



LAND & ESTATE AGENTS • SURVEYORS & VALUERS

## OLD TOLL BOOTH, SCOTSDYKE CANONBIE, DUMFRIES & GALLOWAY



The Old Toll Booth is an early 19<sup>th</sup> Century toll house situated on the Scottish side of the England Scotland border with the boundary at the end of the garden. This characterful stone built lodge has three bedroom accommodation with oil fired central heating and a good sized garden, from which there are views over fields towards the River Esk. It is a category B Listed Building and the accommodation briefly comprises; entrance hall, living room, dining room, kitchen, bathroom and three bedrooms plus a timber garage. The popular village of Canonbie is approximately two miles away with local facilities available in Longtown or Gretna to include the A74M Motorway with most required amenities in the City of Carlisle to include access to the M6 Motorway. EPC = F.

**GUIDE PRICE: £135,000**

Carlisle 12 miles, Longtown 3.5 miles, Langholm 8 miles, Canonbie 2 miles, Gretna 7 miles  
(All distances approximate)

*Providing a Personal & Professional Service*

T 01228 792 299 F 01228 792 284 E [office@cdrural.co.uk](mailto:office@cdrural.co.uk) [www.cdrural.co.uk](http://www.cdrural.co.uk)

17/19 High Street, Longtown, Carlisle, Cumbria CA6 5UA





## **DESCRIPTION**

This single storey traditional lodge dates from the early 19<sup>th</sup> Century and is a Category B Listed Building. It is situated on the Scottish side of the Scotland England border and was used for collecting tolls on the main road from Carlisle into Scotland which is now the A7 from Carlisle to Langholm. The lodge provides three bedroom accommodation with attractive stonework and a slate roof plus a good size garden and views to the rear over the Esk Valley. The Old Toll Booth is situated just outside the popular village of Canonbie and readily accessible to local facilities in Longtown or Gretna or for access into the City of Carlisle and onto the M6 Motorway or to the A74M. The situation of the property is shown on the enclosed Location Plan and for directions follow the A7 north from Junction 44 of the M6 through Longtown, over the River Esk and the property will be seen immediately on the right as you cross over the England Scotland border.

## **SERVICES**

The property has mains water and electricity and a private sewerage tank. There is an oil fired central heating system to radiators throughout the principal accommodation. The windows are mainly timber single glazed with some original sash units together with a PVC double glazed door and a PVC double glazed window.

## **LOCAL AUTHORITY**

Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE.  
Tel: 03033 333000

## **COUNCIL TAX**

Following enquiry to the Assessor's Office website we understand the property is in council tax band C.



*“View to rear from the garden towards the River Esk”*

- ADDITIONAL ITEMS** The fitted carpets, curtains, blinds and light fittings are included within the sale price.
- POSSESSION** Early vacant possession with no chain is available for this property.
- SOLICITORS** To be confirmed.
- POST CODE** DG14 0TF.
- VIEWING** Strictly by appointment only with the sole selling agents on 01228 792299.
- OFFERS** Offers for the property should be submitted in Scottish Legal Form to C & D Rural, 17/19 High Street, Longtown, Carlisle CA6 5UA. Those parties wishing to be informed of a closing date for offers, should notify the selling agents of their interest, as soon as possible, to ensure they are contacted. The Vendor and selling agents, however, reserve the right to sell privately and without imposing a closing date and do not bind themselves to accept the highest or any offer.
- ACCOMMODATION** The Old Toll Booth has been competitively priced compared to the Home Report valuation of £155,000 and has accommodation briefly comprising:-
- The front door leads to an entrance hall with radiator and doors off to the living room and principal bedroom.

**Living Room**

4.86 m x 3.8m max with an attractive stone fireplace, two radiators and a large bay to the front elevation.



**Dining Room**

3.35m x 3.97m with radiator and an open archway to:-



**Kitchen**

1.88m x 2.04m being a compact room with fitted wall and base kitchen units plus a single drainer coloured sink with mixer tap.

**Sun Porch**

1.66m x 1.14m.

**Bedroom**

3.98m x 3.47m with radiator.

**Inner Hall**

With boiler/airing cupboard.

**Utility Cupboard**

1.75m x 0.87m.

