



Attractive Farmhouse with additional ground and first floor accommodation at the rear, outbuildings and land extending to 8 acres

Cadgillside Canonbie, DG14 0XT

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

Property Details

Cadgillside Canonbie, DG14 0XT

Offers Over

£535,000

Description

A beautifully presented 4/5 bedroom property comprising of a traditional Farmhouse, an adjoining two storey workshop conversion, a detached double garage with gym/games room above including a shower room storage sheds and land extending to 8 acres in three enclosures.

The property is part of a small development of barn conversions of which this property is the original Farmhouse and former workshop. It is joined on its northern boundary by the converted barns and is classed as an end of terrace.

The development has formed an attractive hamlet in a rural situation with an open outlook over the surrounding countryside.

Selling Agents

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





KEY FEATURES

- Pink sandstone and slate property which has been tastefully decorated, ideal for large, extended families and/or as a business opportunity .
- Spacious living room with a cosy Clearview multi fuel stove with sandstone surround and slate hearth.
- Impressive dining room with a Clearview multi fuel stove.
- Belling classic range cooker and Farmhouse chimney cooker hood, integrated Bosch dishwasher.
- Upstairs there are two double bedrooms and a bathroom with a shower, w.c, sink with built in units and a velux window.
- Boiler room containing a fully integrated Worchester central heating system, solar thermal panels system, hot water tank and oil boiler.
- Ground floor family bathroom with a bath, w.c and sink, the bathroom is an extension to the original property and constructed from brick and a flat roof.
- The two storey workshop conversion is accessible through the kitchen and a separate rear door. It contains a kitchen/utility room, w.c. , a living room/5th bedroom downstairs, and upstairs, two double bedrooms, one with an en-suite and an office area.
- Multiple storage areas inside and out, with understairs cupboards, utility area, double garage, barn, outdoor storage shed and a summerhouse.
- Easily maintained, private wraparound garden with views over open countryside.
- Three stock proof paddocks extending to 8 acres, offering great potential for equestrian use.

Cadgillside Canonbie, DG14 0XT

Situation

The property enjoys a rural yet assessable location, located 1.3 miles north of the village of Chapelknowe, 7 miles from the village of Canonbie which benefits from a primary school, G.P. surgery, post office and pub.

The property has excellent road links with Carlisle (M6 J44) approximately 17 miles south and Junction 21 of the M74 approximately 4 miles away.

A wider range of amenities are available in Longtown and Langholm which are located 7 and 10 miles away.

Directions

From Junction 21 of the A74M, follow the B6357 for 3 miles into Chapelknowe. When in Chapelknowe, take the first left up an unclassified public road, towards Solwaybank, for 1.3 miles then the property is located on your left.

What3words

///importing.stance.margin



The Accommodation

Cadgillside is a charming traditional smallholding, which has been tastefully renovated to a high standard. The accommodation has been increased by the conversion of the former workshop and the detached double garage built by the present owners.

The front door opens into the inviting hallway with a useful understairs cupboard and access to the living room, dining room and stairs to the first floor. The two bedrooms upstairs are both spacious doubles and what was a box room has been converted into a bathroom. The attic, which is insulated and houses the inverter for the solar panels is accessed via a hatch on the upstairs landing.

Both the living room and dining room have large windows with wooden shutter sides and stoves.

The kitchen benefits from fitted base and wall units, an integrated dishwasher, extractor fan and electric Belling range cooker.

Off the kitchen is the back hallway, where the rear entrance door is accessed and the family bathroom and utility area are located.

