



Lane End Cottage, Whitchester Lane, Newcastleton, TD9 0RD

Offers Over £130,000

CD Rural

Lane End Cottage, Whitchester Lane, Newcastleton, TD9 0RD

- Unique one bedroom detached house constructed in 1996
- Spacious and versatile accommodation
- Open plan layout on the ground floor with patio doors to rear garden
- Bespoke and handmade fitted kitchen with space for dining
- Multi-fuel stove set on a slate hearth
- Large double bedroom upstairs with walk-in wardrobe and en-suite W.C
- Modern shower room with large airing cupboard
- Single, well insulated detached garage with adjoining utility room
- Double driveway with 240V socket
- Situated down a quiet lane in the peaceful village of Newcastleton

One bedroom detached house, situated down a quiet lane in the village of Newcastleton with off-street parking, detached garage and garden.

Council Tax band: B

Tenure: Scottish Heritable Title

EPC Energy Efficiency Rating: D

CD Rural



Lane End Cottage is a unique one bedroom, two storey cottage, situated in the peaceful village of Newcastleton. Built in 1996 by a local, reputable builder, the property sits at the bottom of a quiet lane, offering ample off-road parking in the form of a driveway with 240V EV charger, single garage and private, low maintenance garden at the rear.

The Accommodation

The front door steps into a spacious kitchen, fitted with bespoke, handmade white kitchen units with a stainless steel drainer sink integrated with water softener underneath and space for a dishwasher and cooker. There is no shortage of space for a small dining table and the open plan concept creates a nice flow of flexible living on the ground floor. The living room features an incredible multi-fuel stove set on a slate hearth with cladded brick feature wall and flue which easily heats the entire property. The living room also enjoys pleasant views of the hills surrounding the village. Towards the back of the house is a modern shower room with partial tiled walls, WC, pedestal white hand basin, electric heater and large cupboard with a new hot water tank and plumbing underneath for a washing machine. Patio doors from the rear hallway give access to the garden from the ground floor.

Stairs provide access to the first floor where there is a generous double bedroom with a walk-in wardrobe, dormer window and separate en-suite complete with toilet, wash hand basin and additional storage. There is also excellent storage built into the eaves of the roof.



Externally the property is accessed via a shared lane off Whitchester Lane. The cottage benefits from an extensive, brick paved driveway for parking and a detached single garage with adjoining porch. Off the driveway there is an external 240V socket perfectly positioned for EV charging. The garage, built in 2006 is very well insulated and features indoor and outdoor sockets as well as boarded loft space. There is a 110V socket inside the garage which is available for workshop machinery. The porch is secure and is an additional space for storage or would lend itself as an utility room. A path runs along the side of the house with gated access to the rear garden which is primarily laid with stone paving and features several raised beds with a variety of plants, bordered by a timber fence. There is a covered log store for storing wood.

The cottage is situated in a quiet residential area within walking distance to local amenities and nearby walks. Offering deceptively spacious accommodation, Lane End Cottage presents an excellent opportunity for those seeking a peaceful retreat in the beautiful Scottish Borders.

