



Plane Tree Grove, Middlebie, DG11 3JP

Offers Over £210,000

C&D Rural

Plane Tree Grove, Middlebie, DG11 3JP

- Charming, two bedroom detached cottage
- Generous living room with multi-fuel stove
- Converted loft previously used as an office
- Large garden with wild flowers
- Situated in a rural setting with lovely views of the surrounding woodland
- Oil central heating
- Large workshop
- Driveway with parking for two vehicles
- Easy access to local amenities and M74

Delightful and charming, two bedroom detached cottage with generous and beautiful gardens, off-street parking and oil central heating, situated in a lovely, rural setting.

Council Tax band: E

Tenure: Scottish Heritable Title

EPC Energy Efficiency Rating: E

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Plane Tree Grove is a charming and delightful, two bedroom detached cottage, estimated to have been constructed in early 1800s and situated in the beautiful Dumfriesshire countryside only a few miles from Eaglesfield. The property provides spacious and versatile accommodation and briefly comprises a generous living room, front porch, kitchen, two double bedrooms, and family bathroom. Externally the property benefits from a large plot including an extensive driveway, elevated gardens and workshop.

The Accommodation

The property is accessed through a timber frame front porch/conservatory which acts as an additional space within the property to relax, complete with radiator attached to the wall and a door through to the main hallway with access to the first bedroom, bathroom and living room. The living room is the heart of the home, with a man-made stone fireplace boasting a freestanding woodburning stove and pleasant views of the garden and woodland. The living room is a comfortable size featuring fitted storage units to one wall and door through to the kitchen at the rear of the property.

The kitchen is the width of the cottage, with fitted base units to each wall including a stainless steel drainer sink and ample room for portable white goods. There is space for a dining table and a back door which gives access to the rear path and steps to the parking area.



There are two generous double bedrooms within the property, each located on opposite sides of the cottage. The first bedroom is situated off the living room and is complete with shelving to the front elevated wall. The second bedroom is larger, with plenty of room for freestanding bedroom furniture.

The family bathroom is located in the centre of the cottage and comprises a large, deep bath in the corner with shower proof boarding, WC and pedestal sink with overhead mirror. There is a loft hatch in the hallway with ladders which give access to the fully boarded roof space which was used in the past as an office. It would also make for excellent storage or may serve as a third bedroom in the future subject to necessary planning consents.

Externally the cottage sits on a wonderful elevated plot just on the edge of the hamlet of Middlebie. For garden enthusiasts there is a large garden primarily laid to lawn with areas of wild growth to encourage wildlife. The cottage is surrounded by natural woodland and at the bottom of the garden there is a gate to access Mein Water. At the front there is a paved patio with gated access from the main road to the workshop. The workshop has timber doors for access and a side door from the rear of the cottage. The workshop benefits from a power supply and lighting. At the top of plot there is off-street parking for several vehicles with steps down to the back door and areas of embankment which could be landscaped into further gardens if desired.



Location Summary

The property is located on the edge of a small, peaceful hamlet called Middlebie around 7 miles from the charming town of Annan in Dumfries and Galloway. Eaglesfield is the closest village which 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 (7 miles), Lockerbie (10 miles) or Gretna (9 miles) railway station are 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.

What 3 Words

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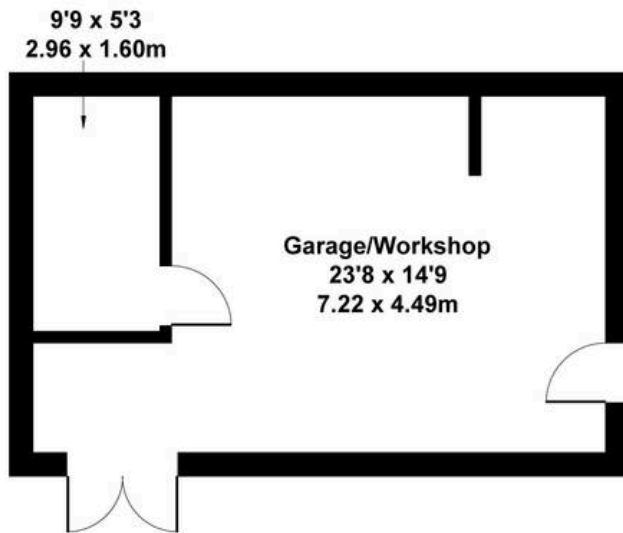
NO PARKING
RESIDENTS
ONLY



