



Woodhead Cottage, Middlebie, Lockerbie, DG11 3JW

Offers Over £185,000

C&D Rural

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- Spacious and versatile three bedroom cottage
- Generous living room with woodburning stove
- Separate dining room
- Modern shower room situated on the ground floor
- Two dormer bedrooms on the first floor
- Off-street parking available
- LPG central heating with combi boiler
- Good sized rear garden
- Pleasant rural setting

Three bedroom semi-detached stone built cottage with off-street parking, private garden and LPG central heating.

Council Tax band: C

Tenure: Heritable Title

EPC Rating: F

CD Rural



Woodhead Cottage is a spacious and versatile, three bedroom semi-detached cottage situated in the beautiful Dumfriesshire countryside only a few miles from Eaglesfield. The property is offered with vacant possession and briefly comprises a generous living room, kitchen, dining room, utility area, shower room, ground floor bedroom and two double bedrooms on the first floor. Externally the property benefits from a good sized rear garden with patio and driveway at the front.

The Accommodation

The front door opens directly into the kitchen with doors leading into the living room, dining room and utility area. The kitchen is decorated with tiled flooring and walls, currently fitted with a range of floor fitted units along the rear elevation with electric hob integrated and 1.5 bowl stainless steel drainer sink. The current owners don't have a need for an oven but there is excellent scope to install one again. At the end of the kitchen there is a useful utility area where the boiler is located and there is plumbing for a washing machine. The shower room has been upgraded in recent years and now features a walk-in shower cubicle with mains fed shower and glass screen, WC and vanity unit with sink. The walls are lined water-proof boarding.



Off the kitchen there is a separate dining room with stairs to the first floor, rear porch access and door into the ground floor bedroom. The dining room is spacious and offers an excellent opportunity for creating an open-plan kitchen/dining room. The bedroom is a comfortable double and features exposed beams. There is an original stone fireplace which we believe has been closed off. On the first floor there are two similar sized rooms with dormer windows, both with built-in storage space for clothes.

Externally the property is situated in a quiet hamlet near Eaglesfield, perfect for buyers seeking an escape to the countryside. There is parking at the front in the form of a graveled driveway and two small sheds. There is gated access to the side of the house where you will find a paved patio with stone wall and rear garden. The garden is laid with grass with a selection of mature trees and shrubbery providing privacy.



Location Summary

The property is located in the 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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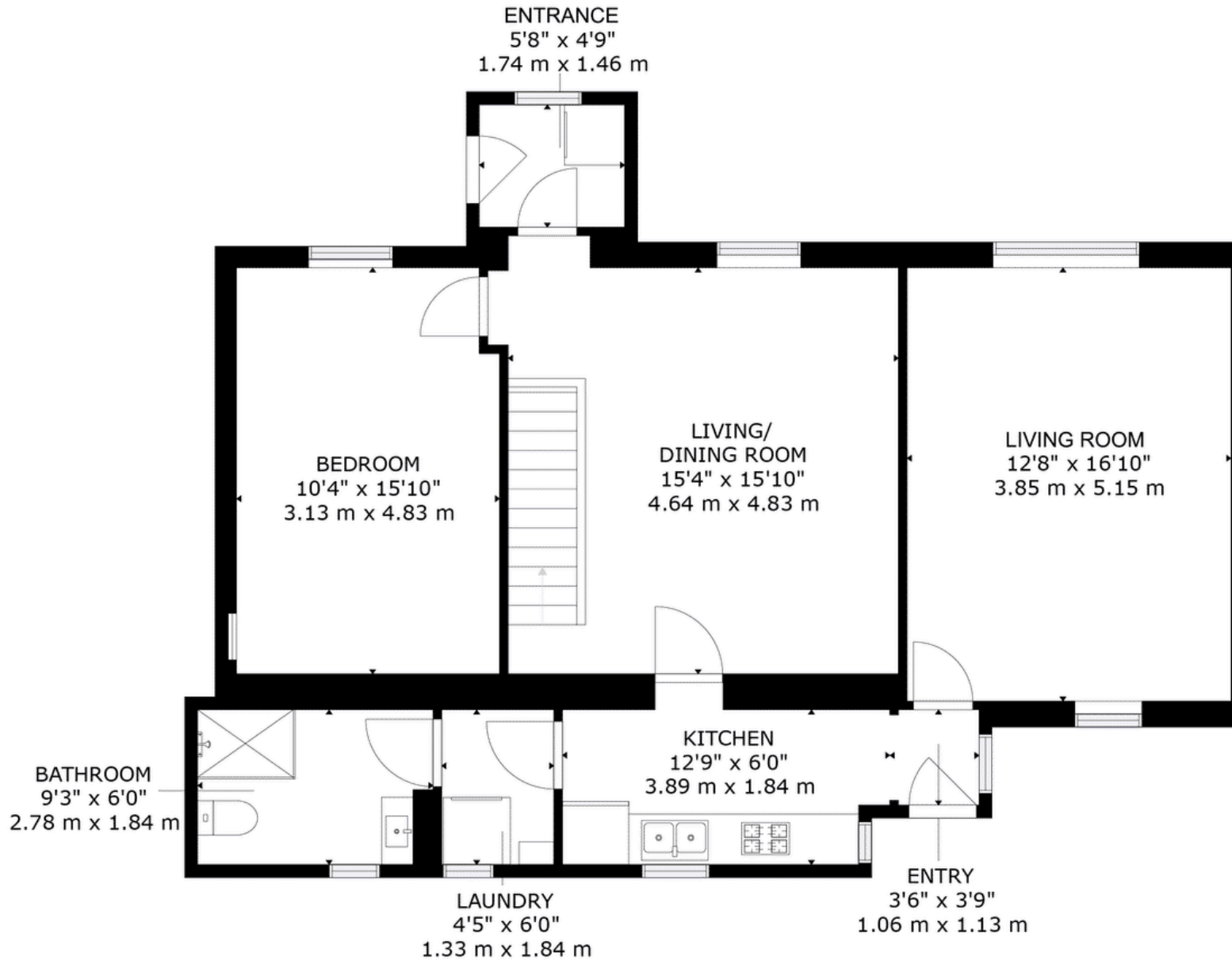






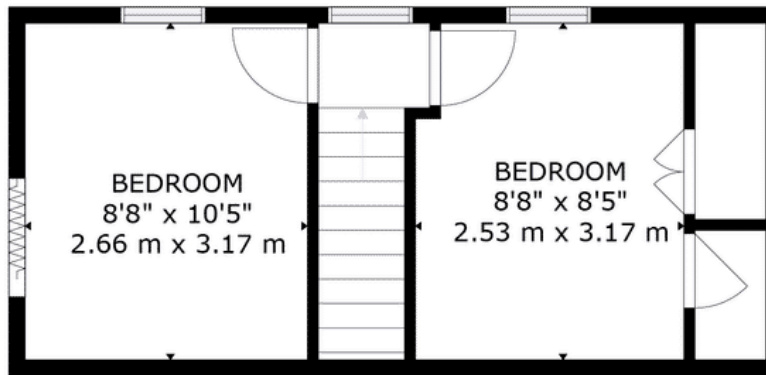






GROSS INTERNAL AREA
 FLOOR 1: 925 sq.ft, 86 m², FLOOR 2: 269 sq.ft, 25 m²
 TOTAL: 1194 sq.ft, 111 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 925 sq.ft, 86 m², FLOOR 2: 269 sq.ft, 25 m²
TOTAL: 1194 sq.ft, 111 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Septic tank: The property is connected to the village septic tank. No maintenance is required.

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.

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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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.