



One bedroom detached house with detached garage and low maintenance garden

Lane End Cottage, Newcastleton, TD9 0RD



Property Details

Lane End Cottage, Newcastleton, TD9 0RD

Offers over
£125,000

Description

One bedroom detached house, situated down a quiet lane in the village of Newcastleton with off-street parking, detached garage and garden.

Selling Agents

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





LANE END
COTTAGE

KEY FEATURES

- Unique one bedroom detached house constructed in 1996
- Spacious and versatile accommodation
- Open plan layout on the ground floor with patio doors to rear garden
- Bespoke and handmade fitted kitchen with space for dining
- Multi-fuel stove set on a slate hearth
- Modern shower room with large airing cupboard
- Single, well insulated detached garage with adjoining utility room
- Double driveway
- Situated down a quiet lane in the peaceful village of Newcastleton

Situation

Lane End Cottage is located just in the the pretty village of Newcastleton, which lies in the attractive Liddlesdale Valley of the Scottish Borders. The village offers a wide range of local amenities to include a butcher, baker, hardware store, two convenience stores, a well-regarded primary school, gym and tennis courts. There are also community operated unmanned fuel pumps and electric charging points. Only a few miles outside the village lies Hermitage Castle, a magical sight with plenty of history. To the north and south is the A7 route which allows for an easy commute to Edinburgh and Carlisle respectively. The market town of Hawick lies approximately 20 miles to the north and the town of Langholm 10 miles to the west.

What 3 words

///emporium.blazers.registry



Lane End Cottage is a unique one bedroom, two storey cottage, situated in the peaceful village of Newcastleton built in 1996. The property was constructed by a local, reputable builder who has loved this property as his own. Situated at the bottom of a quiet lane, the property offers ample off-road parking in the form of a driveway and single garage as well as a private, low maintenance garden.

The Accommodation

The front door steps into a spacious kitchen, fitted with bespoke, handmade kitchen units with stainless steel drainer sink integrated with water softener underneath and space for a dishwasher. There is no shortage of space for a small dining table and the open plan concept creates a nice flow of flexible living on the ground floor.



The living room features an incredible multi-fuel stove set on a slate hearth with cladded brick feature wall and flue which easily heats the entire property. The living room also enjoys pleasant views of the hills surrounding the village. Towards the back of the house is a modern shower room with partial tiled walls, w.c, white hand basin, electric heaters and large cupboard with a new hot water tank and plumbing underneath for a washing machine.

Patio doors give access to the garden from the ground floor.

Stairs provide access to the first floor where there is a generous double bedroom with a walk-in wardrobe, dormer window and separate en-suite complete with toilet, wash hand basin and additional storage. There is also excellent storage built into the eaves of the roof.

