

HUNTERS®

HERE TO GET *you* THERE



Kingfisher Cottage, 2 Browhouses

Eastriggs, DG12 6TG

Offers Over £330,000



- Uninterrupted Sea Views with Lakeland Fells Backdrop
- Traditional Detached House with Modern Interior
- Spacious Kitchen with Garden Outlook
- Modern Four-Piece Family Bathroom with Freestanding Bath
- Multiple External Work Areas & Stores
- Wonderful Opportunity to purchase an Extraordinary Lifestyle at the Heart of Nature & Countryside
- Open Plan Living Room & Dining Room with a Feature Wood-Burning Stove
- Two Double Bedrooms with Master En-Suite
- Off-Road Parking & Two Garages
- EPC - D

Tel: 01387 245898

Kingfisher Cottage, 2 Browhouses

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Kingfisher Cottage represents a truly once in a lifetime opportunity to purchase a unique home with breathtaking and uninterrupted views over the Solway coastline towards the beautiful North Lakeland fells. A home that offers an exceptional lifestyle opportunity, situated perfectly within South-West Scotland and with an ease of access to an array of amenities and transport links. The property itself offers a wonderful blend of traditional values with modern comforts including a modern four-piece bathroom and en-suite. Furthermore, there is great outside space that offers multiple opportunities to either work from home, ample storage or extending the accommodation subject to relevant permissions. A true highlight of this home is the heart warming sunrises and picturesque seascapes witnessed from the front door, along with seasonal and frequent displays of wildlife. A viewing is not only highly recommended, it is truly essential to appreciate every aspect of this wonderful home.

The accommodation, which has oil central heating and double glazing throughout, briefly comprises an entrance hall, open-plan living room and dining room, kitchen and bathroom to the ground floor with a landing, two double bedrooms and master en-suite to the first floor. Externally there are two garages, utility area, two stores a summerhouse area, gated off-road parking and a small side garden. EPC - D and Council Tax Band - E.

Browhouses is located approximately 3 miles East of Eastriggs and right on the shore of the Solway. Eastriggs itself includes several shops, a pre-school playgroup and a primary school, with nursery class, a dispensing chemist, garden centre, car servicing and repairs, beauty and hairdressing salons, a bar/restaurant, and takeaways. There is also a modern museum, The Devils' Porridge, a popular tourist attraction that tells the WW1 history of the village and surrounding area. For transport connections, regular buses pass through the village that connect through to Annan, Dumfries and back through to Gretna and Carlisle, making this corner of South West Scotland and the Borders very accessible for all ages. The A74(M), A75 and M6 motorway are all within a short commute.

ENTRANCE HALL

Entrance door from the front, internal door to the living room area, radiator and a built-in cloak cupboard.

OPEN PLAN LIVING & DINING ROOM with HALL AREA

Living Area:

Double glazed window to the front aspect, double glazed window to the side aspect, radiator and a feature wood-burning stove with hearth.

Dining Area:

Double glazed window to the front aspect and a radiator.

Hall Area:

Open staircase to the first floor landing, internal doors to the kitchen and bathroom and double glazed French doors to the rear courtyard.

KITCHEN

Fitted kitchen comprising a range of base, wall, drawer and tall units with worksurfaces and tiled splashbacks above. Integrated double oven, LPG gas hob, extractor fan, space and plumbing for a dishwasher, space for a fridge freezer, chrome towel radiator, under counter lighting, double glazed window to the side aspect and an external door to the rear courtyard.

BATHROOM

Four piece suite comprising a wall-mounted WC, vanity wash hand basin, freestanding bath and a shower enclosure benefitting a mains shower with rainfall shower head. Fully-boarded walls, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

LANDING

Stairs up from the ground floor, internal doors to the master bedroom and bedroom two, radiator, built-in cupboard and a double glazed Velux window.

The landing area is of generous size and currently used as a home office area.

MASTER BEDROOM

Two double glazed Velux windows, two radiators, internal door to the en-suite and a vaulted ceiling.

MASTER EN-SUITE

Three piece suite comprising a WC and wash hand basin vanity combination unit and a double shower enclosure benefitting a mains shower with rainfall shower head. Radiator, extractor fan, double glazed Velux window and a vaulted ceiling.

BEDROOM TWO

Two double glazed Velux windows, double glazed pigeonhole window and two radiators.

