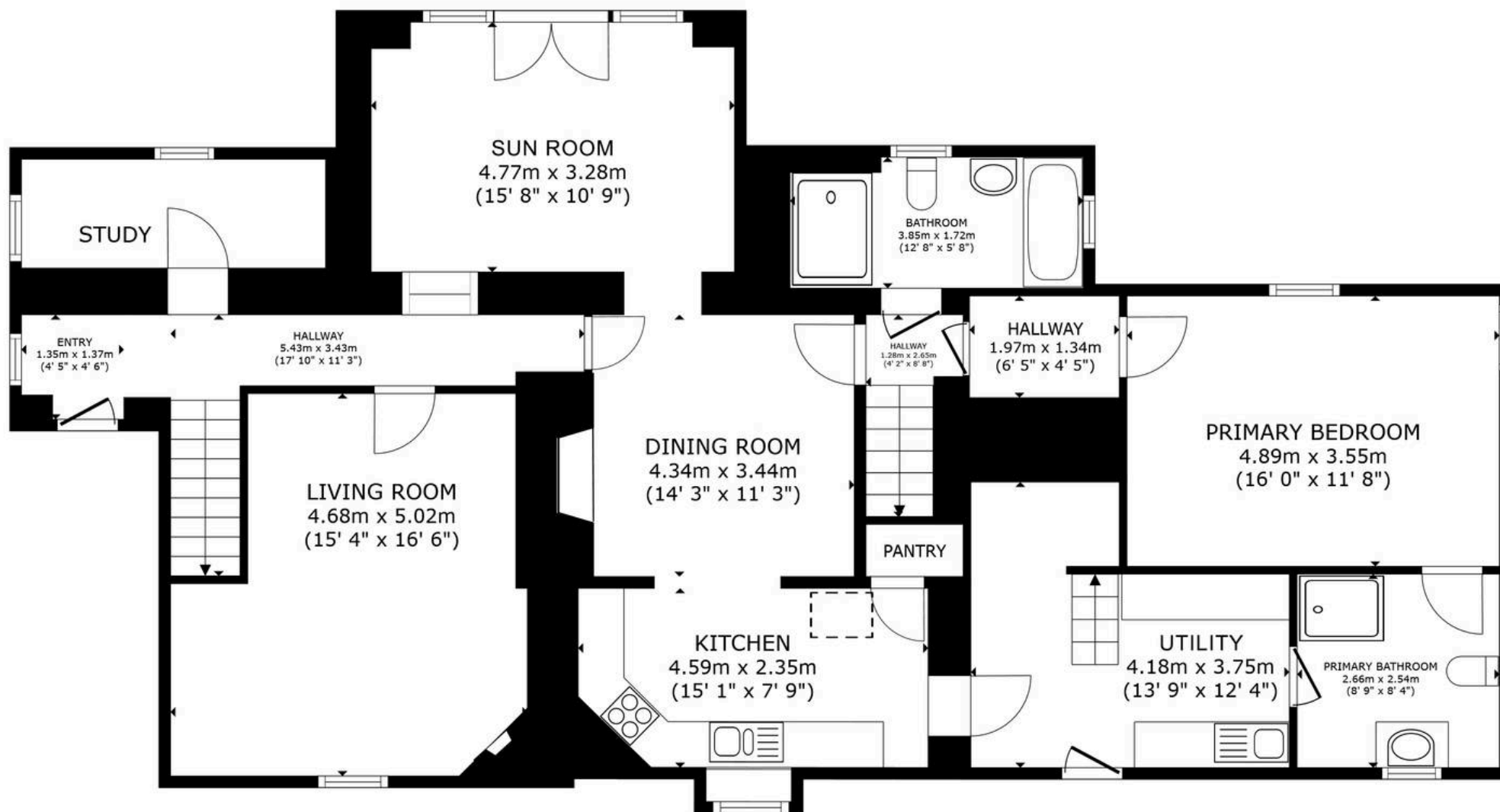








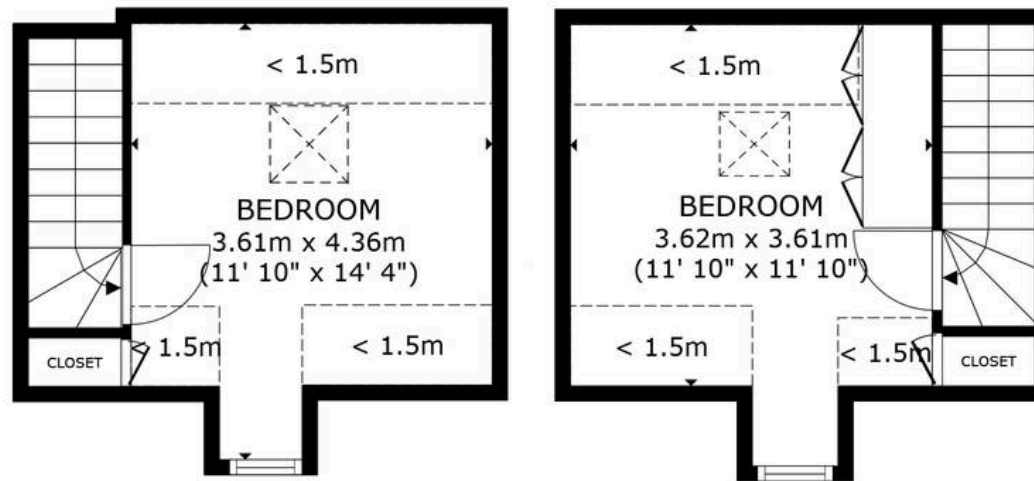




FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 145.3 m<sup>2</sup> (1,563 sq.ft.) FLOOR 2 25.2 m<sup>2</sup> (271 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 9.5 m<sup>2</sup> (102 sq.ft.)  
 TOTAL : 170.5 m<sup>2</sup> (1,835 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 145.3 m<sup>2</sup> (1,563 sq.ft.) FLOOR 2 25.2 m<sup>2</sup> (271 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 9.5 m<sup>2</sup> (102 sq.ft.)  
 TOTAL : 170.5 m<sup>2</sup> (1,835 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.

**Access:** There is a right of access down the track and burden to maintain (although the current owners have never been asked to contribute). There is also a right of access to the septic tank in the neighbours field.

**EPC Rating:** D

**Broadband:** Standard broadband is available and there is good mobile coverage available.

**Services:** Harmony Cottage is serviced by mains water supply, mains electricity, septic tank and oil fired central heating. There is a multi-fuel stove in the sitting room.

**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 C.

**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.

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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.