



Field View Cottage, 59 Rowanburn, Canonbie, DG14 0RQ

Offers Over £72,000

C&D Rural

59 Rowanburn, Canonbie, DG14 0RQ

- One bedroom terraced cottage
- Spacious living room with open fire
- Generous double bedroom with fitted wardrobes
- Scope to extend and convert to a two/three bedroom cottage
- Fully boarded loft with ladder access
- Large rear garden and private parking for two vehicles
- Pleasant village location with good access to A7
- Double glazed throughout
- Detached workshop
- No onward chain

Spacious one bedroom mid-terraced cottage near Canonbie with scope to extend, generous rear garden, detached workshop, off-street parking for two, and a fully boarded loft.

Council Tax band: A

Tenure: Scottish Heritable Title

EPC Energy Efficiency Rating: G

C&D Rural



59 Rowanburn is a spacious one bedroom mid-terraced cottage with excellent scope for converting into a two/three bedroom cottage. The cottage is situated in a pleasant village near Canonbie, benefitting from a generous rear garden, detached workshop and off-street parking for two vehicles.

The Accommodation

This charming one bedroom mid-terraced cottage presents an excellent opportunity for those seeking a characterful home with scope for further enhancement. The property features a spacious and inviting living area complete with an open fire with stone cladded surround and doors leading through to the bedroom and kitchen.

The generous double bedroom benefits from double fitted wardrobes and built-in shelving, providing plenty of storage without compromising on space. The kitchen is located at the rear of the property, fitted with a range of floor and wall units with wooden worktop and 1.5 bowl stainless steel drainer sink with mixer tap. There is a large cupboard where the immersion water tank is located. Adjacent to the kitchen is the shower room, with walk in shower tray complete with electric shower, WC and hand wash basin. The walls are fully tiled. There is a back door to the parking area and garden.

The fully boarded loft, accessed via a fitted ladder from the entrance hall, offers significant potential for conversion, subject to the necessary planning consents, allowing the property to be extended into a two or even three bedroom cottage to suit changing needs. There are several other cottages in the street which have chosen to extend upwards.

Externally, the cottage overlooks a grazing field at the front and at the rear there is a generous sized garden with a variety of plants, shrubbery and predominantly laid with grass. Additional features include a detached workshop and private parking for two vehicles, ensuring convenience for residents and guests alike.



Location Summary

59 Rowanburn is located within the heart of the village of Rowanburn, just beyond Canonbie which benefits from a primary school, doctors surgery, post office and pub. The property has excellent road links with Carlisle (M6 J44) approximately 14 miles north and Junction 21 of the M74 approximately 11 miles to the west. A wider range of amenities are available in Longtown and Langholm which are both located 9 miles away.









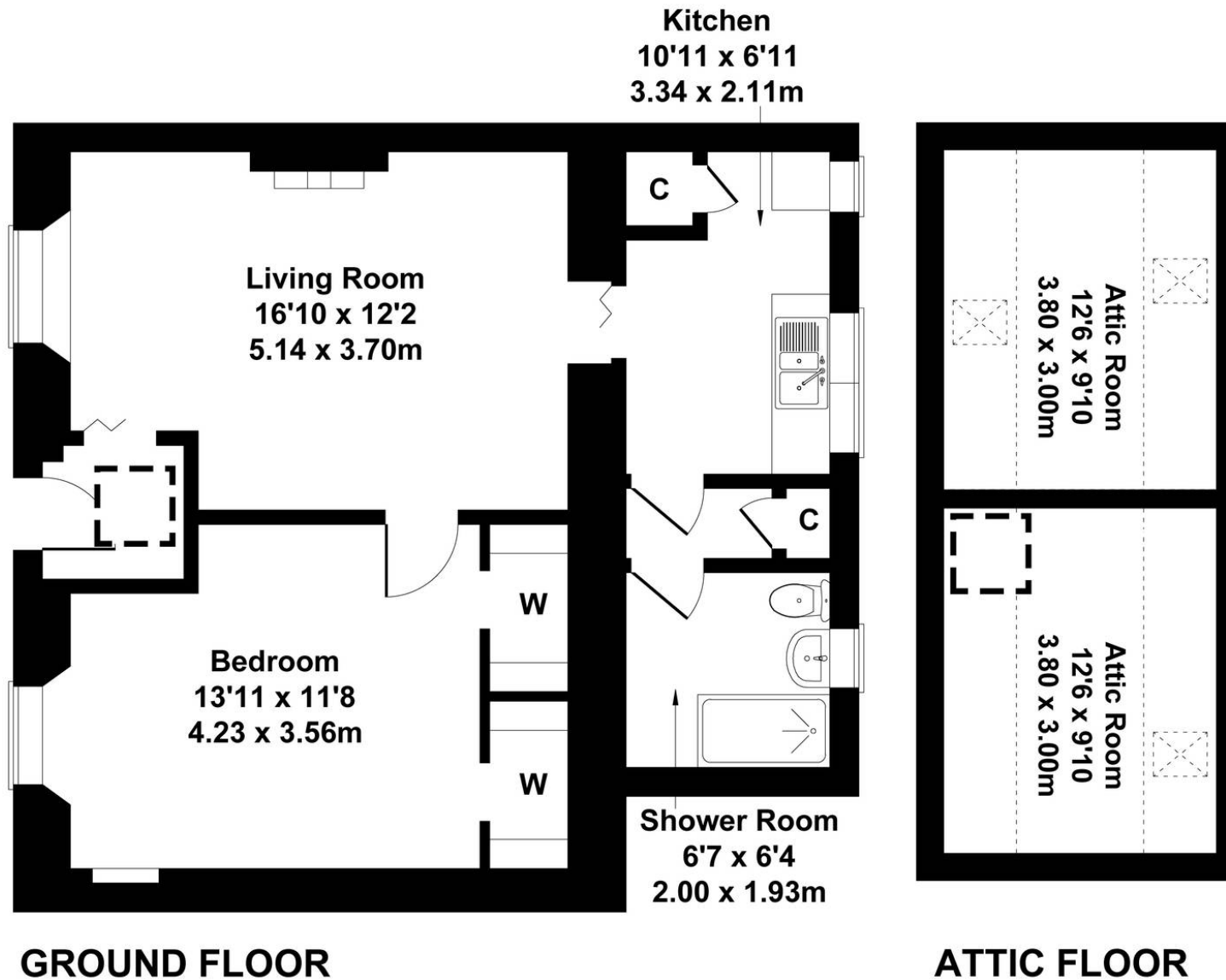




59 Rowanburn Cottage

Approximate Gross Internal Area

828 sq ft - 77 sq m



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.

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.

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.



Lakeside Townfoot Longtown
Carlisle CA6 5LY

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

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