Location

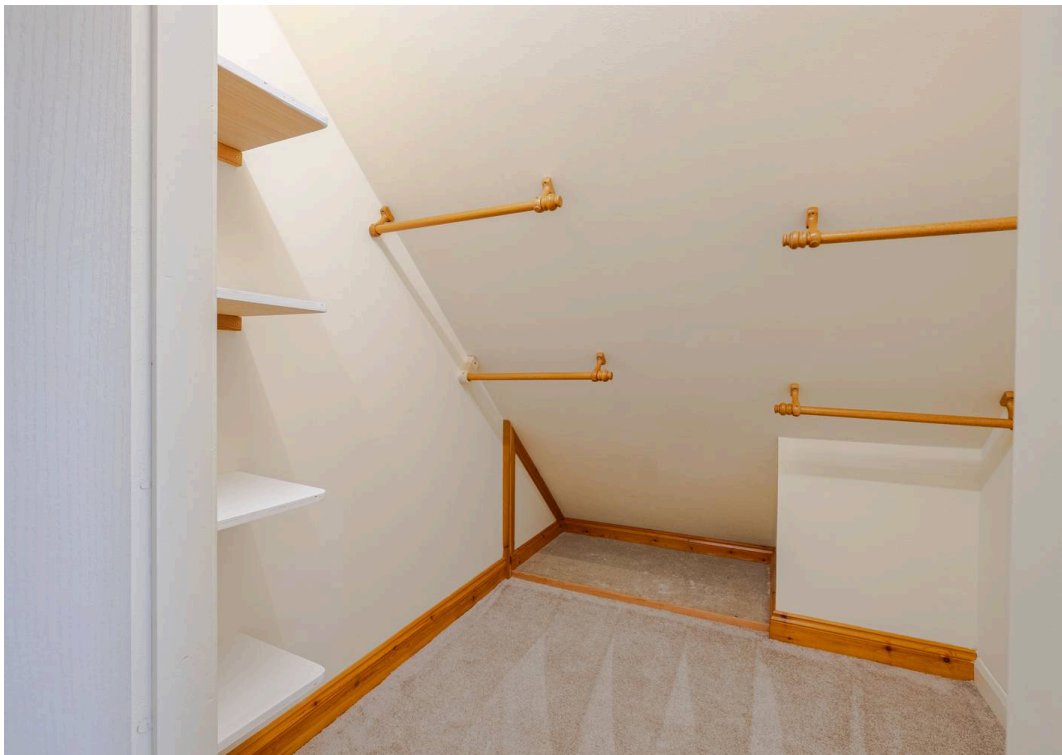
Lane End Cottage is located in the popular village of Newcastleton, which lies in the attractive Liddlesdale Valley of the Scottish Borders. The village offers a wide range of local amenities to include a butcher, baker, hardware store, two convenience stores, a well-regarded primary school, gym and tennis courts. There are also community operated unmanned fuel pumps and electric charging points. Only a few miles outside the village lies Hermitage Castle, a magical sight with plenty of history. To the north and south is the A7 route which allows for an easy commute to Edinburgh and Carlisle respectively. The market town of Hawick lies approximately 20 miles to the north and the town of Langholm 10 miles to the west.

What 3 words

[///emporium.blazers.registry](http://emporium.blazers.registry)

