

Annan

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Tympanheck Cottage
Chapelknowe, DG14 0YF



Lovely, quietly situated cottage on generous plot with attractively laid out colourful garden and picturesque surrounding countryside scenes. The property has been very well maintained both inside and out and would make a lovely home with the potential to extend and develop. Viewing is highly recommended to fully appreciate this wonderful property.

Features

Lovely detached rural cottage with quirky features
 On spacious plot
 Open views and suntrap garden
 Development potential for extension
 Good-sized garage/outbuilding
 Air source heating

Accommodation

Interior

Living room, kitchen, two bedrooms, bathroom and separate WC.

Exterior

Garage/Outbuilding

Twin up and over electric doors. Power and light. Door to small storage annex.

Garden

To front grass areas with colourful flower and shrub borders.

To the rear is a raised patio area with lovely open countryside views.

Tympanheck Cottage, Chapelknowe

Approximate Gross Internal Area = 72.8 sq m / 784 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1316495)

Situation

CHAPELKNOWE

Situated 3.7 miles from Kirkpatrick Fleming, 6.1 miles from Canonbie and 10.3 miles from Langholm, Annan is 9.2 miles, Gretna is 4.6 miles and Lockerbie is 14.9 miles.

CANONBIE

Canonbie is a small village in Dumfriesshire 6 miles south of Langholm and 2 miles north of the Anglo-Scottish border. It is located just off the A7 trunk road from Carlisle to Edinburgh and the River Esk flows through it. The village contains a Post Office/Convenience Store, Public Hall, Primary School, Church, Hairdressers and Hotel. There is also an excellent playing field plus 2 tennis courts and a bowling green. Canonbie is on 2 public bus routes, X05 (Border Buses) and 127 (Telfords).

LANGHOLM

Langholm, also known colloquially as the 'Muckle Toon', is a burgh in Dumfries and Galloway in southern Scotland. Langholm lies between four hills in the valley of the River Esk in the Southern Uplands. It is the traditional seat of Clay Armstrong with its most famous descendant being Neil Armstrong, the first man to walk on the Moon. Langholm sits 8 miles North of the Anglo-Scottish Border on the A1 road running between Edinburgh in east central Scotland and Carlisle in North West England. Edinburgh is 73 miles to the north, Newcastle is around 10 miles to the East and Carlisle 16 miles to the South. The town hosts various amenities including a health centre, primary and secondary school and youth facilities. There is a library, supermarket and a range of independent shops and businesses, hotels, a 24 hour petrol station, a sports centre and a golf course. The Buccleuch Centre is a busy venue for entertainment and community events and also has its own cafe.

KIRKPATRICK FLEMING

Kirkpatrick Fleming is a small popular village which has easy access to M74 north and south. It is 13 miles from Lockerbie, 7.2 miles from Annan and 4 miles from Gretna. The development is just a stones throw away from a refurbished village pub. All around the area are tourist attractions from Buccleuch Caves, beaches, discount retail outlet, outdoor activities and Gretna Green being the hub of the Wedding Trade.

LOCKERBIE

Lockerbie is a good-sized town 75 miles from Glasgow and 16 miles from the Scotland/England Border. It is a popular place to live and has a variety of local shops and has a supermarket. Lockerbie boasts the oldest ice rink in the UK and hosts curling events. It has Primary School and Secondary School, Town Hall, Library and Doctor's Surgery, Vets, Police Station. There are also a number of hospitality venues including hotels, cafes and takeaways and local pubs. Lockerbie has the main road and rail routes between Glasgow, Edinburgh and Carlisle. In the surrounding area of Lockerbie there are great places of historical interest and plenty of outdoor leisure facilities.

ANNAN

Annan is a town on the north shore of the Solway Firth and is just eight miles from the English border. Annan lies on the east side of the River Annan and gives access to the Annan harbour. Annan enjoys easy access to major road links both north and south. The Royal Burgh of Annan has a bustling high street with a good range of locally run shops, supermarkets and several cafes and restaurants. It has a selection of leisure facilities and has both primary and secondary schooling. Annan station has commuter links between Carlisle, Dumfries and Glasgow.