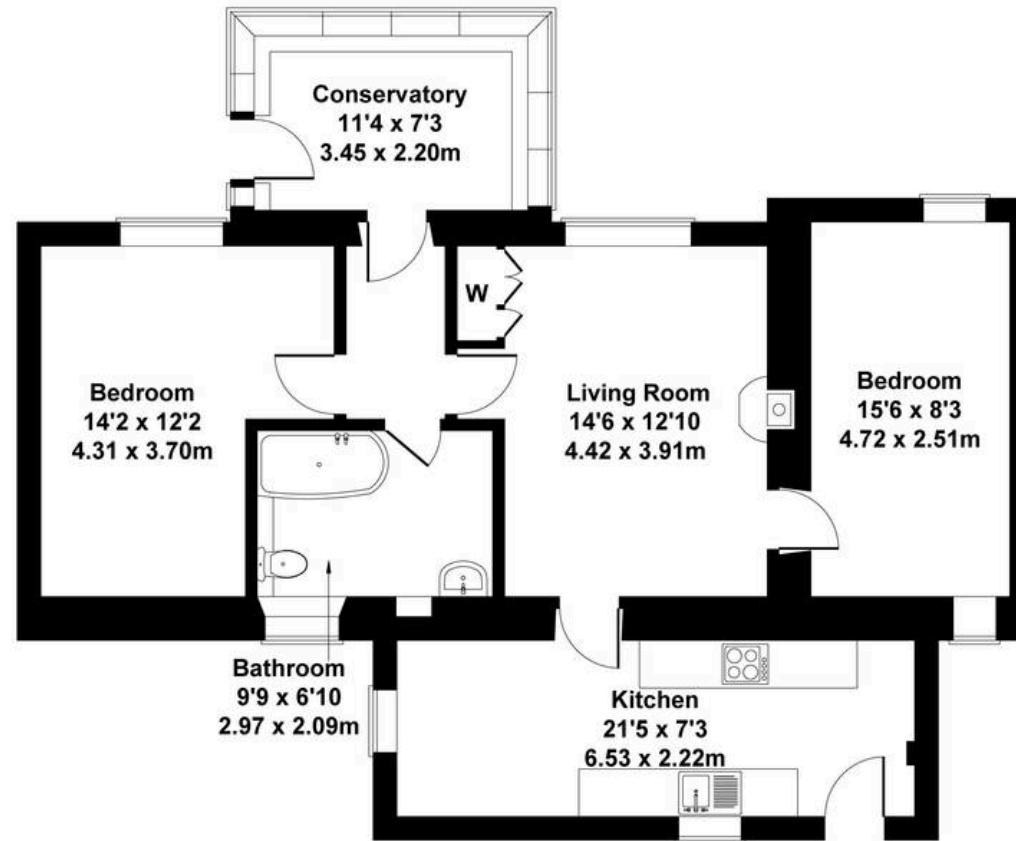


Plane Tree Grove

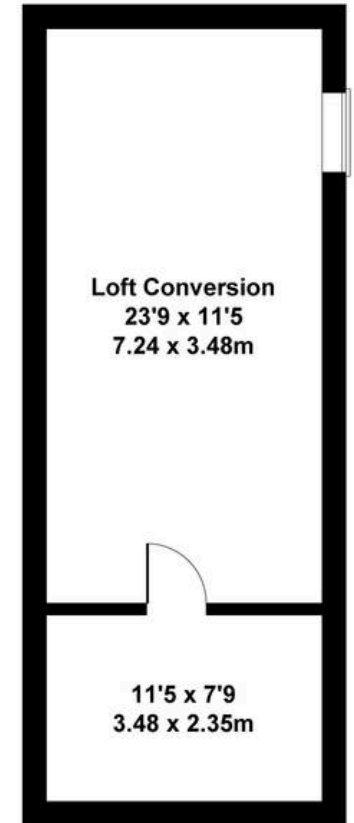
Approximate Gross Internal Area
1593 sq ft - 148 sq m



