



## The Old Tollbooth Scotsdyke, Canonbie, DG14 0TF

Offers Over £235,000





## The Old Tollbooth, Canonbie, DG14 0TF

- Category B listed building
- Early 19th Century toll house
- Oil fired central heating
- Two double bedrooms
- Large garden with excellent views over the Esk Valley
- Cosy living room with woodburning stove
- Attractive stonework

Unique and attractive, two bedroom detached former tollhouse situated within a 0.25 acre plot on the Scottish/English border.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E





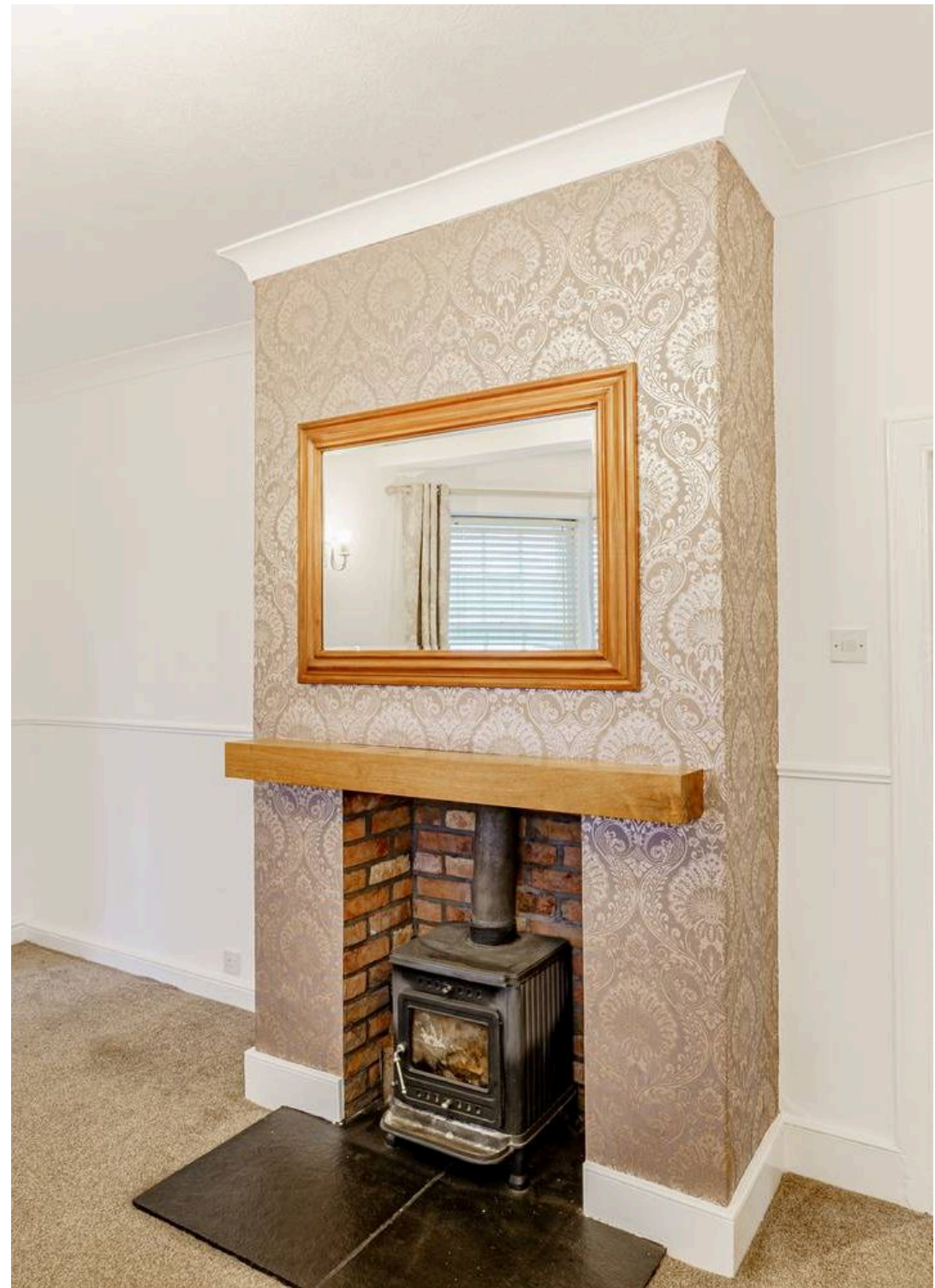
C&D Rural are proud to offer this unique opportunity to acquire a 19th Century Category B listed former tollhouse situated on the Scottish/English Border. The property features an attractive stonework exterior with spacious accommodation internally and benefits from off-road parking and a large garden with exemplary views of the Esk Valley.