GRETTNA

Gretna is just 2 miles from the Scottish/England border and gives easy access to major road links north and south. Gretna Green is famous for being the hotel and cafe for thousands of staying couples every year. It is an ever-growing tourist spot with the historic, Gretna Green Famous Blacksmith's Shop and in recent years a developing retail outlet village (Gretna Gateway). The town has a number of hotels and places to stay as well as places to eat. Local shops and small retail units including pharmacy lie Central Avenue and the railway station is a short walk from the town.

DUMFRIES

This bustling town of Dumfries is set along the banks of the River Nith and is the largest town in South West Scotland. Dumfries has been a Royal Burgh since 1186. Dumfries is perhaps most well known for its many associations with Robert Burns, who lived here in the 1790s. The Robert Burns Centre is situated in an 18th century watermill and tells the story of Burns' last years in the town. The town was also home to J M Barrie for 5 years: the playwright best known for his work Peter Pan. Barrie played with friends at the Georgian house Moss Brae, which was restored and opened as a visitor attraction. It is now the National Centre for Children's Literature and Storytelling.

Dumfries has a wide variety of shops, large retail units, restaurants and places to stay, leisure facilities and commuter links making it a favourite of visitors to this part of Scotland.

THORNHILL

is a lovely village with surrounding countryside and is 16 miles from Dumfries. The village has a good range of facilities, services and hospitality including clothes boutiques, butchers, small supermarkets, hotels, cafes one in which includes an art gallery and gift shop and pub. The area has a number of places to view and if you are a fan of walking, cycling or fishing this area can cater for you. If you would like historic interest Drumming Castle and Gardens is a great place of interest. It is on many occasions as well the stop back for agricultural shows and craft and food fairs. Thornhill is on a bus route and rail services are from Dumfries which will take you to Glasgow in the north and Carlisle in the south.

CASTLE DOUGLAS

Castle Douglas is a bustling market town, designated as Dumfries and Galloway's Food Town due to the number of independent food and drink producers in the area. A popular tourist destination, the town has two supermarkets, a renowned livestock market, modern health centre, primary and secondary schools. There is a vibrant main street, King Street, which is home to numerous independent retailers including award winning butcher shops, gift shops and furnishings stores. Numerous cafes, restaurants and bars provide refreshment. There are regular farmer's markets, an annual agricultural show, the Dewberry Show, and various civic events throughout the year.

SOUTH WEST

The South West of Scotland is well known as having attractive unspoilt countryside and the diversity of sporting and recreational pursuits. There are good hill walking opportunities in the nearby Galloway Hills and cycling along the newly designated cycle routes, as well as the Seven Bases mountain bike routes in the Galloway Forest Park. The nearest of these is Dalreath Forest with its extensive network of specialist cycle paths, single ways and footpaths. There are varied sporting opportunities such as shooting as well as trout and salmon fishing on the region's numerous lochs and rivers. For golf enthusiasts, there is the championship course at Southburne and several other courses nearby, including the 9-hole courses at Castle Douglas, Dalreath, and New Galloway. Beautiful Loch Ken has a popular sailing centre with a number of water sports and activities available. The Solway coast is also popular with sailors with both Kirkcubright and Kirkcubright having safe moorings. The National Trust for Scotland has a wonderful garden and house at Threave Estate which provides training for a number of horticulture students each year and a modern Visitor Centre with an excellent cafe and shop. In addition, Kirkcubright is the local 'Kilnspire Tower' with a number of galleries offering a range of exhibitions throughout the year. Communications within the area are very good. There is a mainline railway station in Dumfries and Lockerbie, providing excellent links to both the north and south.

Features and Fixings

All four corners, light fittings and blinds.

Services

Mains electricity, water and private septic tank drainage.

Central heating is provided by an Invermay Magis MB air source heat pump, serving panel radiators. Radiators are remotely and individually controlled by a time and temperature programmer.

Domestic hot water is provided by the central heating system, supplemented by an electric immersion system fitted to an unvented and factory insulated hot water storage tank located in the garage.

EPG

D

Council Tax

C

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Annan

Call 01461 202

866/867

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