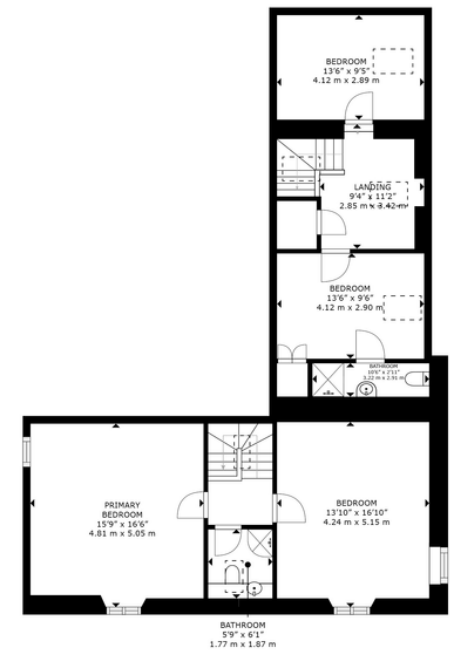
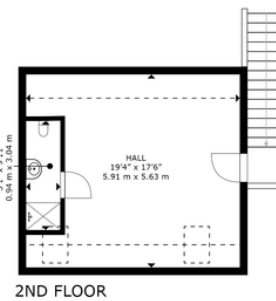
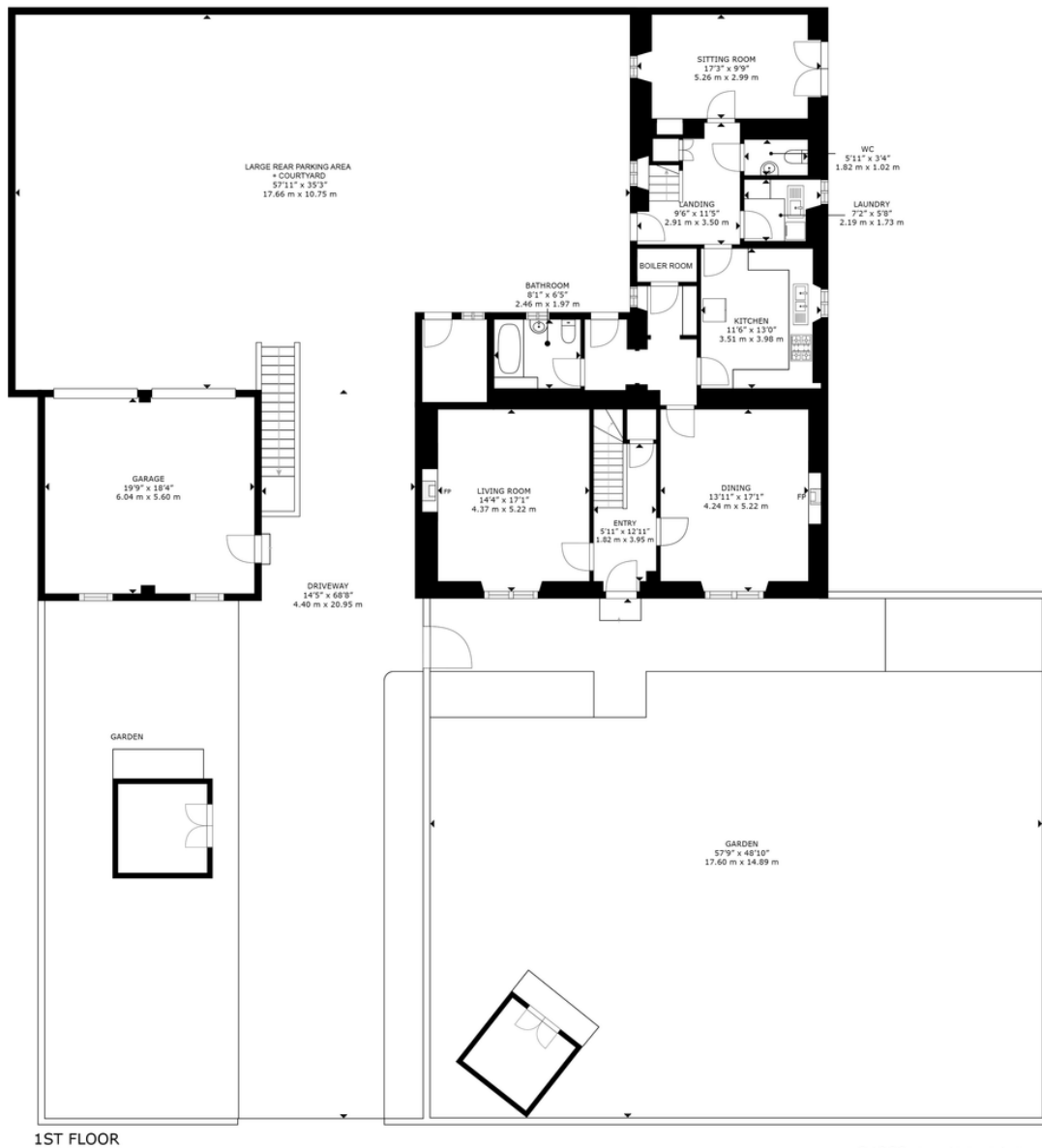
Also from the kitchen, the impressive workshop conversion is accessed. There is a well equipped kitchen area with a fitted oven, microwave and units, w.c and a sitting room/ 5th bedroom benefits from patio doors into the garden. Upstairs there are two double bedrooms, one with an en-suite with a shower, w.c and sink and a useful study area with fitted units and built in cupboard, providing additional storage space.