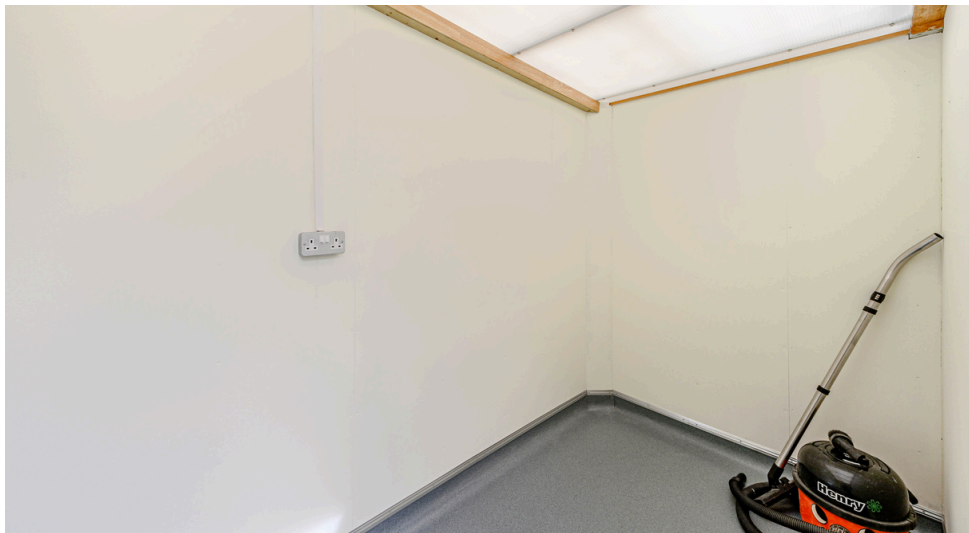


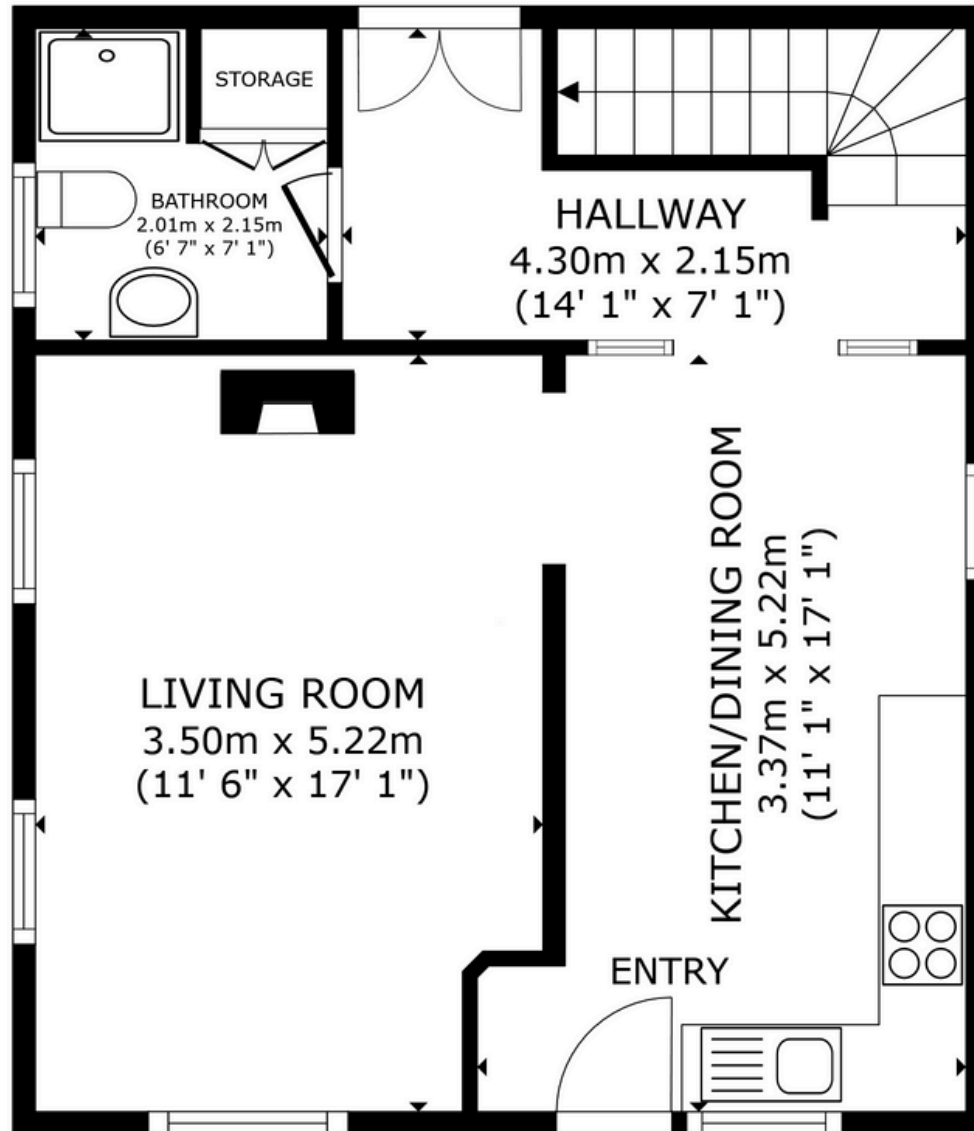
Externally the property is accessed via a shared lane off Whitchester Lane. The cottage benefits from a double, brick paved driveway for parking and a detached single garage with adjoining porch. The garage, built in 2006 is very well insulated and features indoor and outdoor sockets as well as boarded loft space. The porch is secure and is an additional space for storage or would lend itself as an utility room.