**Bedroom**

2.43m x 2.35m with radiator and fitted wardrobes.

**Bathroom**

1.77m x 2.23m having a white three piece bathroom suite comprising bath, wash hand basin, and W.C. plus a radiator.

**Bedroom**

2.38m x 3.02m with radiator.

**Outside**

There is a vehicular access on both sides of the property with one side being open and leading to a stone surfaced parking area and the other gated and leading to a drive area and to the garage. There is access to the rear of the property with views over the fields to the river and beyond and a good sized garden with lawn, mature trees and shrubs which leads to a burn which forms one boundary and is the England Scotland border.

**Garage**

4.9m x 2.8m approx. measured internally and of timber construction with a concrete floor.



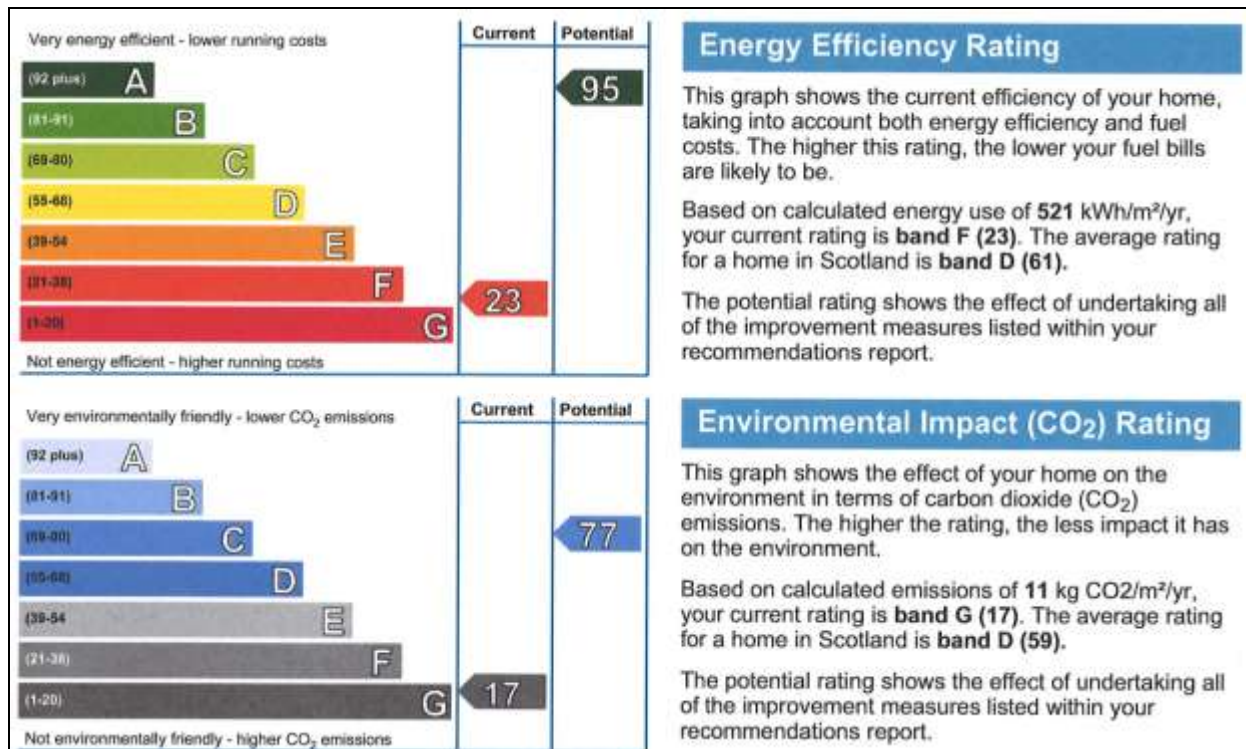


*“Attractive Stonework”*

**HOME REPORT**

A copy of the Home Report is available by email on request or via the following internet link and an extract from the Energy Performance Certificate graph is shown below.

<http://www.onesurvey.org/Member/Common/SmartLink.aspx?k=ntuYmtY9>





Details Prepared 6<sup>th</sup> May 2015 Ref: NPH

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

1. The mention of any appliances and or services within these particulars does not imply that they are in full and efficient working order.
2. 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.
3. 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.
4. 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.