



4 The Hollows, Canonbie, DG14 0XD

Offers Over £245,000

C&D Rural

4 The Hollows, Canonbie, DG14 OXD

- Two bedroom detached cottage
- Spacious living room with multi-fuel stove
- Modern bathroom with mains fed shower over bath
- Oil central heating
- Workshop with electricity supply and wood store
- Driveway with gated access
- Generous side porch/conservatory with door to garden
- Large garden with beautiful views of grazing fields and Gilnockie Tower
- Countryside property with excellent transport links

An excellent opportunity to acquire an idyllic two bedroom detached cottage situated only a few miles from Canonbie benefiting from a large, enclosed garden, driveway and workshop.

Council Tax band: B

Tenure: Scottish Heritable Title

EPC Energy Efficiency Rating: E

C&D Rural



4 The Hollows is an idyllic two bedroom detached country cottage which has been recently modernised benefiting from a large, enclosed garden, driveway, parking space at the rear and workshop with electricity supply. The property is situated on a bus route, with excellent transport links to Langholm and Carlisle.

The Accommodation

The front door welcomes you into a spacious entrance hall with door into the living room and front bedroom. The living room features a welcoming fireplace with freestanding woodburning stove, offering the perfect space for entertaining the family. The first bedroom is a generous double with an excellent range of fitted wardrobes. Towards the rear of the property is a modern kitchen with cream floor and wall units, white splashback tiles, ceramic white sink with mixer tap and plenty of space for a breakfast/dining table. The second bedroom is also a good sized double with useful storage cupboard. The family bathroom, comprising of a bath with mains shower over with rainwater head, WC and hand wash basin, has been tastefully upgraded, with marble effect tile flooring and complimentary green painted walls. A useful airing cupboard completes the bathroom.

There are two excellent pantry/cloakroom cupboards in the front and rear hallways. Off the kitchen there is a lean-to style porch/conservatory built to the side of the property with double glazed window offering an additional room for storage, comfort or utilities. The loft is partially boarded and offers another excellent storage space.

Outside there is off-road parking to the front of the property with gate. Further parking is available at the rear of the property which accessed via the shared track. There is a wooden workshop with electricity supply and wood store. The property also benefits from a large, enclosed garden which has been maintained beautifully. The garden is primarily laid to lawn and features sections of wild bedding and mature trees to encourage wildlife habitation. This wonderful detached property is situated in the scenic yet quiet hamlet of the Hollows and viewings are recommended to appreciate what this property has to offer.



Location Summary

The property is located in a peaceful hamlet, near the popular commuter village of Canonbie, around 6 miles from Langholm in Dumfries and Galloway. Canonbie contains a post office/convenience store, a public hall and recreation ground, a primary school, a church, and the Cross Keys Hotel. Canonbie crosses the river Esk, with the historic Gilnockie Tower being a short walk away. For larger shopping needs, Annan and Carlisle boast a variety of amenities, including supermarkets, leisure facilities, healthcare services, independent shops, cafes, and restaurants. For families, the property is well-served by Canonbie primary school with a catchment to Langholm Academy, both offering high-quality education. Nearby Langholm is the gateway to some of the most spectacular scenery that Southern Scotland has to offer.

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. This is an ideal base to explore the Lake District which is under an hour away, Hadrian's Wall, the Solway coast of Scotland which is a haven for wildlife and the Scottish Borders. Glasgow and Edinburgh are around 2 hours away by car or around an hour and a half by train from Carlisle. There is a regular bus service, the X95, which services Langholm, Edinburgh and Carlisle.



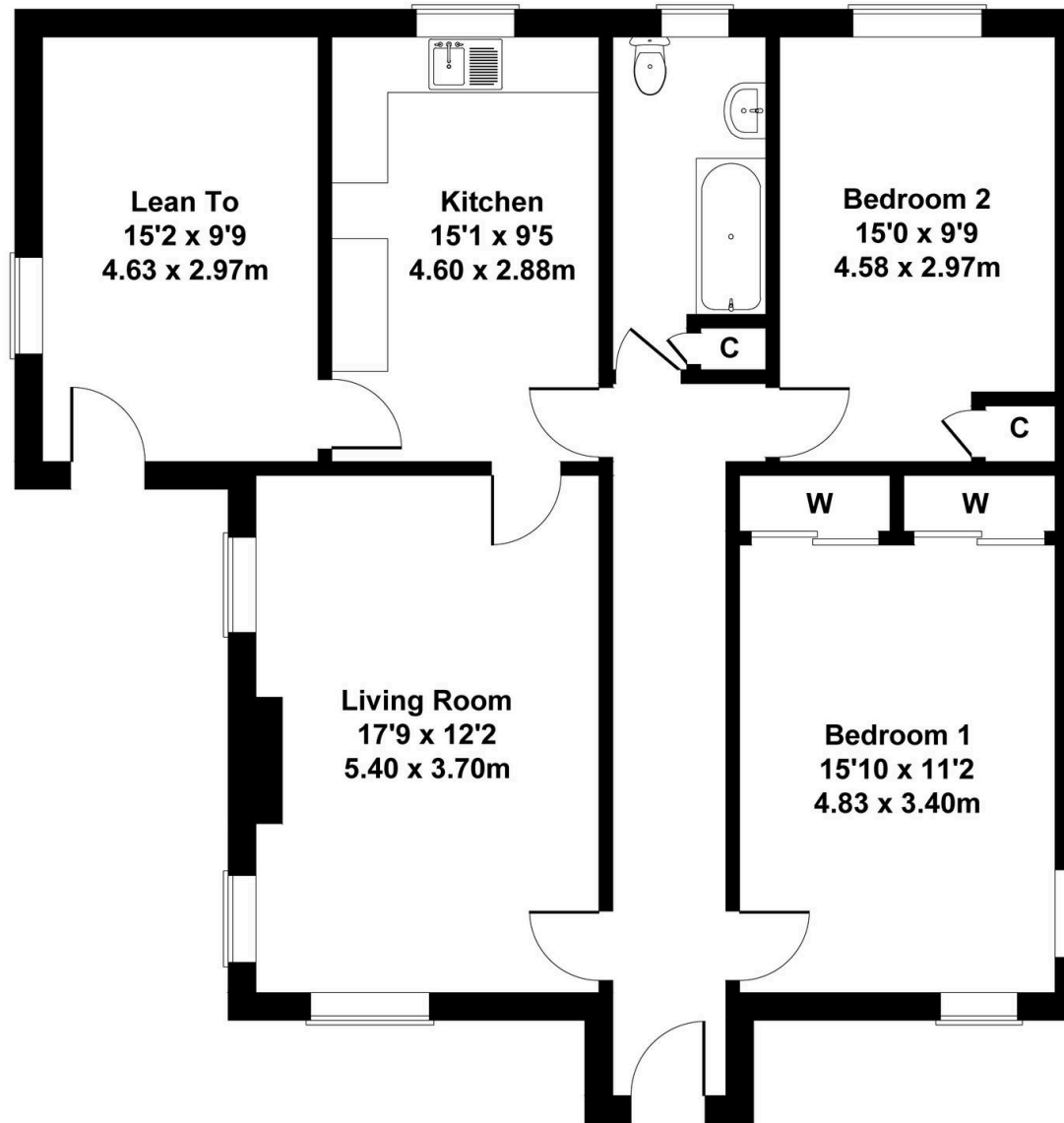






4 The Hollows, Canonbie, DG14 0XD

Approximate Gross Internal Area
1085 sq ft - 101 sq m



Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.

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).

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.

C&D Rural

Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

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

Important Notice C & D Rural and its clients give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
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.