



Rural barn conversion set in a beautiful garden,
with outbuildings and approximately 3.4 acres
of land

Craigshaw Cottage, Eaglesfield, DG11 3AH



Property Details

Craigshaw Cottage, Eaglesfield,
Lockerbie DG11 3AH

Offers Over

£425,000

Description

Rural barn conversion set in a quiet location close to Waterbeck, with garage, outbuilding, beautiful cottage garden and land extending to approximately 3.4 acres, which could be kept for wildlife, small livestock or cultivated.

Selling Agents

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





KEY FEATURES

- Detached barn conversion
- Three bedrooms
- Good condition throughout, with charming features
- Beautiful, well stocked garden with pond and orchard
- Detached garage and workshop/store
- Large outbuilding
- Approximately 3.4 acres overall
- Land with mown paths winding through areas of grass and wild flowers

Situation

Craigshaw Cottage is situated just outside of Waterbeck and Eaglesfield. In both areas there are primary schools, while Eaglesfield provides access to the motorway (4 miles) and a village shop. The local towns of Annan, Lockerbie and Carlisle are readily accessible by car. The property enjoys lovely views over the surrounding fields and woodland and is accessed via quiet minor roads. This property forms part of a small group of houses including a former farmhouse and another stone barn conversion which now make a very attractive rural hamlet.



Directions

From Junction 20 of the A74M, head into the village of Eaglesfield along the B722. Continue through the village and take a left turn signed Waterbeck. Proceed through Waterbeck, past the church and turn right on a minor road towards Gair. The entrance to Craigshaw Cottage will be seen on your right after approximately one mile. An alternative route from Eaglesfield would be to proceed through the village past Springkell and turn left for Gair. Follow the road past Gair and the turning for Craigshaw Cottage will be seen on the left.

What 3 Words: ///wriggled.nails.yesterday



Accommodation

A lovely detached barn conversion in a quiet rural situation close to Waterbeck with garage, outbuilding and land extending to approximately 3.4 acres overall. The property was converted and completed in 2010 to a high specification and is well insulated with under floor heating to ground and first floors.

A timber door with glazed side panels opens into a generous and welcoming hall, with ceramic tiled floor, carpeted stair to the first floor and understair storage cupboard. Directly off the hall is a useful WC. The sitting room is a charming reception room, with narrow beams to the ceiling and a woodburning stove and enjoys a triple aspect with views over the garden. The kitchen/breakfast room boasts a good range of units, with electric Aga and a separate LPG gas stove. There is a ceramic tiled floor, beams to the ceiling, windows front and rear and ample space for a table and chairs. Accessed from the kitchen is a useful pantry/utility cupboard.



To the rear of the house is an attractive garden room enjoying views over the neighbouring field and the gardens. This room has a tiled floor and stable door to the garden.

Upstairs, three charming bedrooms can be found, two of which are double in size with the third bedroom being a single sized room. All enjoy a pleasant outlook and one of the bedrooms boasts a good built-in cupboard. The bathroom comprises of bath with hand held shower attachment and separate shower cubicle, WC and wash hand basin.







Outside

A well-kept driveway shared with one neighbour leads to a private parking and turning area in front of the house with a gateway to the garden and leading to the field, and also access to the garage/workshop.

Garage - 6.5m x 3.43m detached rendered building with slate roof, concrete floor, power and light. Up and over access door.

Workshop/utility space - 3.43m x 2.72m adjoining the garage with concrete floor, power and light.

Barn/machinery shed - 10.7m x 5.29m Timber frame and corrugated iron construction and having power and light, part concrete floor and concrete forecourt. This building has previously been part used as a stable and could readily be converted back.

