



Smithy, Waterbeck, Lockerbie, DG11 3EY

Offers Over £260,000

C&D Rural

Smithy, Waterbeck, Lockerbie, DG11 3EY

- Category B Listed link detached cottage
- Fully renovated by the present owner
- High quality fixtures and fittings throughout
- Stunning open plan living/dining room
- 3 double bedrooms
- Modern fitted kitchen/diner
- Private south facing rear garden
- Situated in the picturesque village of Waterbeck
- No onward chain

Smithy is a three-bedroom link-detached Category B listed cottage which has been renovated to an excellent standard throughout, offering generously proportioned accommodation, together with a private south-facing rear walled garden.

Council Tax band: C

Tenure: Scottish Heritable Title

EPC rating: F

What 3 Words

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Originally dating from the late 18th century, this charming home seamlessly blends period character with contemporary living. The property retains a wealth of original features, including the former blacksmith's workshop, where the original sliding doors remain a striking reminder of its rich heritage. The accommodation is notably light and airy, thoughtfully designed to provide a modern open-plan flow while preserving the character and charm of the original building. The result is a superb balance of historic authenticity and modern-day comfort, creating a welcoming and highly versatile living environment.

The Accommodation

The impressive double entrance doors open into a spectacular open-plan living and dining room, a truly outstanding space that forms the heart of the home. Featuring exposed beams, vaulted ceilings and skylights, the room is flooded with natural light, creating a wonderfully light, airy and inviting atmosphere.

Laid with attractive stone flooring throughout, the space enjoys a magnificent feature fireplace incorporating a wood-burning stove. Constructed using the original forge stone, the fireplace provides a stunning focal point while enhancing the warm and welcoming character of the room. On the opposite side of the room, bespoke wall-to-ceiling fitted storage has been crafted to maximise both practicality and style, offering an abundance of concealed storage space while complementing the room's character and proportions. Double patio doors open directly onto a private south-facing walled garden, seamlessly connecting the indoor and outdoor living spaces. Framing delightful views of the beautifully established cottage garden, this is a wonderful spot in which to relax, entertain or simply enjoy the peaceful surroundings.

A discreet hallway leads from the main living area and provides access to one of the property's two bathrooms. Beautifully presented, the bathroom is fitted with a walk-in electric shower with glass screen, WC and a vanity unit incorporating a wash hand basin. Complemented by tiled walls and practical flooring, the room offers a fresh, bright and contemporary finish. The hallway also provides internal access to the attached garage.



Thoughtfully repurposed by the current owners, this space now serves as a highly useful cold store and storage room. Originally accessed externally from the front of the property, this opening has since been enclosed, creating a versatile and practical extension to the home's storage facilities.

At the other end of the of the main living area is a double bedroom which sits to the front of the property, it is tastefully decorated in neutral tones and has a handy built in double wardrobe.

Stepping down from the living space you're lead into the kitchen which is floored with white tiles and is fitted with an attractive range of shaker-style oak cabinets, complemented by elegant white quartz worktops and a sizeable central island with breakfast seating, providing both practical workspace and a sociable gathering area. Integrated appliances include an oven with gas hob and extractor hood above, while there is ample space for a fridge freezer, dishwasher, washing machine and dryer. Further benefits include loft access and an external door leading directly to the rear garden. Combining timeless character with contemporary convenience, this kitchen perfectly reflects the property's successful balance of traditional charm and modern-day living.

The kitchen leads through to the stylish family bathroom which is housed between two bedrooms, featuring a continuation of the crisp white tiling from the kitchen and an attractive oak sliding door. The bathroom is fitted with a bath incorporating a mains-fed shower above, together with a modern vanity unit housing both the WC and wash hand basin. Stylish marble-effect respatex wall panelling provides an elegant and practical finish, creating a bright and low-maintenance space.

The primary bedroom is particularly generous in size and enjoys a front-facing position within the property. Formerly the original blacksmith's workshop, the room retains a charming original fireplace, now closed, which serves as an attractive reminder of the building's rich history and character. Finished with carpeting underfoot, the room also features two bespoke oak sliding doors, one of which cleverly conceals a fitted wardrobe. The second double bedroom sits to the rear of the property and is tastefully presented in neutral décor with attractive wooden flooring.



