



Attractive three bedroom cottage with outbuildings and panoramic viewings over open countryside

Roadside Cottage, Twiglees, Boreland DG11 2LU

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Property Details

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Offers Over

£315,000

Description

A beautifully situated cottage in a highly accessible rural location with a generous garden, bespoke terrace, workshop and off road parking.

The property has been immaculately maintained with charming traditional touches.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,
CA6 5LY





KEY FEATURES

- Detached cottage which has been tastefully decorated with high-quality fixtures and fittings throughout.
- Impressive open plan kitchen, dining and living room with an electric rangemaster and a woodburning stove.
- Spacious living room with a cosy multi fuel stove.
- Master bedroom with an en-suite featuring a bath, w.c., sink and heated towel rail.
- Family bathroom with a shower, w.c. and sink.
- Upstairs there are two additional double bedrooms and a useful built in storage cupboard.
- Multiple storage areas inside and out, with a boot room, workshop, outdoor storage shed and a log store.
- Bespoke terrace, perfect for al-fresco entertaining to fully appreciate the views on offer and south facing aspect.
- Immaculate easily maintained garden with panoramic views over open countryside, extending to approximately 0.4 acres.
- There is scope to extend the cottage if desired with previous planning permission for an additional bedroom and en-suite above the open plan kitchen.
- Additional land potentially available to use extending to 0.21 acres.

Property Address

Situation

The property enjoys a rural yet assessable location, located between Boreland and Eskdalemuir with no immediate neighbours. There is a well-appointed village hall in nearby Boreland in which many recreational events take place. In the village there is equestrian tuition and potential livery facilities available at the nationally recognised Chariots of Fire Centre.

Lockerbie provides a wide range of professional services including a main line railway station for the North and South including London Euston, and Glasgow/Edinburgh can be reached in under an hour. There is also easy access on the M74 linking Carlisle and Glasgow. Lockerbie has a supermarket, library, Ice Rink and several restaurants

Directions

From Lockerbie take the B723 to Boreland. Continue through the village and follow the B723 for 4 miles, the property is then located on your right.

What3words

///ferried.sticking.colder



The Accommodation

Roadside Cottage is a charming traditional sandstone and slate cottage which has been tastefully renovated to a high standard.

The front door opens into the inviting hallway with a useful understairs cupboard and access to the living room, master bedroom, bathroom and stairs to the first floor.

The spacious master bedroom benefits from an en-suite with a bath, heated towel rail w.c. and sink and the family bathroom a shower, w.c, and sink.

The cosy living room features a multi fuel stove and picture rail along all four walls.

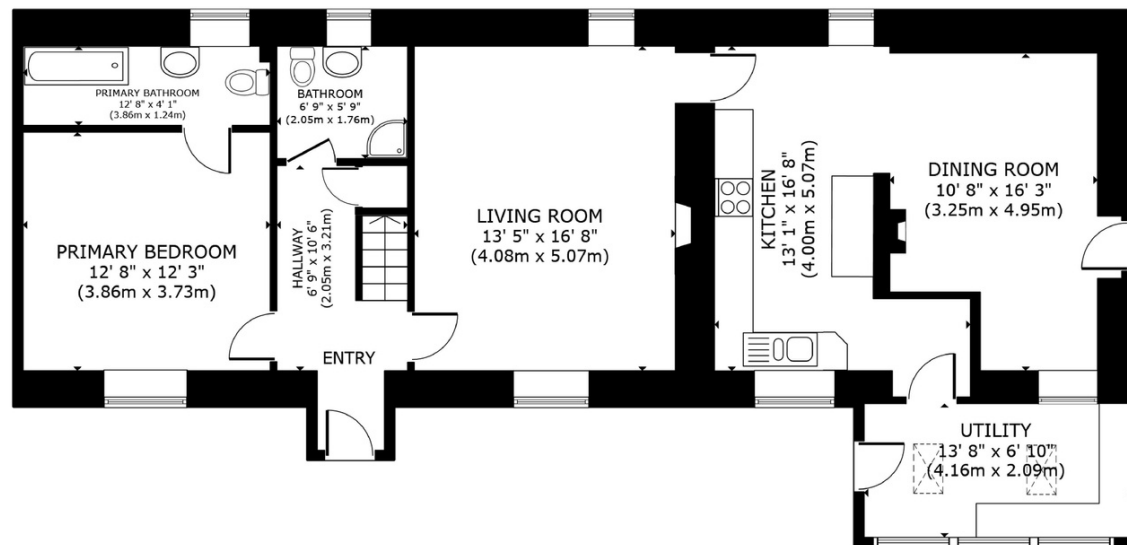
The impressive open plan kitchen is the heart of the home with fitted base and wall units and built in wine racks, an electric range master, woodburning stove and french door out into the garden. Off the kitchen the useful boot room is accessed with fitted units and boasts panoramic views over open countryside.

Upstairs there are two further double bedrooms and a built in cupboard providing additional storage space.

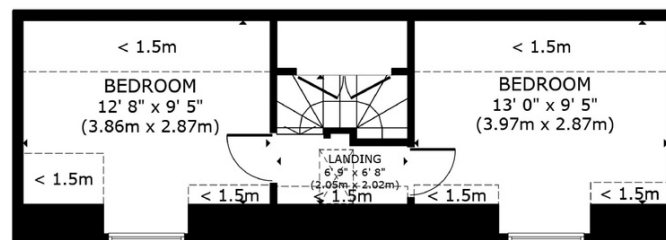








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 1,078 sq.ft. (100.1 m²) FLOOR 2 228 sq.ft. (21.2 m²)
 EXCLUDED AREAS : REDUCED HEADROOM 98 sq.ft. (9.1 m²)
 TOTAL : 1,306 sq.ft. (121.3 m²)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Outside

The outdoor space benefits from an impressive lawn garden with a beech hedge border surrounding the property.

The garden is set up for entertaining with a terrace with an electricity supply.

There are various seating areas to enjoy the views over open countryside.

There is an addition storage shed, log store and workshop offering ample storage space and providing great potential for a diverse range of uses and off road parking to the side of the property.

Given the rural yet assessable location and standard of finish, viewings are highly recommended to fully appreciate the accommodation on offer and scope to extend, if desired.





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.

Additional Land: The existing owners currently have a licence to occupy the additional garden ground extending to 0.21 acres with a neighbouring landowner, the land may be available on a similar basis in the future subject to an appropriate agreement being reached between the parties

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

EPC Rating: E.

Services: Roadside Cottage is served by mains electricity, private water (spring fed) and drainage and oil fired central heating.

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: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

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

Solicitors: Michael Stevenson, McJarrow & Stevenson, Lockerbie.

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: PIA Financial Solutions – 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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