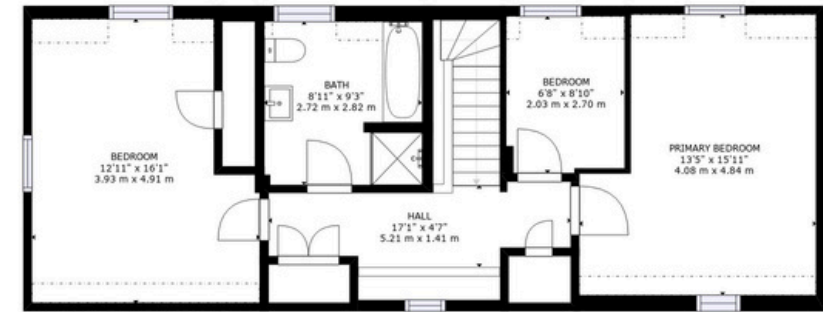
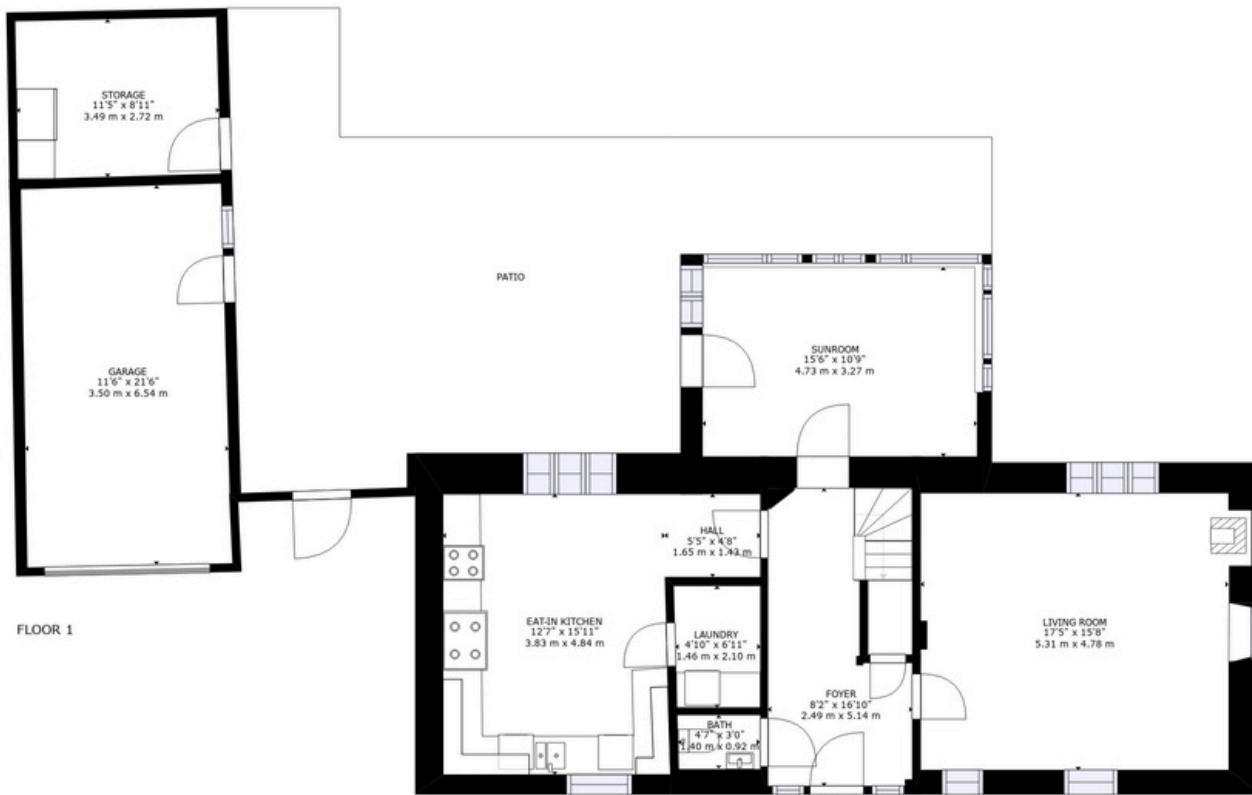