Externally, the property enjoys a private, south-facing rear walled garden, beautifully landscaped in a traditional country cottage style. Rich with well-established flowering plants, the garden provides a wonderfully peaceful and secluded setting in which to relax and enjoy the outdoors. Immediately outside the main living area is a paved seating area, perfectly positioned for al fresco dining and entertaining, with an area of artificial lawn beyond providing a low-maintenance finish.

The garden extends further to incorporate a mix of gravel pathways and lawned areas, complemented by raised planting beds, a charming pond and a number of thoughtfully positioned seating areas, all designed to make the most of the tranquil surroundings.

A garden shed is discreetly positioned at the far end of the garden, providing excellent storage for gardening equipment and outdoor essentials. Access is conveniently available via a fence and gate located in front of the kitchen, creating a practical area for storage and clothes drying which is out of view from the main garden. Overall, the garden offers a delightful balance of colour, character and functionality, perfectly complementing the charm of this unique home.

There is parking space for two vehicles to the front of the property with an electrical charging point and access to the rear garden can be gained around the side of the property.



Location Summery

Waterbeck is a charming rural village in the heart of Annandale, offering a peaceful countryside setting while remaining conveniently accessible. Situated approximately 11 miles from Lockerbie and 18 miles from Carlisle, it is ideally placed for those seeking the benefits of country living without isolation. The nearby town of Lockerbie provides a range of everyday amenities, while its railway station on the West Coast Main Line offers direct services to Glasgow, Edinburgh, Manchester Airport and London Euston, making the area well suited to commuters and travellers alike. There is a Primary school at nearby Eaglesfield and secondary education is provided by the well-regarded Lockerbie Academy.

Surrounded by beautiful Dumfries and Galloway countryside, the area is particularly popular with walkers, cyclists and outdoor enthusiasts. The renowned Annandale Way is within easy reach, offering miles of scenic trails through woodland, farmland and river valleys.

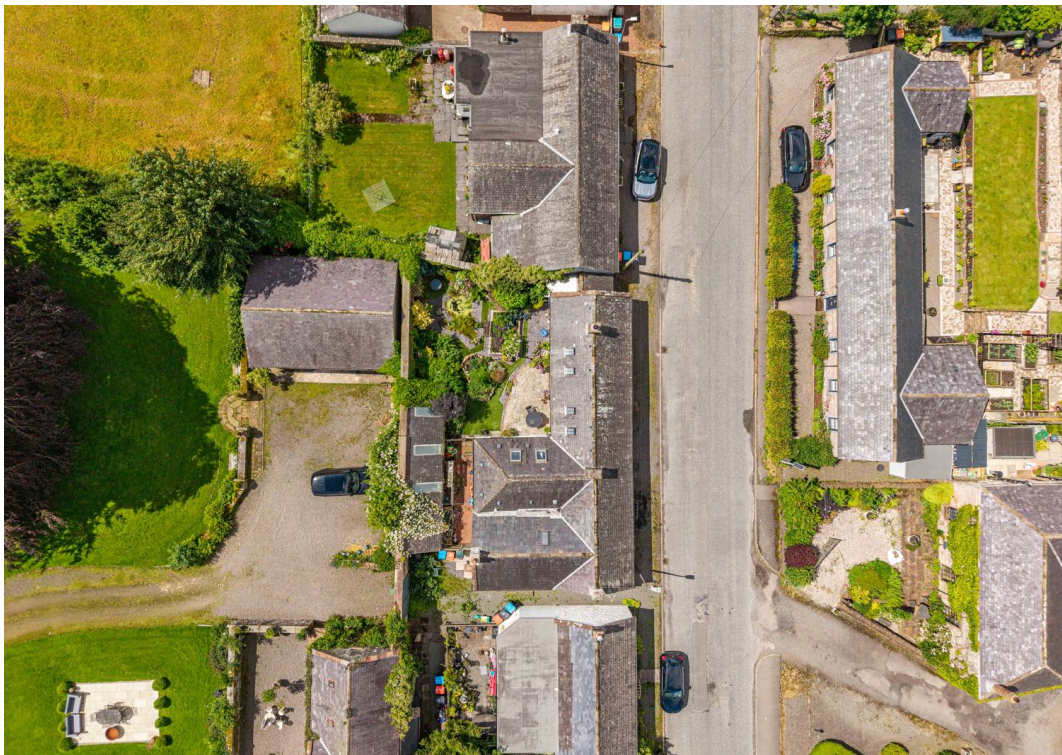
Smithy sits in a popular location within the charming village of Waterbeck, in a rural yet accessible situation, with the M74 located 4 miles away and excellent rail links from Lockarbie which is just over 10 miles away. Located 11 miles from Lockerbie and 9 miles from Annan, the property is well served by both town's excellent range of local amenities and services including primary and secondary schools. There are also primary schools in Waterbeck (Hottsbridge) and Eaglesfield.