The Old Toll Booth has been competitively priced compared to the Home Report valuation of £260,000 and has accommodation briefly comprising: Living room, kitchen/diner, former kitchen, conservatory, two double bedrooms, shower room and utility cupboard.

### **The Accommodation**

The front door welcomes a spacious porch with wall panelling, radiator and tiled flooring with a door leading into the living room. The living room features a woodburning stove set on a slate hearth, large bay window to the front with single glazed traditional sash and door through to the kitchen/dining room. The kitchen is modern, complete with integrated electric oven, grey fitted cabinets with marble effect counter-top, white tile splashback, space for white goods, wood effect laminate flooring and archway through to the original kitchen which is fitted with single bowl drainer sink with mixer tap.

There is ample space for dining and glass door through to the conservatory/sun room providing access to the garden. The property features two generous sized double bedrooms with good quality carpets and radiators in each room. The shower room located at the end of the hallway is complete with a large, walk-in shower cubicle with electric shower and sliding glass door, WC with adjoining wash hand basin and cabinet, wall mounted touch screen LED mirror, and walls lined with waterproof shower boarding for easy maintenance.





The property benefits from oil fired central heating and has recently been decorated throughout.

Externally, there is vehicular access from the main road providing parking for several vehicles. The property boundary is well fenced and protected by a variety of mature trees and on the South side of the property there is a large, open garden offering new purchasers scope to create a beautiful and imaginative outdoor space.

### **Location Summary**

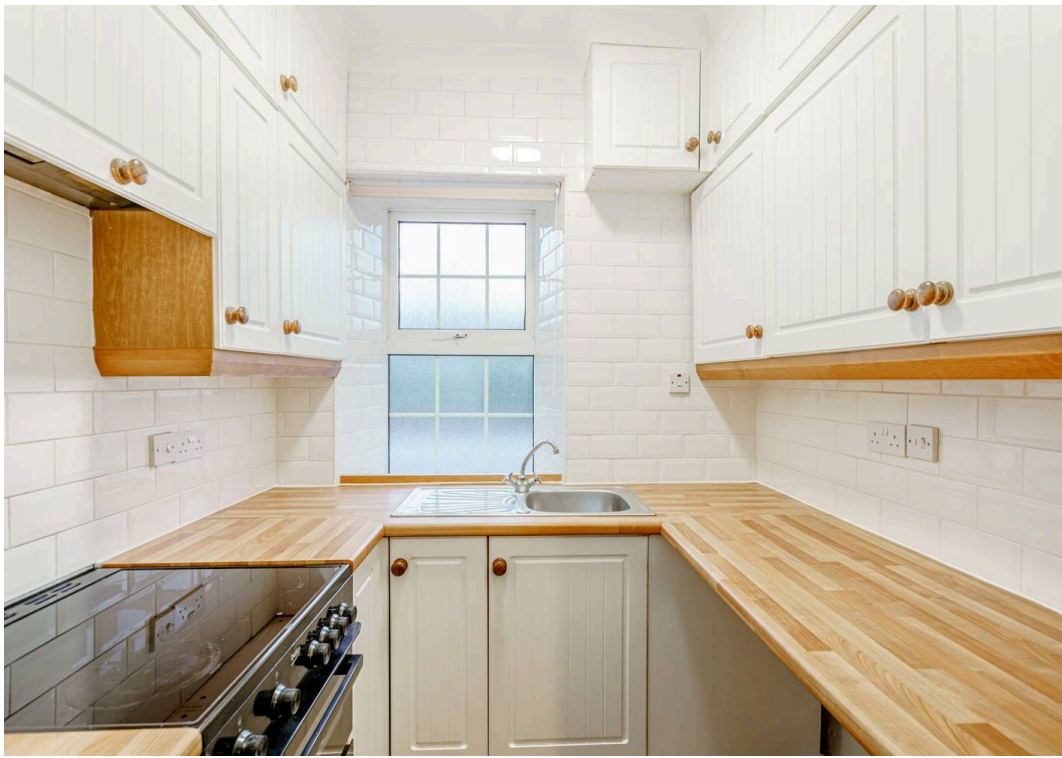
Canonbie is a quaint and picturesque village nestled along the River Esk in Dumfries and Galloway, Scotland. Surrounded by stunning natural beauty, Canonbie offers a serene escape for residents and visitors alike. The area boasts a rich history, with its ancient church and fascinating historical sites adding to its charm. Despite its rural setting, Canonbie remains easily accessible, located near the A7 road, providing convenient links to nearby towns like Langholm and Carlisle. The village also benefits from good transport links, with regular bus services connecting it to surrounding areas. Whether you're exploring the scenic countryside, enjoying riverside walks, or immersing yourself in the village's intriguing past, Canonbie's tranquil location and accessible transport links make it an inviting destination for a relaxing retreat.