EXTERNAL

Accessing the block-paved driveway via a double-gated entrance there is off-road parking for multiple vehicles. To the side of the driveway is a walled garden area with lawn and mature trees overlooking the Solway coastline. To the rear of the property is a courtyard area which allows access into the property, utility area, garage, summerhouse and store.

GARAGE/UTILITY AREA/STORE

Garage:

Sliding garage door to the front elevation, power and lighting.

Utility Area:

Secure access door, tiled flooring, stainless steel sink, space and plumbing for a washing machine, external cold water tap and a cupboard housing the freestanding oil boiler and water cylinder.

Store:

Secure access door, power and lighting.

GARAGE/SUMMERHOUSE/STORE

Garage:

Double barn doors, power, lighting and window.

Summerhouse:

Double access doors, power, lighting, loft-access point and an opening to the garage area.

Store:

Secure access door, power and Lighting.

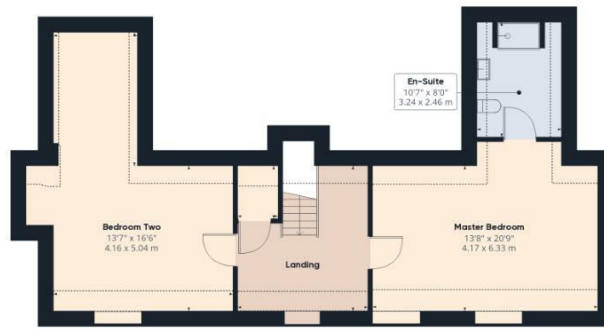
WHAT3WORDS

For the location of this property please visit the What3Words App and enter - [song.bravest.decorated](https://www.what3words.com/song.bravest.decorated)

Floorplan



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
 2111.55 ft²
 196.17 m²

Reduced headroom
 215.81 ft²
 20.05 m²

(1) Excluding balconies and terraces

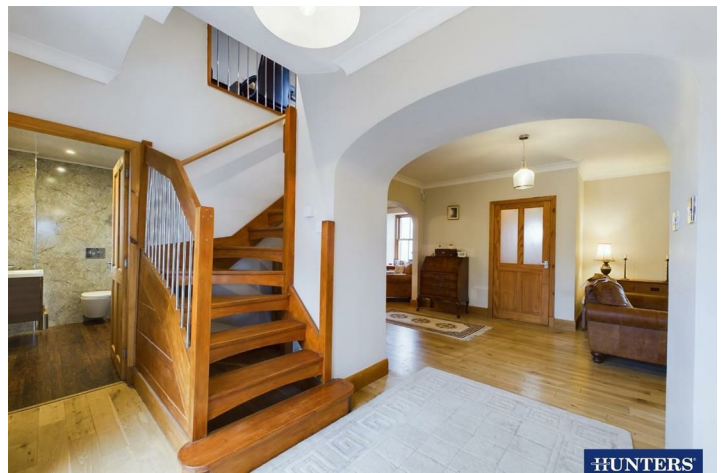
Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

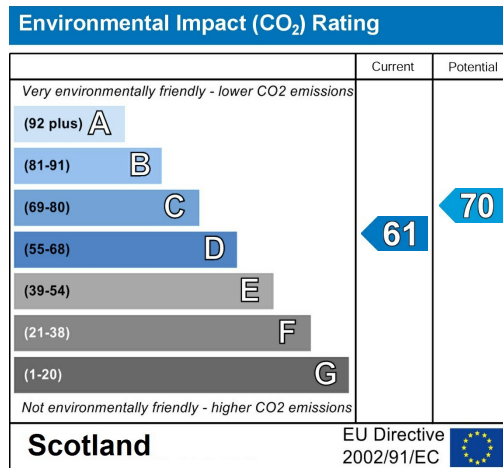
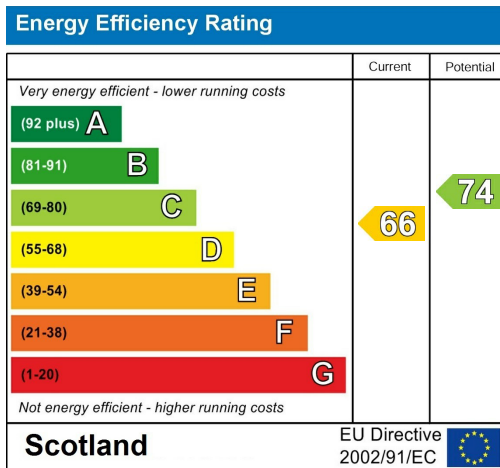
GIRAFFE 360







Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

