



11 Croft Manor, Eaglesfield, DG11 3PZ

Offers Over £315,000

C&D Rural

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- Large four bedroom detached bungalow
- Spacious and bright living room with gas fire
- Three reception rooms
- Extensive off-street parking and detached garage
- Large gardens with lovely views of the countryside
- Private cul-de-sac
- Oil central heating
- Peaceful village location
- Potential for multi-generational living
- No onward chain

Well designed four bedroom detached bungalow situated in a desirable cul-de-sac with extensive gardens and detached garage.

Council Tax band: F

Tenure: Scottish Heritable

EPC Energy Efficiency Rating: D

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11 Croft Manor is a beautifully designed four bedroom detached bungalow, 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 three reception rooms, four generous bedrooms, large driveway, detached garage and front and rear lawns all set within extensive grounds with pleasant views at the rear.

The Accommodation

The front door welcomes a bright and spacious reception hall with glass paned doors into the living room. The exceptionally large living room with laminate flooring, enjoys pleasant views of the front lawn and features a gas fire serviced by LPG gas. Double glass paned doors welcome the kitchen/diner.

The kitchen/diner boasts a traditional electric AGA, solid wall and floor units incorporating a 1.5 bowl sink with mixer tap and breakfast bar with additional units built around. A second pair of double doors also allows access to the conservatory. The conservatory is double glazed, fully private with a side door and step to rear patio. The dining room is conveniently located adjacent to the kitchen and provides a lovely space for larger families to sit down and enjoy an evening meal. There is a useful utility room which features additional fitted floor and wall units, integrated stainless steel sink and space for white goods. There are several excellent airing cupboards in the hallway and another side door allowing access to outside.



The bungalow boasts four double bedrooms. The master bedroom is a generous double with built-in cupboard and en-suite wetroom. The second bedroom is also a very good size and features built-in wardrobes. The third bedroom is the smallest also featuring fitted wardrobes and the largest bedroom is located at the rear of the property, formerly the garage before it was converted. There is scope to convert this bedroom to offer multi-generational living. Sliding doors provide convenient access to the rear patio. The family bathroom, comprising of a corner bath, WC, shower cubicle, and wash hand basin, completes the internal accommodation.

11 Croft Manor is located at the head of a quiet and desirable cul-de-sac in the heart of Eaglesfield. The property is approached via a gravel driveway that offers plenty of parking and leads to a detached double garage at the rear. The garage has a manual up-and-over door with power. There is a timber lean-to at the side of the garage for additional dry storage. The property sits within beautifully landscaped gardens to the front and rear. The front garden is predominantly laid to lawn with flowering borders, whilst the rear garden offers a mixture of patios, lawn, flower beds, mature shrubs and bushes. The rear garden is bordered by fence and hedging, with open fields beyond. There is a timber shed and greenhouse, perfect for garden enthusiasts.



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, church hall 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.





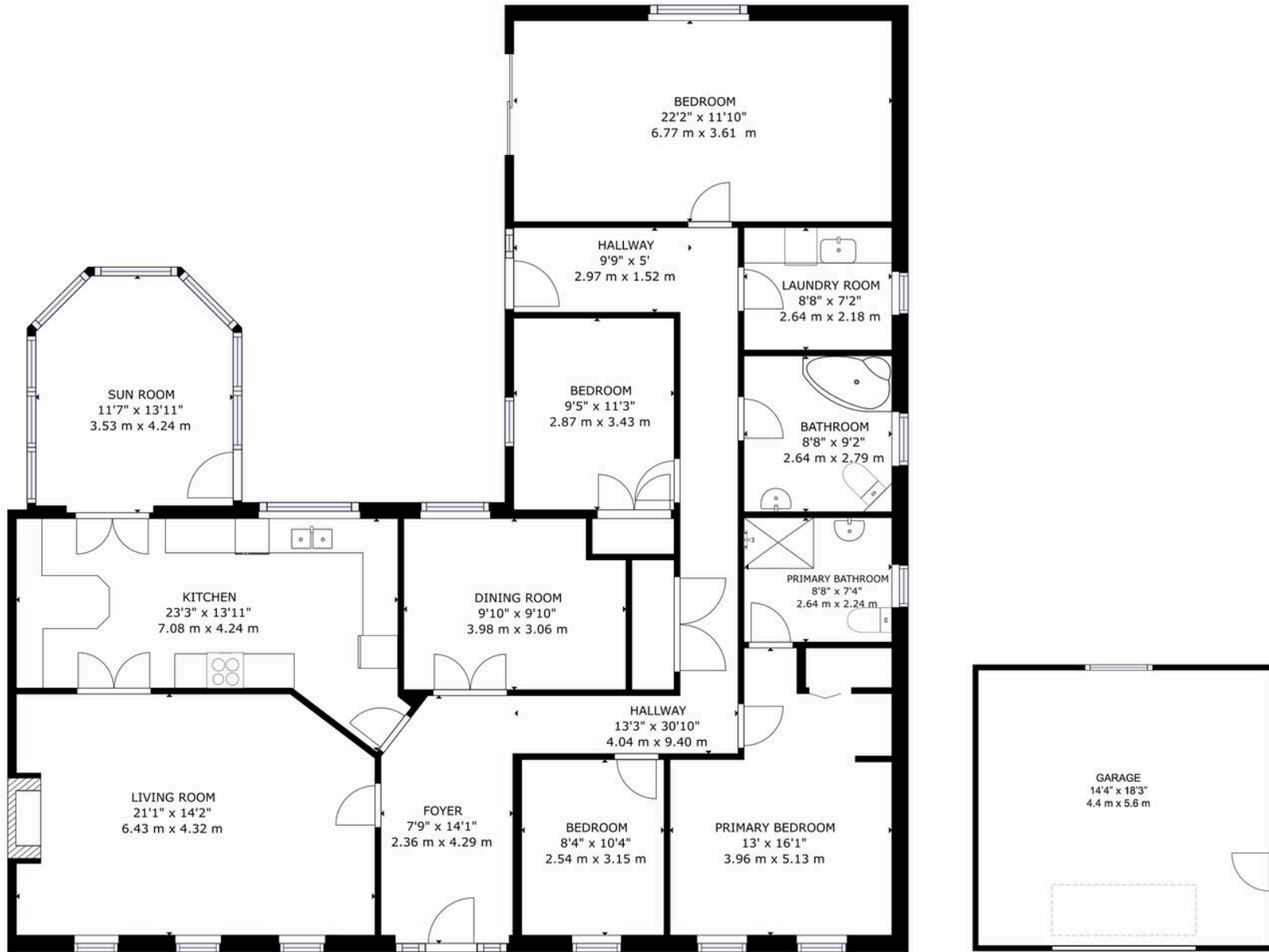












GROSS INTERNAL AREA
 FLOOR 1: 2116 sq ft, 196.57 m²
 EXCLUDED: GARAGE 261 sq ft, 24.64 m²
 TOTAL: 2116 sq ft, 196.57 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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DG11 3PZ



General Remarks & Stipulations

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

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.

EPC Rating: D

Broadband: Superfast broadband and good mobile coverage available (we understand there is fibre available in the village).

Services: 11 Croft Manor is serviced by mains water supply, mains electricity, mains sewerage and oil fired central heating.

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: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band F.

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.

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