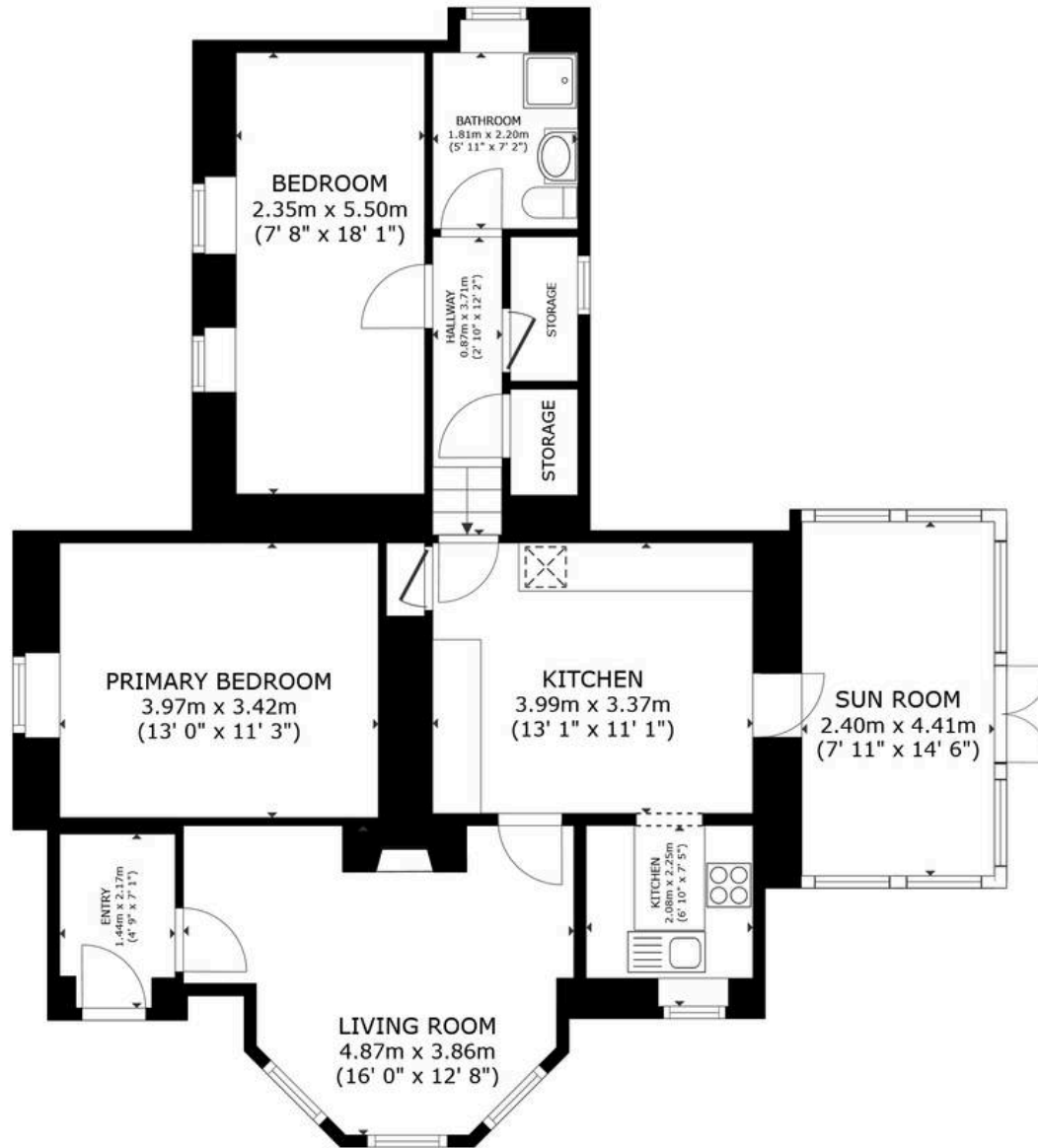












**FLOOR PLAN**

GROSS INTERNAL AREA  
 FLOOR PLAN 98.0 m<sup>2</sup> (1,055 sq.ft.)  
 TOTAL : 98.0 m<sup>2</sup> (1,055 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







**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.

**Listing:** The property is a Category B Listed Building and may be subject to planning restrictions.

**Planning:** We are not aware of any planning applications associated with the property.

**EPC Rating:** E

**Broadband and Mobile:** Standard and 4G available

**Services:** The Old Toll Booth are serviced by mains water supply, mains electricity, private septic tank drainage and oil fired central 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. Council Tax Band C.

**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](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://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: Fisher Financial Associates– 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.





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