

Blaebeck Cottage, Archbank, Moffat - DG10 9LD

Offers Over £280,000

C&D Rural

Blaebeck Cottage, Archbank,

Moffat, DG10 9LD

- Detached Three Bedroom Cottage
- No onward chain
- Flexible accommodation with potential to be a desirable family home.
- Steel portal frame shed with part concrete floor, suitable for vehicle storage or stabling
- Elevated position with stunning views over the rolling Moffat Valley
- Bright spacious living room with a cosy log burner
- Set within 2.35 acres
- Approximately 2 acre south facing grazing paddock with natural water supply

Detached three-bedroom cottage with stunning Moffat Valley views, approximately 2-acre south-facing paddock with natural water supply and no onward chain.

Council Tax Band: D

Tenure: Heritable

EPC Rating: E

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Accommodation

This charming detached three bedroom cottage offers a unique opportunity to embrace rural living, with no onward chain and delightful views down the Moffat valley. Thoughtfully arranged across two floors, the property welcomes you through a spacious entrance and into a large boot room, for countryside living and providing ample storage for outdoor wear.

The kitchen diner is well proportioned, offering a sociable space for family meals or entertaining guests, with plenty of room for a dining table and additional storage solutions. Adjacent to the kitchen, the bright living room features a log burner perfect for cosy evenings in, while large windows frame picturesque rural views and ensure the space is filled with natural light.






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The sun room extends the living space, providing a tranquil spot to relax and enjoy the surrounding scenery throughout the year. The ground floor also benefits from a generously sized bedroom, complete with built in wardrobes for convenient storage. Upstairs, two further bedrooms provide comfortable accommodation, each with their own character and outlook over the beautiful valley.

The property has neutral décor that allows the natural light and views to take centre stage, and offers scope for personalisation to create a truly individual home. Set in a peaceful rural location, this cottage combines the character and charm of a traditional home with practical features suited to modern family life. With its versatile layout, including the ground floor bedroom, sun room, and spacious boot room, the property is suitable for those seeking a balance of comfort and country living. This is a rare opportunity to acquire a detached home in a sought-after rural setting, with the added benefit of no onward chain.



Externally the property benefits from approximately 2 acre south-facing grazing paddock that slopes gently with its own natural water supply. Bounded by a combination of drystone wall and rylock fence the paddock offers suitable livestock or pony grazing. To the rear of the cottage is a steel portal frame shed with part concrete floor, offering storage space or can be converted into stabling.

Location

Blaebeck Cottage enjoys a peaceful rural setting close to the historic town of Moffat, offering a range of shops, cafés, restaurants and everyday amenities. Local schooling includes Moffat Primary School and Moffat Academy, providing education from nursery through to secondary level. Surrounded by the beautiful Moffat Hills, the area offers excellent walking and cycling opportunities, with convenient access to the A74(M) and road links to Edinburgh, Glasgow and Carlisle.

Directions

From J15 of the M74, head northwest following the signs for Moffat and the A701. Upon first reaching the centre of Moffat, turn right following the signs for Selkirk and Grey Mares Tail Nature Reserve. Following the road round, take the first left (before crossing the bridge over the burn, Claudio`s Restaurant is on your left); continue up Well Road for approximately 2 miles where well cottage can be found on the left, cross over the cattle grid and continue along the gravel track for a further 300m where Blaebeck cottage can be found on the right.