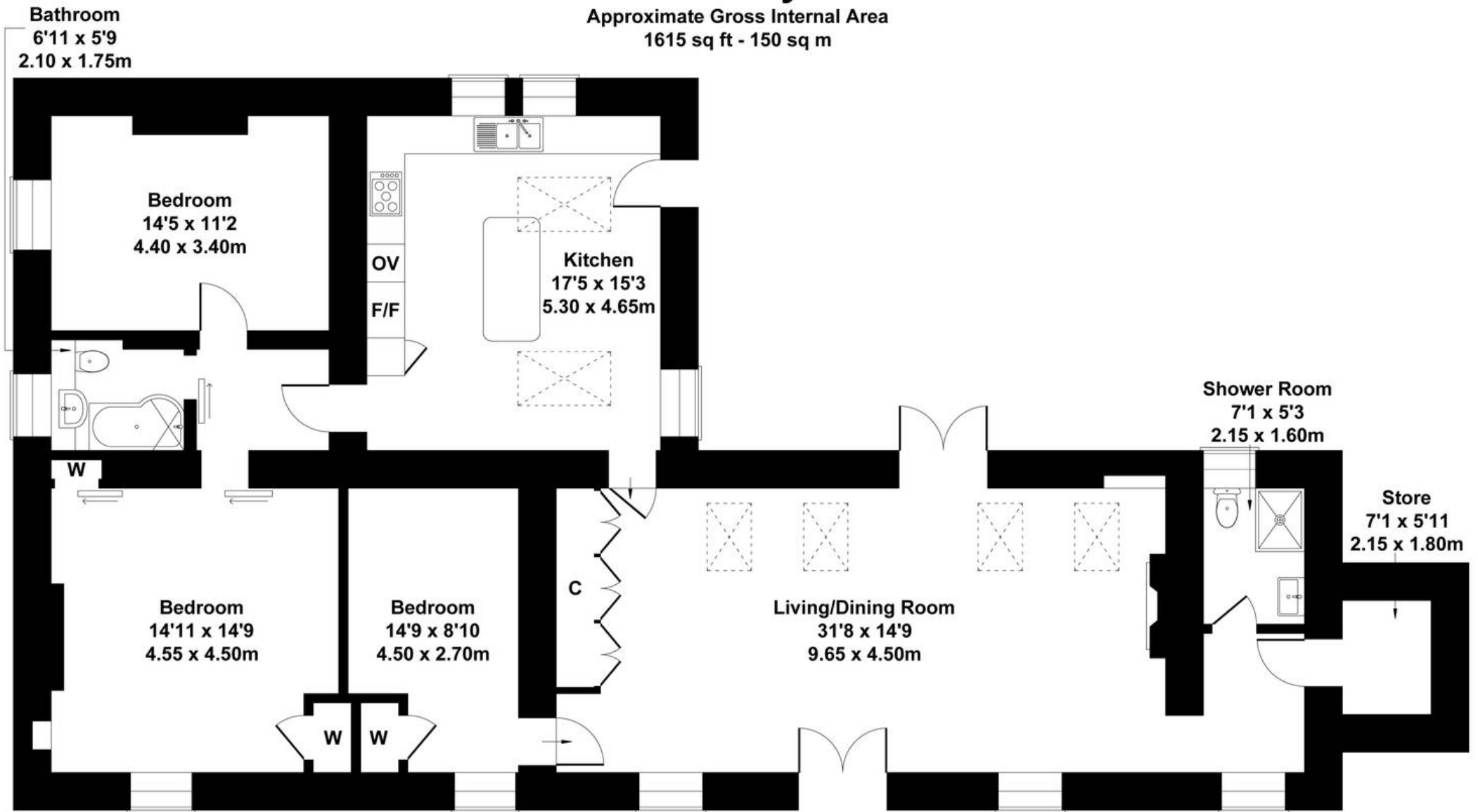






Smithy

Approximate Gross Internal Area
1615 sq ft - 150 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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.

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](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

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