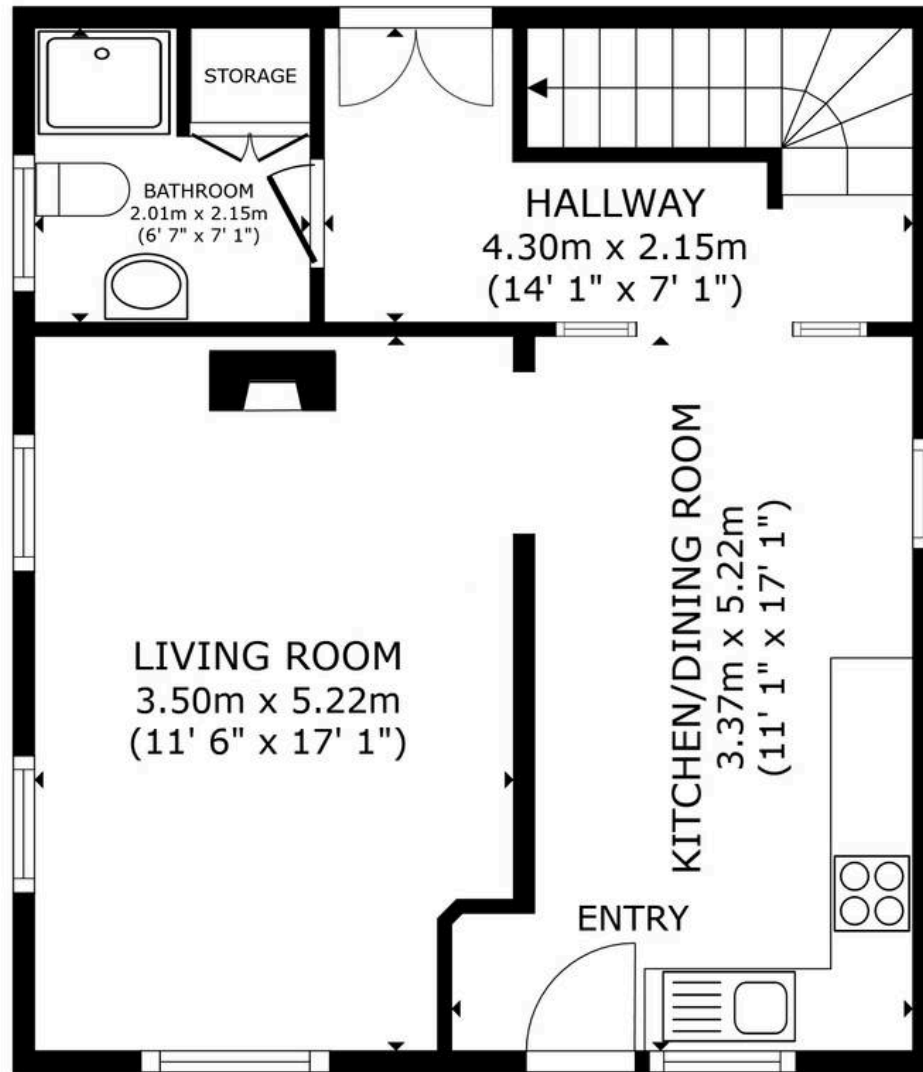






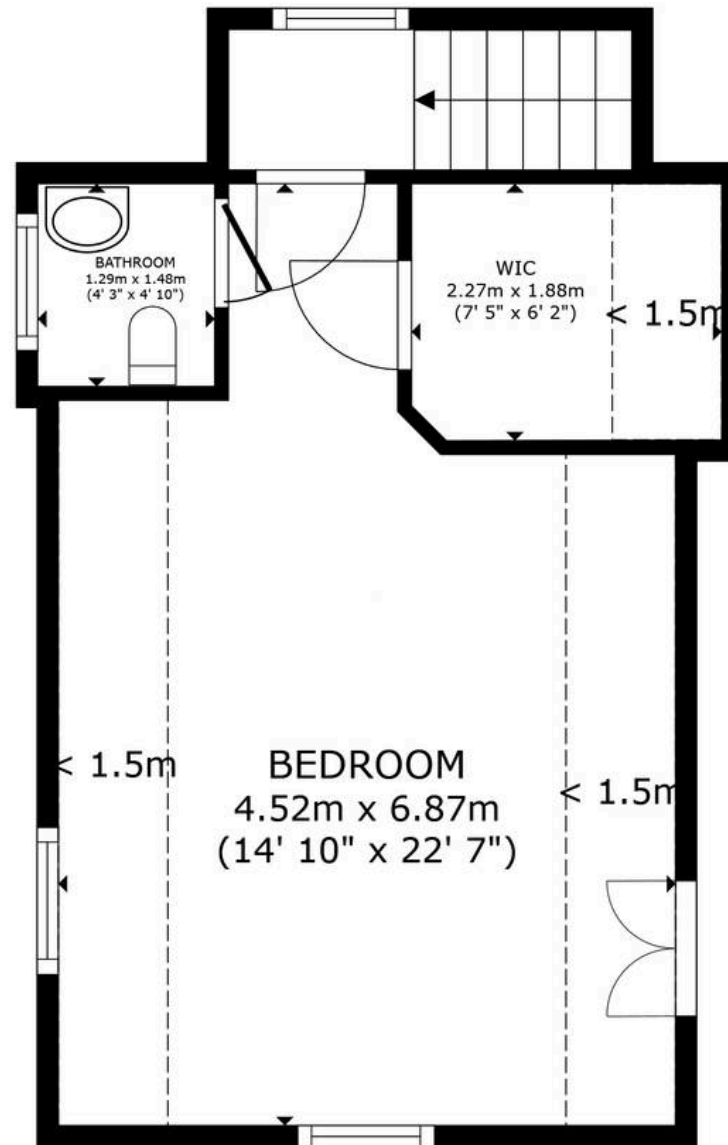






FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 47.9 m² (515 sq.ft.) FLOOR 2 25.5 m² (274 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 9.6 m² (104 sq.ft.)
 TOTAL : 73.4 m² (790 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 47.9 m² (515 sq.ft.) FLOOR 2 25.5 m² (274 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 9.6 m² (104 sq.ft.)
 TOTAL : 73.4 m² (790 sq.ft.)
 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.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

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).

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