OUTBUILDING



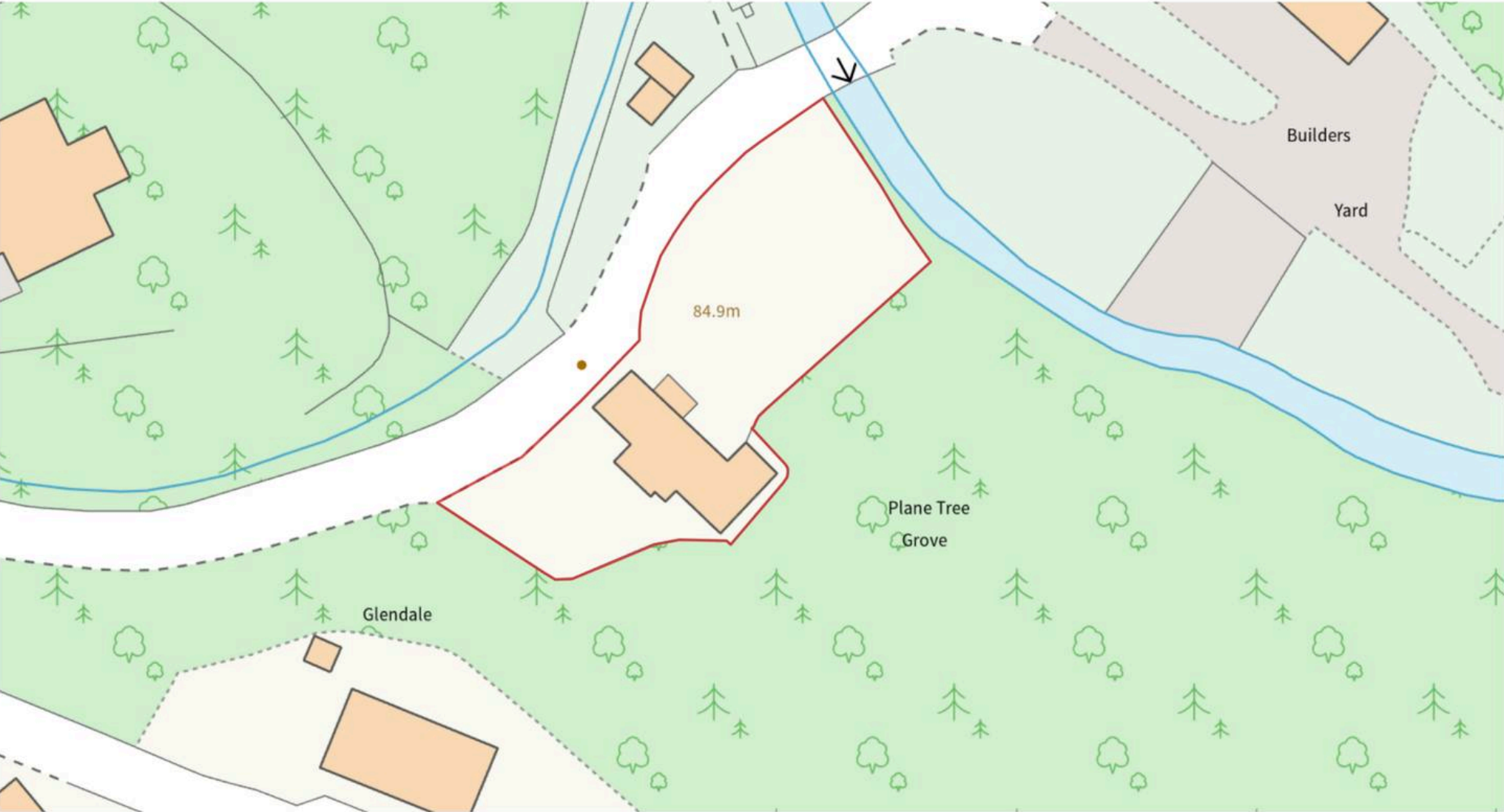
GROUND FLOOR



LOFT

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.

Septic Tank: Drainage is to a private septic tank.

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.

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