



Upper Mumbie Cottage, Canonbie, DG14 0SF

Offers Over £235,000

C&D Rural

Upper Mumbie Cottage, Canonbie, DG14 0SF

- Detached stone cottage in a rural location
- Kitchen/diner with solid wooden units and integrated electric oven and hob
- Spacious living room with multi-fuel stove and sliding doors onto decking
- Two double bedrooms, one with fitted wardrobes
- Mini paddock, orchard, vegetable plots, lawns
- Detached timber frame garage/workshop
- Driveway
- Stunning views of the countryside
- Only a short drive from Langholm

Two bedroom detached stone cottage with spacious and bright living room, decking area, garage, gardens, mini paddock and orchard.

Council Tax band: D

Tenure: Heritable Title

EPC Energy Efficiency Rating: F

CD Rural



Upper Mumbie Cottage is an exciting opportunity for buyers in search of a spacious two bedroom detached stone cottage situated in a peaceful, rural setting only a few miles from Langholm. With well maintained gardens and a private orchard, this cottage is perfect for anyone who loves to potter in the garden.

The Accommodation

The front door opens into a narrow hallway which gives access to bedrooms, bathroom and kitchen/dining room. The kitchen is fitted with a range of solid wooden floor and wall units with wooden worktops and integrated appliances to include an electric oven, grill and hob. There is a Belfast ceramic sink with mixer tap over-looking the rear garden and rear door which gives access to the gardens. The kitchen floor is tiled and the dining area is laid with engineered wooden flooring which flows nicely through to the living room.

The living room is the heart of the home, boasting a magnificent fireplace with dual door woodburning stove set on a stone hearth. This bright and spacious room is ideal for hosting guests, with the benefit of the elevated rear decking which enjoys beautiful views of the surrounding fields, hills and a glimpse of Langholm.

There are two good sized double bedrooms within the cottage, one of which benefits from fitted wardrobes. The family bathroom comprises a three piece suite with electric shower over the bath. There is a loft hatch in the bathroom which provides access the immersion heater in the loft.



Outside

The property is located down a short track shared with the cottage opposite. There is parking available at the side of the cottage with paths that run to both the front and rear of the cottage. The timber garage is perfect for storage or could be upgraded to something larger (subject to consent). There are sections of lawn at the back of the house and below the timber decking. The current owners have a section of grounds use for growing vegetables and they have created their own private orchard which is delightful. Fruit trees include pear, damson and apple to name a few. On the opposite side of the track is a small triangle piece of land which could be used for further gardening or may serve as a small paddock for some hens. Nearby there are a number of walks including the Tarras Valley Nature Reserve.

Location Summary

Upper Mumbie Cottage is located just outside the village of Claygate. 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

