



2 Kershopefoot, Newcastleton, TD9 0TJ

Guide Price £115,000

**C&D Rural**

## 2 Kershopefoot, Newcastleton, TD9 0TJ

- Three bedroom semi-detached house
- Open-plan kitchen/dining room
- Spacious living room with multi-fuel stove
- Air source heat pump and solar photovoltaic panels
- Converted outbuildings to offer WC, storage and laundry room
- Rural location with excellent walks nearby
- Large garden workshop with power supply
- Parking on-street
- Non-standard construction

Three bedroom semi-detached house of non-standard construction with newly installed air source heating, insulation, solar roof panels, large rear garden and workshop.

**Council Tax band:** A

**Tenure:** Freehold

**EPC Energy Efficiency Rating:** C

**C&D Rural**



A deceptively spacious three bedroom semi-detached house of non-standard construction, offering an excellent opportunity for buyers searching for a spacious yet affordable home. The property is situated in a pleasant cul-de-sac, on the doorstep of the countryside, with nearby riverside walks and within close proximity Kershope and Kielder Forests. The current owners have made recent improvements including the installation of an air source heat pump, increased insulation and solar roof panels.

### **The Accommodation**

The front door opens into a spacious hallway, ideal for use as a small office area. There are stairs to the first floor and doors into the living room and kitchen/dining room. The living room is the ideal size for family entertainment and features a freestanding multi-fuel stove. The open plan kitchen/dining room features a range of modern kitchen units along the rear wall with two cupboards either side of the range cooker. From the kitchen there is a door into the adjoining outbuilding which is roofed. The outbuildings comprise of an upgraded WC, store and utility room with plumbing and electric supply as well as a back door to the rear garden.

Upstairs there are three bedrooms, all featuring fitted wardrobes/cupboards. The family bathroom is fully tiled and complete with walk-in mains shower with glass screen, wash hand basin with vanity unit and WC.



Externally there is parking available on-street and steps down to the front door. The front is mostly laid with loose stone and to the rear there is a large lawn with gate at the back providing access to the old railway line and woodland walk. There is a magnificent timber workshop with double glazing and power supply in the rear garden. There is also a timber garden shed for extra storage. This is a unique opportunity to acquire a spacious property with amazing potential, and viewings are recommended to appreciate what this property has to offer.

### **Directions**

From Junction 44 of the M6 at Carlisle, travel north along the A7 through the town of Longtown, over the River Esk and into Scotland. Turn right on the B6357 towards Canonbie and continue towards Newcastleton. 7.5 miles from Canonbie there is a right turning signposted to Kershopefoot. Follow this road over the Border into Kershopefoot. Take a right and the house will be on your right hand side.

### **Location**

Positioned within the picturesque landscape of North Cumbria close to the Scottish Borders, 2 Kershopefoot is situated in the village of Kershopefoot. Located 3.5 miles from the town of Newcastleton and 20 miles from the City of Carlisle, the property is well served by an excellent range of local amenities and services. Kershopefoot is a quiet rural village which lies within the historic Liddesdale Valley and adjoins the Border Forest Park which offers a vast area of open access forest close to hand with much wildlife. This is a tremendous location for exploring the border rivers and hills with excellent walking, cycling and country pursuits available.













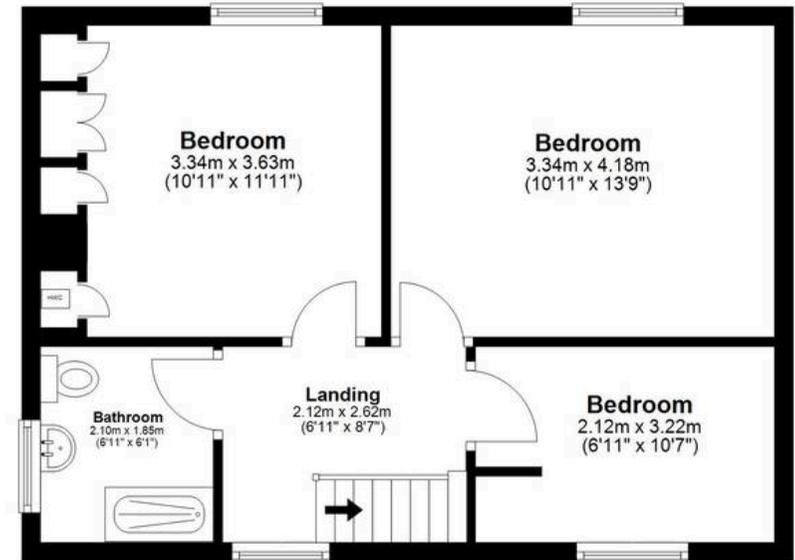
### Ground Floor

Approx. 68.4 sq. metres (736.8 sq. feet)



### First Floor

Approx. 43.9 sq. metres (472.5 sq. feet)



Total area: approx. 112.3 sq. metres (1209.2 sq. feet)

**2 Kershopfoot, Newcastleton**

## GENERAL REMARKS & STIPULATIONS

**Tenure and Possession:** The Freehold title is offered for sale with vacant possession upon completion.

**Matters of Title:** The property is sold subject to all existing easements, 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 matters.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**EPC Rating:** C

**Disclosure:** The property is non-standard construction and therefore is only suitable to cash purchasers or may require a specialist mortgage. Interested parties should make their own enquiries.

**Services:** 2 Kershopefoot is served by air source central heating, mains water, mains drainage and mains electricity. Solar roof panels provide a feed-in tariff. Mobile phone signal is good. Standard broadband is available.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

**Offers:** Offers should be submitted 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 note their interest with the selling agents.

**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.

**Local Authority:** Cumberland Council, 111 Botchergate, Carlisle CA1 1RZ. The house is in Council Tax Band A.

**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: PIA Financial Solutions – 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.

# C&D Rural

Lakeside Townfoot Longtown  
Carlisle CA6 5LY

[www.cdrural.co.uk](http://www.cdrural.co.uk)

T: 01228 792 299 | E: [office@cdrural.co.uk](mailto:office@cdrural.co.uk)

Important Notice C & D Rural and its clients give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.