



## Bankhead Cottage, Canonbie, DG14 0RU

Offers Over £395,000

**C&D Rural**

## Bankhead Cottage, Canonbie, DG14 0RU

- Detached 3 bedroom cottage in a rural location
- Total site area of 1.78 acres (0.72 ha)
- Off road parking, woodland areas and formal gardens
- Modern fitted kitchen
- Sun room with expansive views
- Large living / dining room with solid fuel stove
- Sitting room / study with electric fire
- Family bathroom and en-suite WC
- Oil central heating

Bankhead Cottage is a delightful three bedroom detached family home in a peaceful rural location. It sits in a large plot extending to around 1.78 acres (0.72 ha). Feels remote, but within reasonable driving distance of local towns and villages.

**Council Tax band:** F

**Tenure:** Heritable Title (Scottish version of Freehold)

**EPC Energy Efficiency Rating:** D



## The Accommodation

The rear door opens into a useful cloak and boot room, with the benefit of cupboard storage. To the left is the utility room with plumbing for a washing machine and space for a tumble dryer. The hot water tank is located in this room.

The kitchen has modern fitted units with complimentary worktops. It has an integral oven and microwave oven and hob, with extractor fan over. There is plumbing for an under-counter dishwasher and a 1.5 sink with mixer tap. Glazed doors from the kitchen lead into the sun room, which has an electric wall mounted heater. This is a year round room, as it has a solid roof and heating, and would be a lovely place to admire the view whilst dining. It also has double doors to the garden.

The main living room is large has a beautiful parquet floor and has a log burning stove, plus space for a dining table. There is access to the front door via a small entrance lobby. Beyond the living room is a snug sitting room which could also be a study. It has a fireplace housing an electric fire.

There are three bedrooms - two doubles and a single with one of the double bedrooms having an en-suite wc with wash basin and heated towel rail. The family bathroom has a spa bath with shower over, wc and wash basin. A designer radiator is positioned beneath a towel rail.



## Outside

The property is set within a generous plot extending to a total of around 1.78 acres (0.72 ha). From the B6357, the access to the property is via a private road shared with the farm further on from Bankhead Cottage. The property has off road parking and extensive garden and woodland areas with paths laid through a lot of it - a truly lovely place to potter about.

There is a seemingly endless supply of firewood and a storage shed close to the dwelling to store it in. There is modern garden room added in last two years, providing an excellent outside space, with electrics connected, and timber storage shed located within the garden.



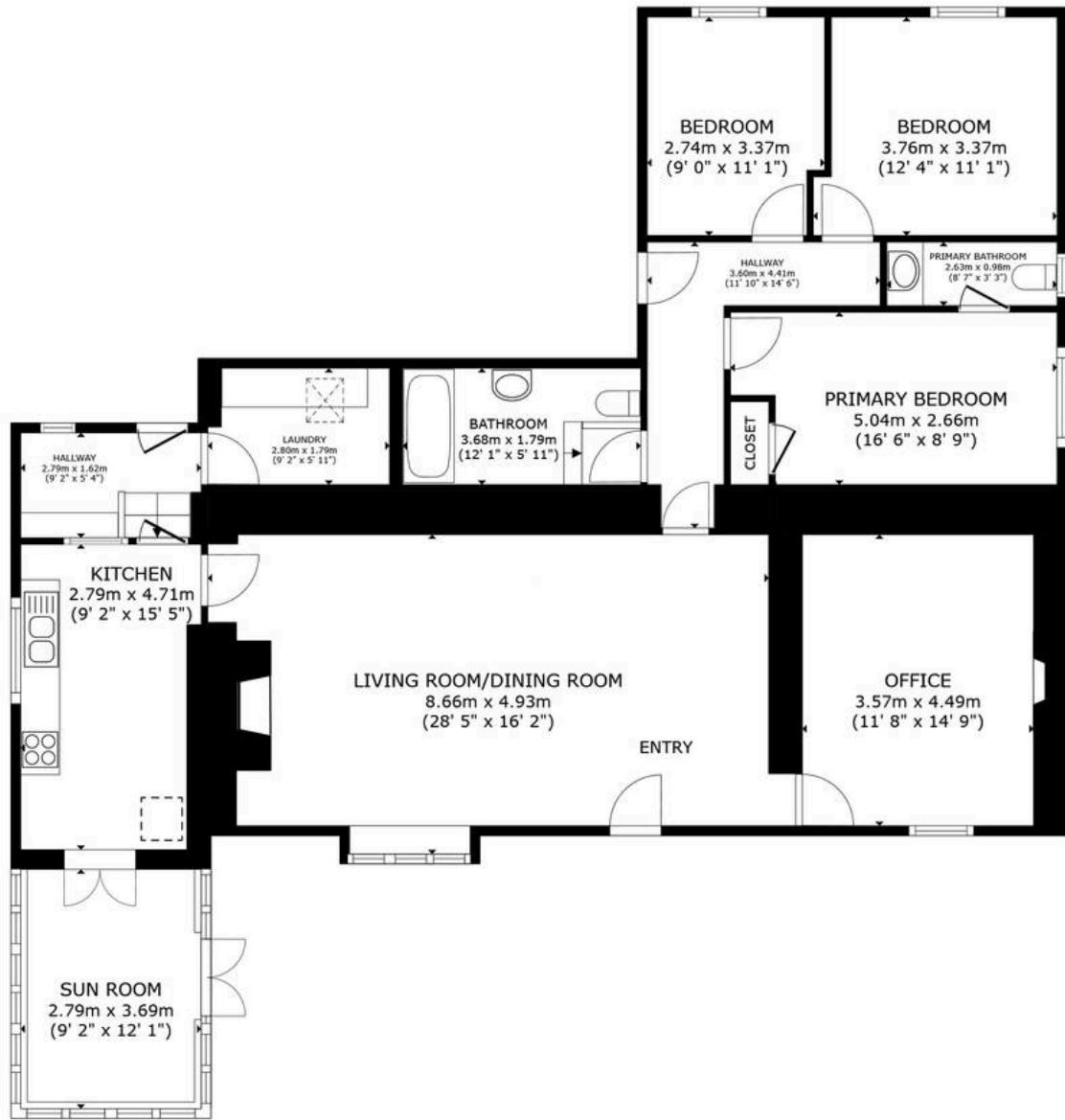












FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 157.3 m<sup>2</sup> (1,693 sq.ft.)  
 TOTAL : 157.3 m<sup>2</sup> (1,693 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# BANKHEAD COTTAGE, CANONBIE, DG14 0RU



## General Remarks & Stipulations

**Tenure and Possession:** The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

**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. The access road is shared with two other users. We understand that the cost of repairs carried out are based on the level use.

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

**Broadband:** Fibre broadband is connected to the property.

**Services:** Bankhead Cottage is serviced by mains water supply, mains electricity, septic tank sewerage and oil fired central heating. The septic tank is registered with SEPA.

**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.

**Local Authority:** Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The property is in Council Tax Band F.

**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](http://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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