



Woodslee Cottage, Canonbie, Dumfriesshire, DG14 0TF

Offers Over £150,000

**C&D Rural**

## Woodslee Cottage, Canonbie, Dumfriesshire, DG14 0TF

- Two/three bedroom detached sandstone cottage
- Generous living room with multi-fuel stove
- Two dormer bedrooms on first floor
- Ground floor bathroom with three piece suite
- Generous rear garden
- Off-street parking available
- Electric heating with recently installed hot water pressure tank
- Potential to extend at the rear subject to planning consents
- Close proximity to Canonbie, Langholm and Carlisle

Two/three bedroom detached sandstone cottage, which requires some refurbishment, with private rear garden, off-street parking and beautiful views of the countryside.

**Council Tax band:** C

**Tenure:** The Scottish Heritable Title

**EPC Energy Efficiency Rating:** F

**CD Rural**



Woodslee Cottage is an exciting opportunity for buyers searching for a spacious two/three bedroom detached cottage in need of some modernisation. Situated in a rural setting only a few miles from Langholm and Canonbie, the property benefits from a generous gardens to the rear, private parking and lovely views of the countryside. The property sits on a bus route and has excellent transport links via the A7.

### **The Accommodation**

The front door opens to a spacious entrance hall with bathroom directly ahead and stairs to the first floor landing. The living room is well proportioned and features a freestanding woodburning stove set within a brick fireplace. There is a cupboard with shelving and a corner cupboard which stores the recently installed hot water pressure tank. The kitchen is located at the rear of the property with a back door proving access to the rear garden. The kitchen comprises white floor and wall units with an integrated electric oven and hob. There is a stainless steel drainer sink with mixer tap and gap under the worktop for a washing machine.

On the opposite side of the house there is a second reception room/third bedroom. This room features an open fire with tiled hearth however the fire has not been used for sometime. Under the stairs there is a useful storage cupboard. The bathroom is complete with a three piece suite including bath with mains fed shower over, hand wash basin and WC. On the first floor there are two generous sized dormer bedrooms with former fireplaces in each.



Woodslee Cottage is situated in an accessible yet rural location. There is a path from the road leading to the front door with sections of lawn either side. At the side of the property there is gated access for parking. A right of access will be granted over the farm track. There is a timber cladded garage/shed attached to the property. The gardens at the rear are private and offer space for a possible extension subject to necessary planning consents.

### **Location Summary**

Woodslee Cottage is located just off the A7 on the back road to Canonbie. This is an excellent area for exploring the upland areas of Dumfriesshire with many fine walks available together with much wildlife and ideal for country pursuits. There are excellent local facilities in Langholm to include a good range of shops, supermarket, primary and secondary schools, sport and leisure facilities together with a theatre. Canonbie nearby offers a range of local amenities including a primary school, doctor's surgery, post office, and pub. Most required amenities are also available in the City Centre of Carlisle to include wider range of shops, access to the M6 and the mainline trains.

