



2 Croft Manor, Eaglesfield, DG11 3PZ

Offers Over £325,000

C&D Rural

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- Well-presented four bedroom detached family home
- Two reception rooms
- Conservatory
- Utility room with oil boiler and storage cupboards
- Spacious master bedroom with en-suite
- Situated in a private cul-de-sac
- Peaceful village location
- Extensive block paved driveway, rear parking and detached garage
- Lovely front lawn and large garden at the rear

Well designed four bedroom detached house situated in a desirable cul-de-sac with well-maintained gardens and detached garage.

Council Tax band: E

Tenure: Scottish Heritable Title

EPC Rating: D

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2 Croft Manor is a beautifully designed four bedroom detached house, situated in the heart of the peaceful, commuter village of Eaglesfield in a pleasant cul-de-sac. This property offers an excellent opportunity to purchase a flexible and spacious home with two reception rooms, four generous bedrooms, three bathrooms, large driveway, detached garage and front and rear gardens all set in a private plot.

The Accommodation

A part glazed front door opens into a large and welcoming reception hall with functional space under the stairs rising to the first floor. The living room is a superb space, featuring a gas fire feature with wooden surround, double windows to the front elevation and double internal doors which open to the dining room. Perfect for hosting family dinners, this room opens out to the glorious, double glazed conservatory, which has a composite pitched roof and double French doors opening out to the garden.

The kitchen is the heart of the home and comprises of a range of wooden floor and wall kitchen cabinets with wooden worktops and incorporating a BOSCH electric hob with extractor hood, electric oven and grill and 1.5 bowl stainless drainer sink with mixer tap. There is a fridge/freezer and dishwasher integrated into the units and a bespoke cabinet fitted into the corner next to the breakfast bar. Adjacent to the kitchen is a useful utility room, with fitted storage units, sink, and plumbing for white goods. This room also houses the boiler and has direct access to the exterior.



There is a well-proportioned reception room/bedroom also on the front elevation, which the current owners have been using as a fourth bedroom. It is adjacent to a contemporary wet room, comprising of WC, wash hand basin with wall mounted mirror and mains fed power shower with glass screen. For storage there is a useful built-in cupboard in the hallway.

The staircase rises to a generous first floor landing, which is spacious enough to house a seating area and which gives direct access to three double bedrooms and the family bathroom. The principal bedroom boasts a wall of fitted wardrobes with mirrored doors, dormer window with pleasant views of the trees outside and a practical ensuite shower room featuring a mains fed shower cubicle, wash hand basin with vanity unit and WC. The second and third bedrooms are also a very good size, and both feature built-in wardrobes. The family bathroom, comprising of double ended bath with hand held shower attachment, WC, wash hand basin with under storage. There is also additional storage built into the eaves.

Externally the property is approached by a well-presented block paved driveway with front lawn, plants and several mature trees either side of the lawn. The driveway extends to the back of the property where there is further parking available and a large detached garage with manual door, side door access and electric supply. The rear gardens are mostly laid with loose stone with several sections of raised beds containing a variety of lovely plants. The rear garden is south facing and will benefit from the sun all day long. 2 Croft Manor is truly a unique, well-designed home and homes of this nature in Eaglesfield rarely come to the open market for sale.



Location Summary

The property is located in a popular commuter village around 6 miles from the charming town of Annan in Dumfries and Galloway. The village benefits from a small post office where residents are able to purchase goods and there is a church and village hall within the village, both with active committee groups. For larger shopping needs, Annan boasts a variety of amenities, including supermarkets, leisure facilities, healthcare services, independent shops, cafes, and restaurants. For families, the property is well-served by Eaglesfield primary school with a catchment to either Lockerbie or Annan Academy, both offering high-quality education. Residents can also enjoy a range of outdoor activities, with the beautiful Solway Coast just a short drive away, offering opportunities for scenic walks, cycling, and wildlife watching.

For commuters, Annan (6miles), Lockerbie (9 miles) or Gretna (8 miles) railway station is just a short drive away, providing regular services to both Carlisle, Edinburgh and Glasgow, making it ideal for those who travel for work or leisure. The nearby M74 provides easy connection to major cities across Scotland and Northern England. A regular bus route is also available to Gretna, Lockerbie, Annan and Carlisle.















2 Croft Manor

Approximate Gross Internal Area
2250 sq ft - 209 sq m



Not to Scale. Produced by The Plan Portal 2026
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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.

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.

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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