///consonant.culling.slippers







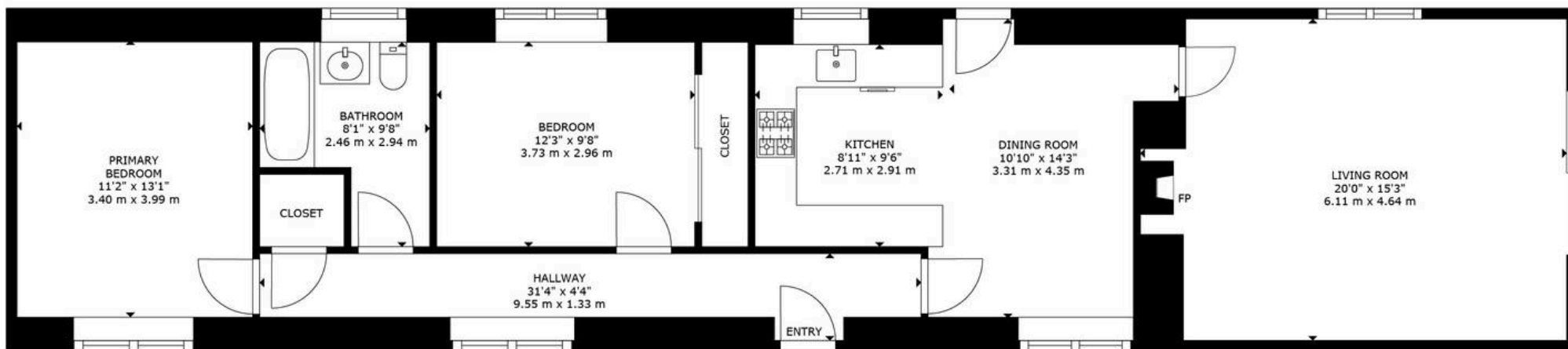








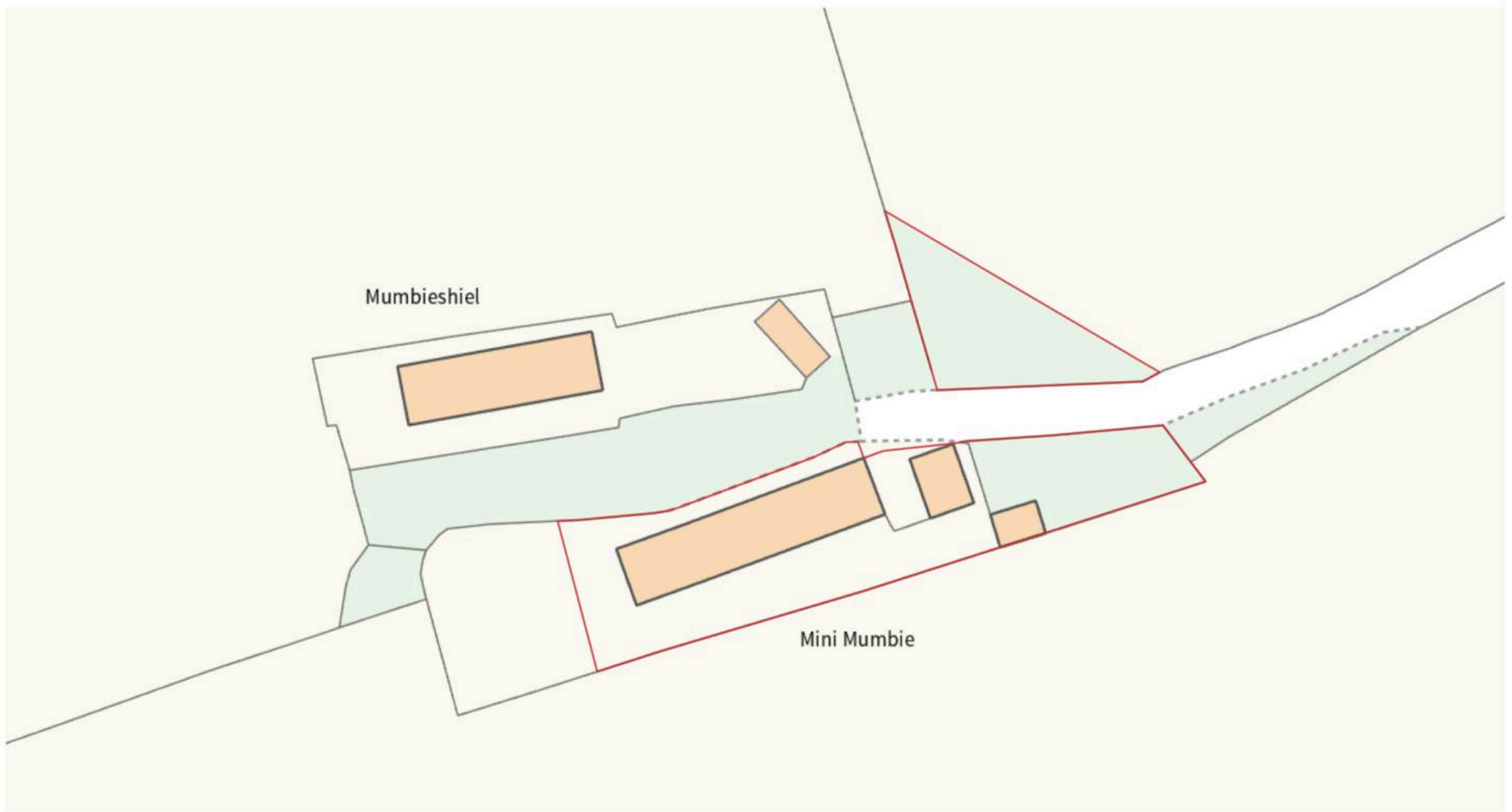




FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN: 1,118 sq. ft, 103 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Upper Mumbie Cottage, Canonbie,
DG14 0SF



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.

Access Track: The track is owned between the two cottages and the farmer who has access to the fields. Maintenance is shared.

Septic Tank: The septic tank is shared with Mumbieshiel Cottage and is registered with SEPA.

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).

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

T: 01228 792 299 | E: office@cdrural.co.uk

Important Notice C & D Rural and its clients give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.