What3words///thinnest.longingly.eclipses





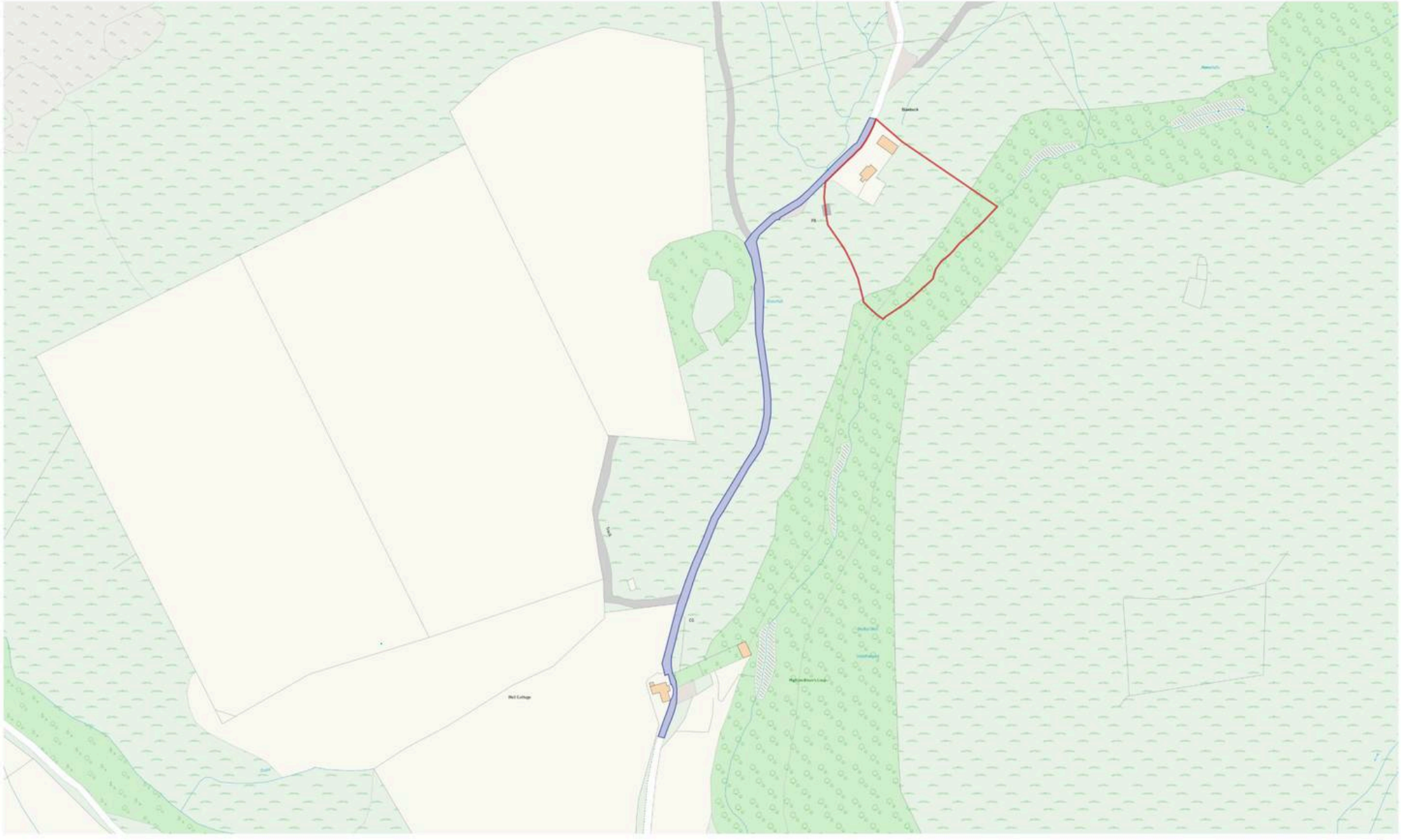






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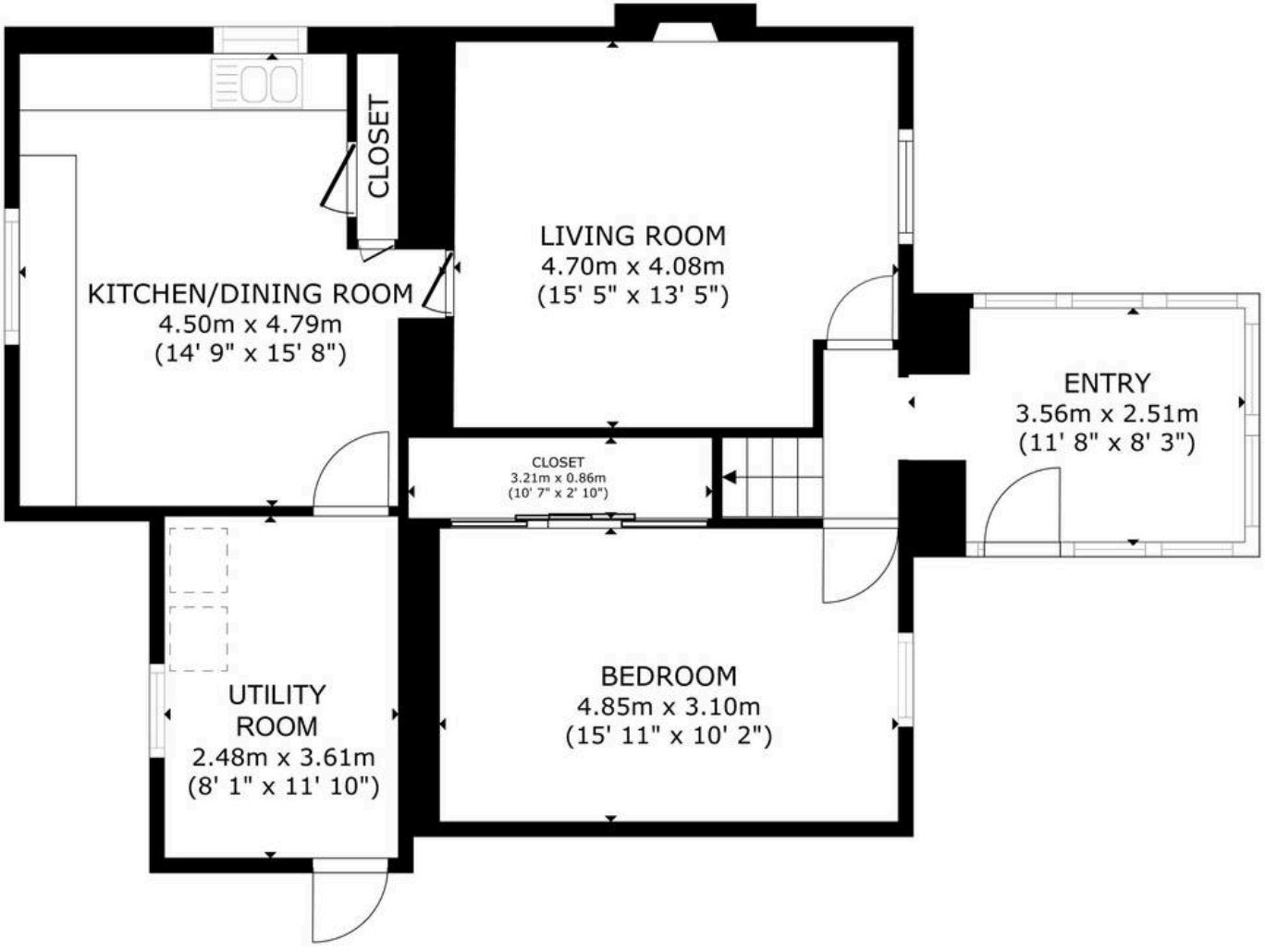
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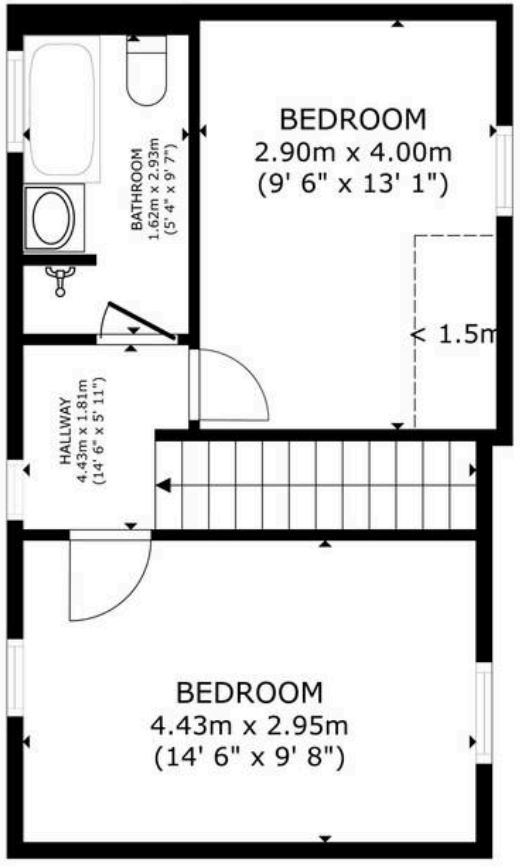
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50 m
Scale 1:2500 (at A3)

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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 80.9 m² (871 sq.ft.) FLOOR 2 34.6 m² (373 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 1.5 m² (16 sq.ft.)
TOTAL : 115.6 m² (1,244 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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: Please note that photos were taken whilst the property was occupied . The property is sold as seen at time of viewing, anything present at viewing commencement is included within the sale.

Services: The property is served by a septic tank. Water is provided by a natural supply with rights offered for repair and maintenance of the service infrastructure. Electricity is via a mains supply.

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

Plans, Areas and Schedules: These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

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 and Instagram on @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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