



North Craigs Cottage
Waterbeck | Lockerbie | Dumfriesshire | DG11 3HA

NORTH CRAIGS COTTAGE









OVERVIEW

North Craigs Cottage is a charming barn conversion that dates back to the 1750s in parts.

This well-presented property offers delightful living accommodation with lots of character features and a flexible layout, with bespoke wrought iron balustrades, solid oak flooring and skirting boards, a handmade kitchen, and the benefit of an attached outbuilding and two former stables. The cottage-style garden extends to just over one acre and includes areas of lawn, woodland, flowering borders and mown paths that meander down to the gently flowing burn at the bottom of the garden.

Ground Floor

The property is accessed via double doors into a welcoming morning room, with wooden floor, utility cupboard off and direct access to a bathroom and to the kitchen. The kitchen/dining room is an excellent size and offers a good range of bespoke, handmade wooden units by Hiddleston Joiners, and features a Belfast sink from Shaws of Darwen, gas range cooker and an oil-fired modern Rayburn, that serves as heating/hot water/cooking. There is a door to the patio and front garden and a window overlooking this garden area too.

Three steps down from the kitchen lead into the fantastic sitting room, which boasts a double height ceiling with feature beams to the ceiling, a multifuel stove set in a stone surround, oak flooring and a large arched window. In addition to this window, there are also 7 narrow vertical window openings, original to the building when it was used as a barn. From the sitting room there is direct access to the garden room, a lower-level library and family room and to the upper-level bedrooms.

The garden room can be used all year round and has lovely views over the garden. It is glazed on three elevations with French doors opening to a patio and the garden. A few steps from the sitting room lead down to what is presently used as a library and office, which features fitted bookshelves and a window to the side elevation. This room is open to the family room beyond, which is a well-proportioned reception room naturally lit by three large windows. There is a vestibule adjacent; presently used for storage.

There is also a large double bedroom located on the ground floor, with window looking out to the front garden. This room boasts a lovely en-suite bathroom, comprising freestanding rolltop bath, WC, wash hand basin and exposed stone walls. There is a return door to the entrance/morning room.

Wooden stairs with bespoke wrought iron balustrade lead up from the sitting room to a bedroom wing. There are three bedrooms on this upper level. The principal bedroom is well-proportioned and enjoys views over the garden, and lovely sunsets. The remaining bedrooms are smaller but bright and versatile rooms. A modern shower room, comprising generous shower (mains), wash hand basin set in a suspended vanity unit, WC and skylight, completes the accommodation