### **What 3 Words**

///vocally.scorching.motored

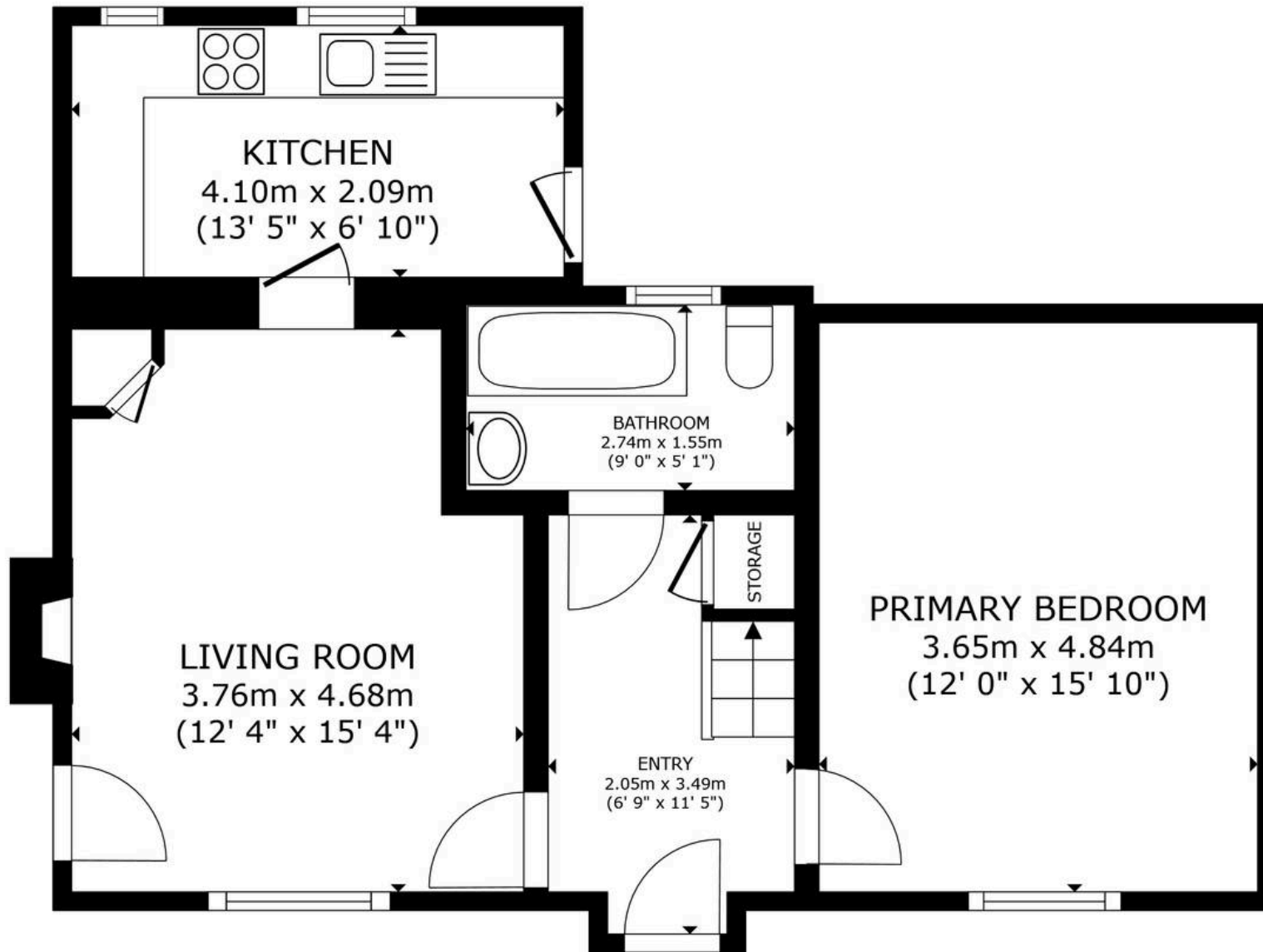






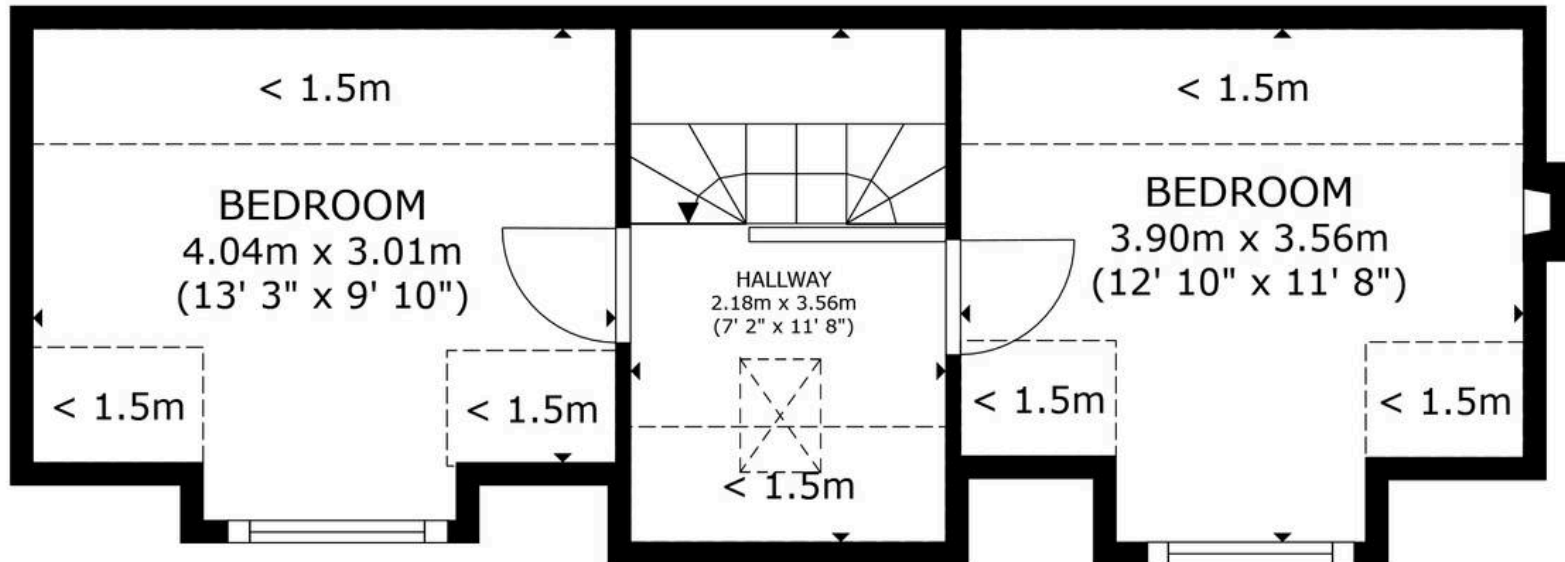






FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 57.5 m<sup>2</sup> (619 sq.ft.) FLOOR 2 22.1 m<sup>2</sup> (238 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 11.7 m<sup>2</sup> (126 sq.ft.)  
 TOTAL : 79.6 m<sup>2</sup> (857 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 57.5 m<sup>2</sup> (619 sq.ft.) FLOOR 2 22.1 m<sup>2</sup> (238 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 11.7 m<sup>2</sup> (126 sq.ft.)  
 TOTAL : 79.6 m<sup>2</sup> (857 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## General Remarks & Stipulations

**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.

**Access:** The owner will grant a right of access over the track for parking at the side of the property. Parking is prohibited on the track.

**Septic tank:** The septic tank will be registered prior to sale. It is shared with next door and located in the field opposite.

**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.

**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.

# C&D Rural

Lakeside Townfoot Longtown  
Carlisle CA6 5LY

[www.cdrural.co.uk](http://www.cdrural.co.uk)

T: 01228 792 299 | E: [office@cdrural.co.uk](mailto:office@cdrural.co.uk)

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