GROSS INTERNAL AREA
 1ST FLOOR: 1,458 sq. ft, 135 m²
 2ND FLOOR: 1,368 sq. ft, 127 m²
 TOTAL: 2,826 sq. ft, 262 m²
 EXCLUDED AREA: GARAGE: 363 sq. ft, 33 m²
 CARPORT: 1,896 sq. ft, 176 m²
 GARDEN: 2,822 sq. ft, 262 m²
 DRIVEWAY: 978 sq. ft, 90 m²
 REDUCED HEAD ROOM BELOW: 1.5M : 83 sq. ft, 7 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Outside

The outdoor space benefits from a private lawn garden and patio area with a greenhouse and summerhouse.

There is an addition storage shed and impressive double garage with a gym, games room and bathroom above with a shower, w.c. and sink, completed in 2023, offering ample storage space and providing great potential for a diverse range of uses. Especially given the internet connection, the property benefits from super fast fibre broadband.

There is a large tarmac courtyard for off road parking.

The tin built barn, is currently utilised as a store but with water and electricity supplies and hardstanding surround there is scope to extend if desired.

The land extending to 8 acres is in three enclosures, the land is stock proof, has good road access and is registered with SGRPID but is not claimed for under the Single Farm Payment Scheme.

Given the rural yet assessable location and standard of finish, viewings are highly recommended to fully appreciate the accommodation on offer and scope for a diverse range of uses.





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 property Gincase has a right of access to the back of their property through the tarmac courtyard for repairing, maintaining and where necessary renewing their property. and electricity pole

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

Solar Panels: Two Greenskies solar panels were erected on the roof as part of the overall Worcester systems installed in 2015, with a guarantee period until 18/06/2024 extending to all Worcester products.

Electricity: Cadgillside is eligible for the annual Local Electricity Discount Scheme from the Solwaybank Wind Farm.

EPC Rating: D.

Services: Cadgillside is served by mains electricity, mains water, private drainage and from 2015 benefits from an oil fired central heating system, with zoned controls for the main house and the workshop conversion.

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: .Mrs P Coyle of Messrs Kavanagh Coyle Solicitors, 21 West Nile Street, Glasgow G1 2PS.

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](https://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



Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

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

Important Notice C & D Rural for themselves and for the Vendors/Lessors of this property, give you notice that:-

- The mention of any appliances and or services within these particulars does not imply that they are in full and efficient working order.
- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given having taken all reasonable steps to avoid misleading or committing an offence. Nonetheless, such statements do not constitute any warranty or representation by the Vendor and are accurate only to the best of the present information and belief of the Vendor.
- No person in the employment of C & D Rural has any authority to make or give any representation or warranty whatsoever in relation to this property nor is any such representation or warranty given whether by C & D Rural or the Vendors/Lessors of this property.