Marston's

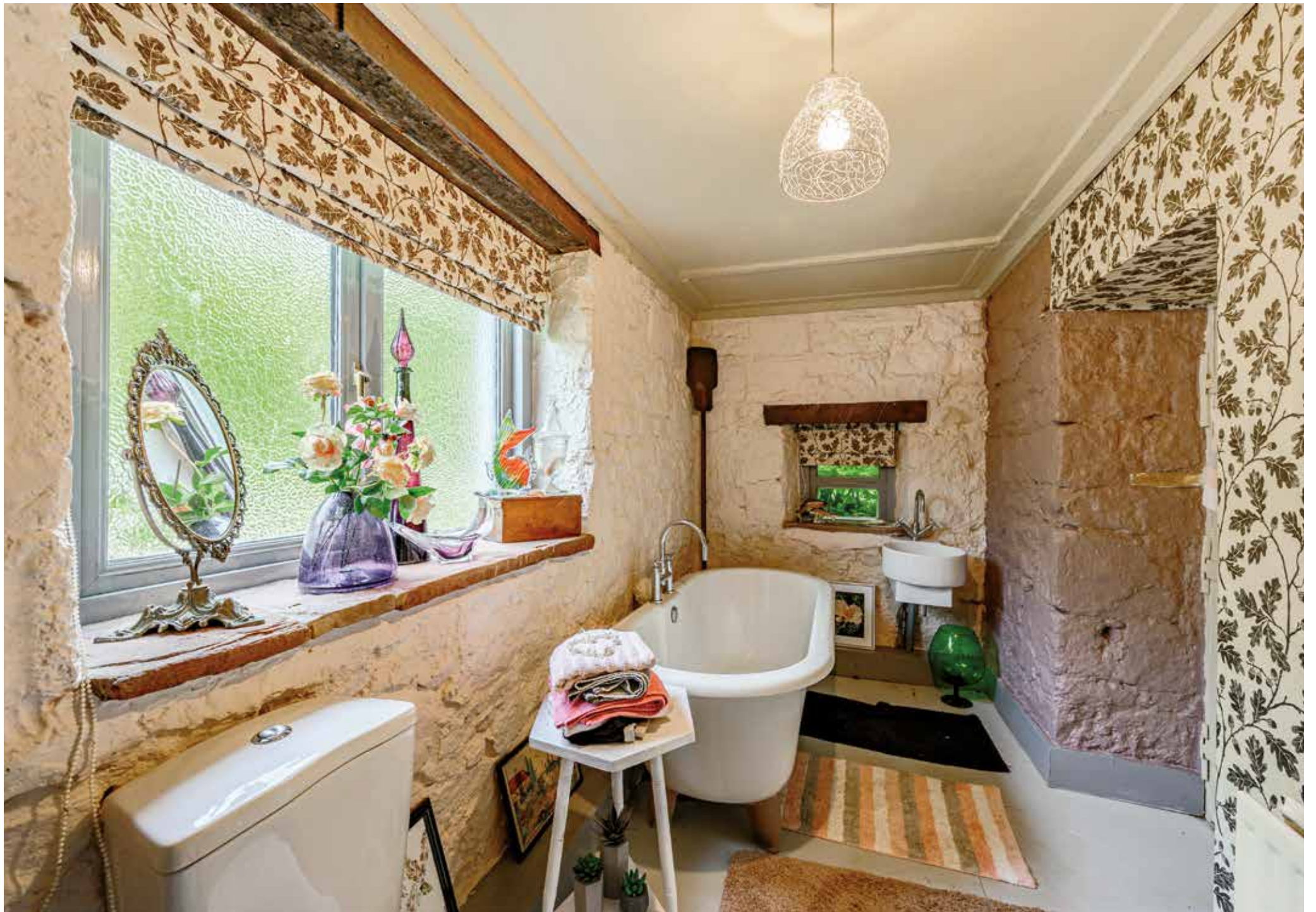
















Outside

North Craigs Cottage is accessed via a gravel driveway offering parking for several vehicles.

The extensive garden offers various interesting areas and spots from where you can sit and enjoy the trees, the gently flowing burn, the flowers and/or the sunshine. The cottage style garden extends to 1.17 acres, wraps around the house and enjoys a high level of privacy, with patios, cut paths that meander down to the burn, gravelled pathways, lawns, flowering borders and a delightful wooded area. The woodland area changes throughout the seasons, with snowdrops and bluebells in the Spring, and leads to a secondary burn, falling gently to the Kirkburn below. The boundary extends across the other side of the burn, as denoted in the boundary plan.

Attached to the house is a large outbuilding, which is floored, with a power supply and windows and doors to two elevations; this building is presently used for storage. In addition to this there is also a potting shed and two generous stone built former stables. Some/all of the outbuildings could be converted to provide additional living accommodation if desired, subject to the necessary planning consents, and indeed the stables have had planning permission in the past, for conversion to an annexe.

Local area

North Craigs Cottage sits in a lovely location just outside the charming village of Waterbeck, in a rural yet accessible situation, with the M74 located 5 miles away and excellent rail links nearby. Located 12 miles from Lockerbie and 10 miles from Annan, the property is well served by an excellent range of local amenities and services including primary and secondary schools. There are also primary schools in Waterbeck (Hottsbridge) and Eaglesfield.

Dumfriesshire is one of the genuinely rural areas of Scotland and therefore provides a quality of life that is becoming increasingly rare, offering a lifestyle property for country and equestrian pursuits, and including golf courses at Lockerbie and Powfoot.