A path runs along the side of the house with gated access to the rear garden which is primarily laid with loose stone and features several raised beds with a variety of plants, bordered by a timber fence. There is a covered log store for storing wood.

The cottage is situated in a quiet residential area within walking distance to local amenities and nearby walks. Offering deceptively spacious accommodation, Lane End Cottage presents an excellent opportunity for those seeking a peaceful retreat in the beautiful Scottish Borders.



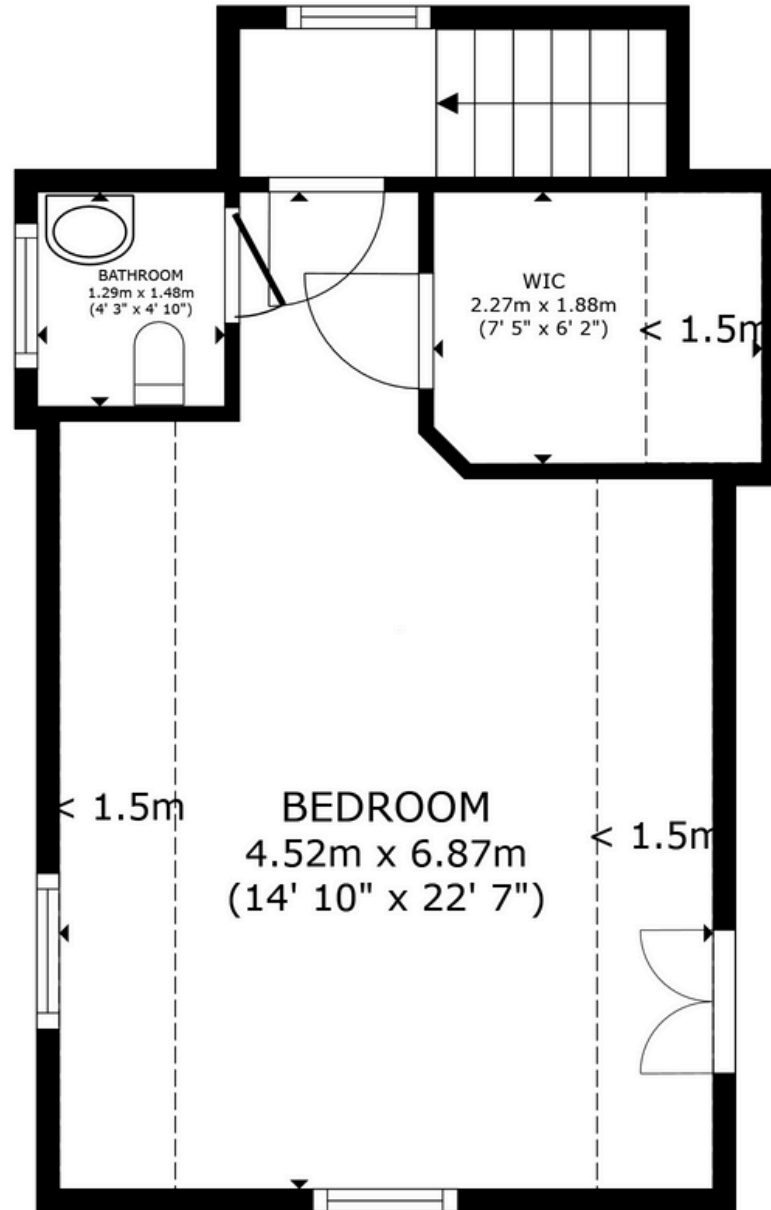




FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 47.9 m² (515 sq.ft.) FLOOR 2 25.5 m² (274 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 9.6 m² (104 sq.ft.)
 TOTAL : 73.4 m² (790 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 47.9 m² (515 sq.ft.) FLOOR 2 25.5 m² (274 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 9.6 m² (104 sq.ft.)
 TOTAL : 73.4 m² (790 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



99.1m

River Place

Boyndlie

10

The Old Bakehouse

Whitchester Lane

Lane End Cottage

North Liddle Street

99.1m

7

2

8

13

5

9

5

7

7a

8a

8

1

4

3

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: D

Broadband: Standard

Services: Lane End Cottage is serviced by mains water, mains electricity, mains drainage and electric heating. A multi-fuel stove provides a secondary source of 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 B.

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).

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Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

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

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