



Carsethorn, Dumfries, DG2 8DS

Offers Over £200,000



- Charming two-bedroom coastal cottage
- Established holiday let potential with existing use as a successful short-term let
- Spacious lounge-dining room with log-burning stove
- Bespoke-style kitchen-breakfast room with Belfast sink and integrated appliances
- Situated within the sought-after coastal village of Carsethorn
- Spectacular views across the Solway Estuary towards Cumbria and Criffel
- Characterful accommodation arranged over split levels
- Traditional working shutters adding charm and practicality
- Private enclosed garden with summer house, covered seating area and storage
- EPC Rating: F

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Hunters Dumfries are delighted to present to the market this charming two-bedroom coastal cottage occupying an enviable position within the picturesque village of Carsethorn. Full of character and individuality, this deceptively spacious home enjoys breathtaking views across the Solway Estuary towards the hills of Cumbria and the iconic peak of Criffel, offering purchasers the opportunity to embrace one of the most desirable coastal lifestyles in Dumfries and Galloway.

Arranged over a series of split levels, the accommodation combines traditional cottage features with practical modern living. Characterful details including working window shutters, a welcoming log-burning stove and a wealth of original charm create a home with genuine personality, whilst the flexible layout makes the property equally suited as a permanent residence, coastal retreat or holiday let investment. Having successfully operated as a holiday let, the property also offers excellent potential for those seeking a lifestyle purchase with income-generating opportunities.

Carsethorn remains one of the region's most sought-after coastal villages, renowned for its spectacular scenery, peaceful surroundings and strong sense of community. The highly regarded Steamboat Inn, a popular bar and restaurant, is located just a short walk from the property, whilst coastal walks, sailing and outdoor pursuits can be enjoyed directly from the doorstep. With Dumfries easily accessible for a full range of shopping, healthcare, leisure and transport facilities, the property offers a rare opportunity to acquire a distinctive coastal home in an exceptional setting.

EPC Rating: F

Entrance Hall

A welcoming entrance vestibule providing practical hanging space for coats and jackets, leading through into the main accommodation.

Inner Hallway

Finished with tiled flooring, the inner hallway provides access to both ground floor bedrooms and the family bathroom. A generous understairs cupboard offers excellent storage facilities together with shelving and plumbing for a washing machine.

Bedroom One

A spacious double bedroom enjoying two windows to the front elevation, framing views towards the coastline and nearby beach. Traditional working shutters add character whilst enhancing the cottage aesthetic.

Bedroom Two

A further well-proportioned double bedroom benefiting from traditional working shutters and offering comfortable accommodation for family members or guests.

Family Bathroom

Comprising a bath together with a separate corner shower enclosure featuring a glazed screen and power shower. The room further benefits from a pedestal wash hand basin, low-level WC and extractor fan. Wall tiling extends to dado height throughout, with full-height tiling within the shower enclosure.

Split-Level Landing

A series of steps rise to a mezzanine level where a window overlooking the garden allows additional natural light into the property. Traditional shutters continue the charming period theme before further steps rise to the first floor accommodation.

Kitchen - Breakfast Room

Positioned on its own split level and enjoying a wonderful cottage feel, the kitchen-breakfast room has been thoughtfully designed to combine practicality with character. The kitchen incorporates an attractive range of shaker-style floor and eye-level storage units finished in soft neutral tones, complemented by solid wood work surfaces and a traditional Belfast sink with ornate mixer tap.

Integrated appliances include a fridge, freezer and dishwasher, whilst a freestanding electric range-style cooker sits beneath a stainless steel extractor hood, creating an impressive focal point within the room. Further storage is provided by a large walk-in cupboard, ideal for household essentials and cleaning equipment.

Adding to the charm of the space are the glazed display cabinets with integrated lighting, feature plate rack storage and under-cabinet lighting, all contributing to the warm and welcoming atmosphere. Three windows overlooking the rear of the property, complete with traditional working shutters, allow natural light to flood the room whilst enhancing the property's cottage-style character. Ample space is provided for informal dining, making this a wonderful room in which to gather with family and friends.

1st Floor Landing

Providing access to the lounge & Cloakroom W.C

Lounge - Dining Room

Undoubtedly one of the property's standout features, the lounge-dining room is a beautifully proportioned reception space offering spectacular panoramic views across the Solway coastline and towards Criffel. Windows to three elevations flood the room with natural light whilst perfectly framing the ever-changing coastal landscape beyond.

A freestanding log-burning stove creates a cosy focal point, making this an inviting space throughout the seasons, whilst traditional shutters and useful eaves storage further enhance the room's character and functionality. The generous proportions of the room comfortably accommodate both lounge and dining furniture, creating a truly exceptional entertaining space where the surrounding scenery becomes part of everyday life.

Cloakroom W.C

Conveniently located on the first floor, the cloakroom comprises a low-level WC together with a pedestal wash hand basin, providing additional practicality for everyday living.