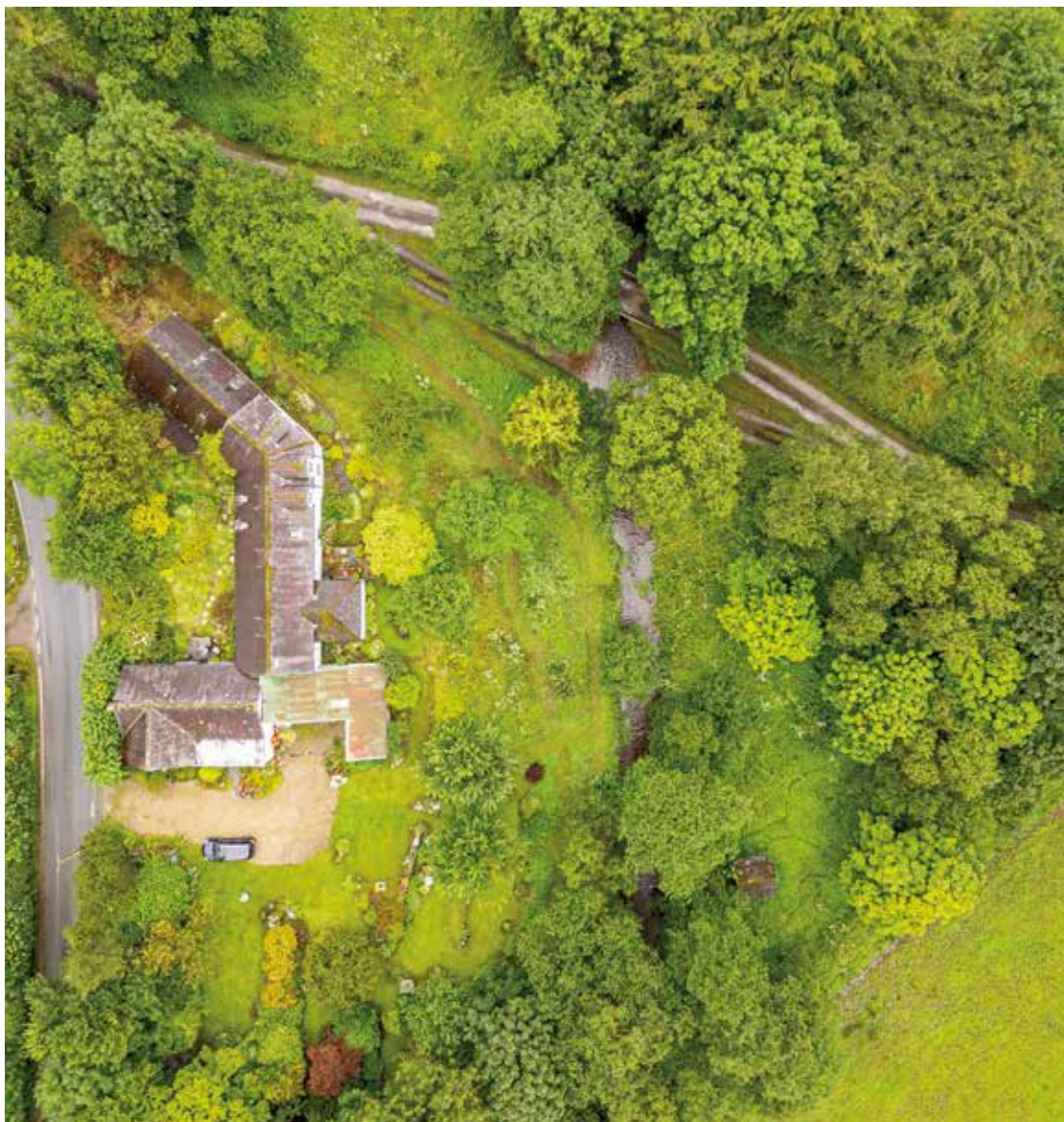












INFORMATION

Directions:

Southbound or Northbound from the M74 take Junction 20 to Eaglesfield, follow the B722 road through the village and continue for 2 miles up to Waterbeck. Continue through Waterbeck on the road to Langholm, passing Hottsbridge Primary School. The property can be found a little further up the road on the left hand side, just after passing 'South Craigs'.

Services:

Mains electricity and water, oil central heating, fully double glazed. Private drainage to septic tank (registered with SEPA). LPG gas bottles to service the gas range cooker. Broadband supplied by BT. It is worth noting that the connection of Fibre Broadband to the area is imminent.

Viewings:

Strictly by appointment with the sole selling agents, Fine & Country South Scotland.

Offers:

All offers should be made in Scottish Legal Form to the offices of the Sole Selling Agents, Fine & Country South Scotland by e-mail to southscotland@fineandcountry.com

Home Report:

A copy of the Home Report is available on request from Fine & Country South Scotland.

EPC: TBC

Local Authority:

Dumfries & Galloway Council. Council Tax Band: B



GROSS INTERNAL AREA
 FLOOR 1 253.0 m² (2,723 sq.ft.) FLOOR 2 44.5 m² (478 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 1.2 m² (13 sq.ft.)
 TOTAL : 298.0 m² (3,207 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





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