Garden and Field

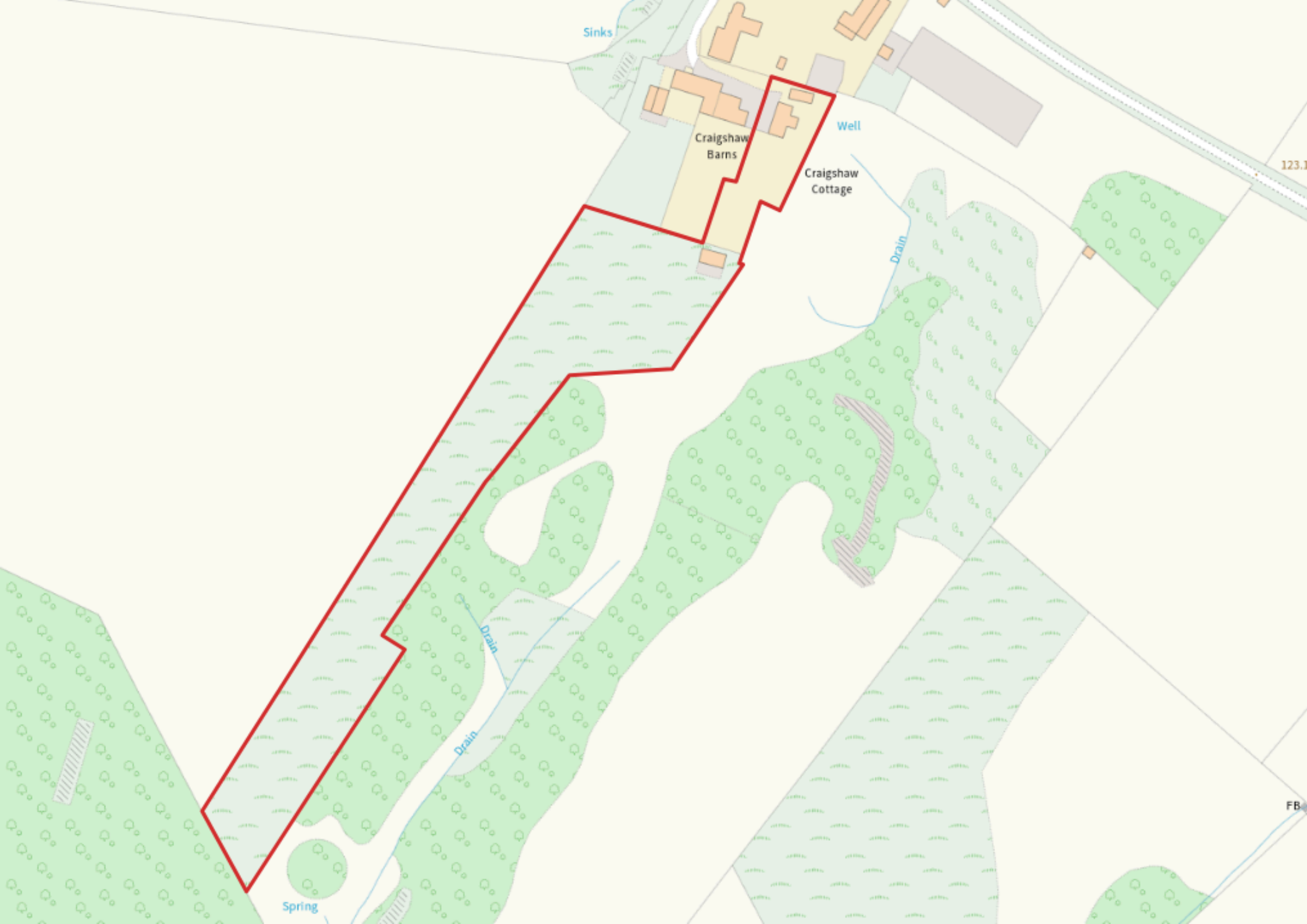
Next to the house, there is a beautiful garden which has an array of plants, giving colour all year round having lawned areas with deep flowering borders, specimen plants, shrubs and trees and a productive vegetable garden with polytunnel, greenhouse and timber garden shed. Further down there is a small pond and an orchard with apple, plum, damson and blackcurrants. Through a gate, there are mown paths winding down through the field which has mainly been left to create a wildlife area with a wonderful array of wild flowers including orchids, Meadow Sweet and Field Scabious etc, attracting many insects, butterflies, birds and wildlife. At the top of the field there is a large barn/machinery shed (10.7m x 5.29m) which is of timber frame and corrugated iron construction. The top section of the field could easily be mown for livestock or cultivated as it faces south. There are lovely walks from the doorstep.







GROSS INTERNAL AREA
 FLOOR 1: 1026 sq. ft, 95 m², FLOOR 2: 636 sq. ft, 59 m²
 EXCLUDED AREAS: , GARAGE: 246 sq. ft, 23 m²
 PATIO: 635 sq. ft, 59 m², REDUCED HEADROOM BELOW 1.5M: 56 sq. ft, 5 m²
TOTAL: 1662 sq. ft, 154 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Sinks

Craigshaw Barns

Well

Craigshaw Cottage

Drain

Drain

Drain

Spring

123

FB

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.

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

EPC Rating: C

Services: The property is serviced by mains electricity and mains water. There is private drainage with a septic tank that is shared with two neighbouring properties (the septic tank is registered with SEPA). Timber double glazing throughout and multifuel stove to the sitting room. Electric Aga with Intelligent Management System. Modern 'green' heating system which uses geothermal heat recovery from a loop in the garden plus a ventilated heat recovery system with underfloor heating throughout. Ground source heat pump provides the underfloor 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

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

Solicitors: TBC

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.

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