



North Lodge, Burnfoot, Ecclefechan, DG11 3LG

Offers Over £230,000

C&D Rural

North Lodge

Burnfoot, Ecclefechan, DG11 3LG

- Detached two bedroom cottage
- Modern fitted kitchen with eye-level integrated appliances
- Spacious living room with dual aspect, decorative wall paneling and electric fire
- Separate dining area with access to the rear garden
- Two wet rooms with walk-in showers
- Oil central heating
- Large garden and generous private driveway
- Great road links to the A74(M)
- No onward chain

North Lodge is a beautifully renovated two-bedroom, single-storey part-stone cottage on the edge of Burnfoot Hall, near Ecclefechan. Thoughtfully adapted for accessible living, it offers stylish, contemporary accommodation in a peaceful rural setting.

Council Tax band: D

Tenure: The Scottish Heritable Title

EPC Energy Efficiency Rating: F

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North Lodge is a single storey, traditional, two bedroom, part stone constructed cottage situated on the edge of Burnfoot Hall outside Ecclefechan. The cottage has been recently renovated with accessibility and ease of living at it's core, this thoughtfully adapted home offers wider internal doorways, level access throughout living areas, an elegant walk-in shower, and a bespoke kitchen featuring accessible, eye-level work surfaces and appliances. The carefully considered layout promotes comfort, convenience, and independent living while maintaining a stylish and contemporary finish.

The Accommodation

The front door opens into a welcoming hallway with built-in storage, loft access and doors to the principal rooms. Neutral décor and grey flooring continue through to the kitchen and dining area, creating a bright, cohesive feel.

The spacious dual-aspect living room is filled with natural light and features built-in shelving, a contemporary slatted timber feature wall and a wall-mounted electric fire. There are two generous double bedrooms, both beautifully presented with feature timber panelling, the principal enjoying views over the surrounding farmland, while the second overlooks the rear garden and benefits from fitted sliding wardrobes.



The property benefits from two modern shower rooms. The principal wet room has been thoughtfully designed for accessibility, featuring a mains-fed shower with integrated seat and support rails, a lowered wash hand basin, WC and heated towel rail. A second shower room provides a walk-in mains-fed shower, vanity unit, WC and heated towel rail.

The recently fitted kitchen has been finished to a high standard with sage green cabinetry, wood-effect worktops and integrated appliances, including a double oven, induction hob, dishwasher and washing machine/dryer. Designed with accessibility in mind, it also incorporates a lowered work surface with integrated sink and induction hob. Open plan to the kitchen, the bright dining area overlooks the garden and enjoys direct access to the rear patio, creating an excellent space for everyday living and entertaining.

Externally, the property occupies a generous plot enclosed by recently installed fencing. A paved patio extends along the rear elevation, forming an attractive pathway which leads to the private driveway and continues around the raised planting beds. Thoughtfully landscaped with raised beds, areas of grey slate chippings and a variety of mature shrubs and trees, the gardens provide a peaceful and tranquil setting. A lower substantial lawn and concrete offers further versatility for a range of uses, while steps adjacent to the dining area lead down to a large garden shed which will be included in the sale, ideal for storage or a workshop.



Location Summery

North Lodge enjoys a peaceful rural setting at Burnfoot, just outside the popular village of Ecclefechan, offering the perfect balance of countryside living and excellent connectivity. The property benefits from convenient access to the A74(M), providing swift links both north and south, making it ideal for commuters and those travelling further afield. Carlisle is readily accessible to the south, while Glasgow, Edinburgh and the wider Central Belt can also be reached with ease.

Ecclefechan lies approximately 1 mile from the property and offers a range of everyday amenities including a village shop, hotel, café, restaurants, health services and community facilities. The bustling town of Lockerbie is located around 7 miles north and provides a wider selection of shops, supermarkets, sporting facilities, medical services, cafés and restaurants. Carlisle, approximately 17 miles to the south, offers an extensive range of retail, leisure and cultural amenities. The area is well served by schooling, with Hoddon Primary School situated in Ecclefechan and secondary education available at the highly regarded Lockerbie Academy.

For those requiring rail connections, Lockerbie Railway Station is approximately 7 miles from the property and lies on the West Coast Main Line. Regular services provide direct links to Glasgow, Edinburgh, Carlisle, Manchester and London, making the area particularly attractive for commuters and those seeking excellent transport connections whilst enjoying a rural lifestyle

What 3 Words

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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 117.9 m² (1,269 sq.ft.)
TOTAL : 117.9 m² (1,269 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	26	64
England, Scotland & Wales EU Directive 2002/91/EC 		

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.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale including the 16×10 garden shed which is situated outside. The owner would like to sell all the furniture, this would be by separate negotiation with the seller.

Services: The property is served by a private septic tank.

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: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

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 and Instagram on [@cdrural](https://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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