



St. Margarets, Eaglesfield, DG11 3PD

Offers Over £265,000

**C&D Rural**

## St. Margarets, Eaglesfield, DG11 3PD

- Detached four bedroom bungalow
- Spacious living room with bay front window and log burner
- Open plan kitchen/dining room with multi-fuel stove
- Large bedroom on 1st floor with private shower-room
- Large utility room with back door to garden
- Oil central heating
- Large driveway and single garage/workshop
- Well proportioned garden with undisturbed views at the rear
- Summerhouse, kennels and kids play area

Detached four bedroom sandstone cottage with period and modern features, extensive driveway, single garage and generous gardens, situated in the peaceful village of Eaglesfield.

**Council Tax band:** E

**Tenure:** Heritable (Scottish equivalent of Freehold) title

**EPC Rating:** E

**CD Rural**



St Margaret's is a traditional, detached four bedroom bungalow situated in the pleasant village of Eaglesfield. This beautiful and unique property is primarily constructed of solid sandstone under a pitched slate roof with brick extension and part flat roof to the rear. The property offers an excellent opportunity for someone searching for a spacious and versatile home in a quiet and pleasant village. Internally, the property briefly comprises a kitchen/diner, living room, three double bedrooms, single bedroom/office, family bathroom, shower-room, utility room. Externally there is an extensive driveway at the front, single garage with workshop, summerhouse, kennels and large garden with kids play area.

### **The Accommodation**

The front door welcomes a spacious entrance vestibule with Victorian tiled floor and wooden, glass paned inner door leading into the main hallway. The living room is situated at the front of the house, featuring a magnificent bay window, stunning cornice stone and woodburning stove set on a stone hearth. The kitchen/dining/living room is the perfect space for entertaining. There is ample space for a large family dining table in the kitchen area and a separate section for relaxing opposite an additional multi-fuel stove set in a sandstone fireplace.



The highlight of the kitchen is the impressive gas Rangemaster which fits perfectly in the brick surround. There are a range of complimentary white floor units with black worktops, glass paned cabinets, 1.5 bowl stainless steel drainer sink and space for portable appliances. Just off the kitchen there is a large utility room, complete with tiled flooring and featuring further storage units, space for white goods and back door to the garden and patio.

There are three bedrooms on the ground floor, two are generous doubles and one a large single or ideal office. The family bathroom is also located on the ground floor and is complete with bath, separate shower cubicle with mains fed shower, hand washbasin with vanity below and WC. There is an electric shower still connected as back up. The bathroom is partially tiled with vinyl flooring. Upstairs there is a larger attic bedroom with velux windows to each side and storage built into the eaves. There is a large landing area which could also be used as a small office/working space and access to the roof. Upstairs there is a separate shower room which is perfect if you're having guests staying over.

St Margarets has plenty of outside space including a large driveway, access to a single garage/workshop and garden. The front of the house is primarily laid with gravel, suitable for parking. For keen gardeners, there is scope to extend the gardens to the front if desired. At the side of the property there is a right of way for accessing a garage with workshop located at the rear of the garage. A segment of the garden has been transformed into a kids play area laid with bark chippings. There is a generous lawn, paved patio for outdoor dining and in the corner of the garden, a large double glazed summerhouse with bar, which has been insulated and benefits from a power supply.















# St Margarets

Approximate Gross Internal Area  
1819 sq ft - 169 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

# St Margarets



## General Remarks & Stipulations

**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:** E

**Broadband:** Fibre broadband and there is good mobile coverage available

**Services:** St Margaret's is serviced by mains water supply, mains electricity, mains drainage and oil fired central heating, with a woodburning stove in the living room and multi-fuel stove in kitchen/dining room.

**Access:** There is a vehicular right of way for accessing the garage (shaded yellow on the sale plan).

**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 E.

**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://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.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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