External

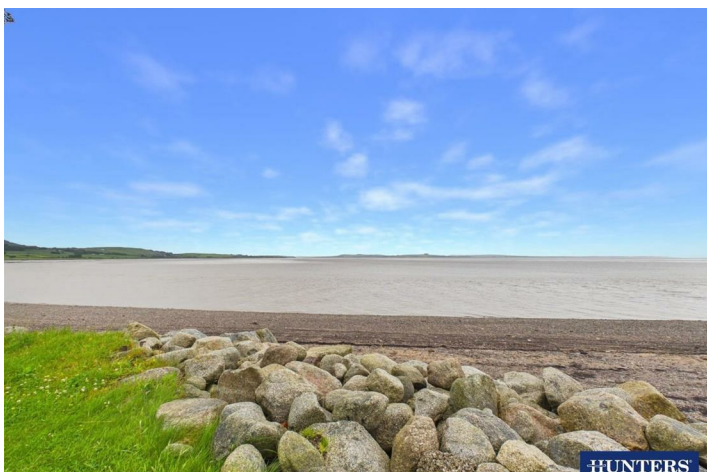
The property benefits from a delightful enclosed garden accessed via a side gate. Thoughtfully landscaped and enjoying a good degree of privacy, the garden incorporates a variety of mature shrubs and seasonal planting together with a charming summer house featuring a covered seating area and useful storage. Although modest in size, the garden's exceptional coastal outlook more than compensates, with views extending across the Solway Estuary towards the rolling hills of Cumbria.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

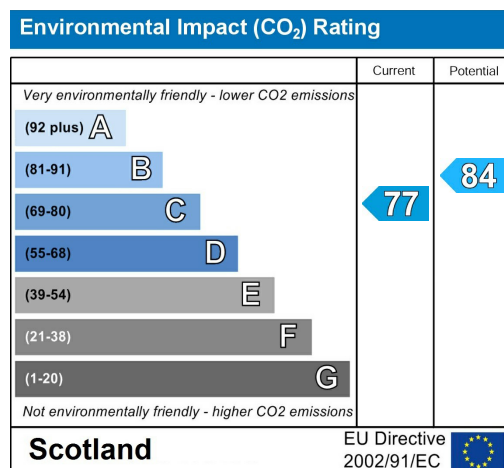
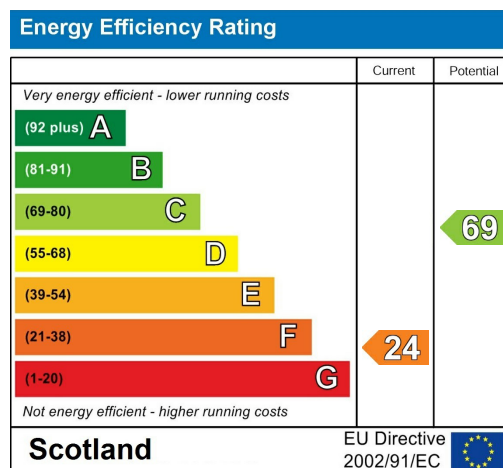
Floorplan







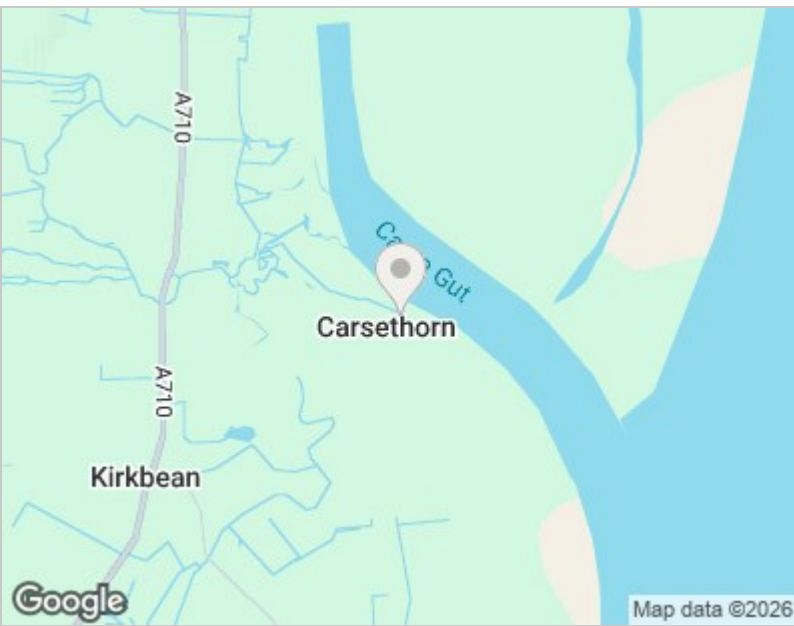
Energy Efficiency Graph



Viewing

Please contact our Hunters Dumfries Office on 01387 245898 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.

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