



Charming cottage requiring full modernisation, set in 6.6 acres in an idyllic rural location close to Eskdalemuir Pockleaf, Eskdalemuir, DG13 0QR

Property Details

Pockleaf, Eskdalemuir, DG13 0QR

Offers Over
£150,000

Description

Utterly charming detached cottage now requiring full renovation, located in an idyllic rural location close to Eskdalemuir. Set within approximately 6.6 acres, with outbuildings and mature woodland. No onward chain.

Selling Agents

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





KEY FEATURES

- Unique opportunity
- Charming cottage in idyllic rural location
- In need of modernisation
- 2-3 double bedrooms
- Detached stone outbuilding with potential to convert
- Open fronted pole barn
- Mixed woodland
- Approximately 6.6 acres in all



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Situation

Pockleaf is accessed via a well maintained 1.5 mile track from the main road, and so it would be desirable to have an AWD or 4x4 in winter months. It sits by itself on a shared forestry track with one house located further up the track as a neighbour. Nearby Eskdalemuir is a village on the River Esk with ready access to the surrounding hills and extensive forests which are ideal for walking and country pursuits. The village benefits from a café, shop and village hub offering Yoga and other classes, as well as being home to the Kagyu Samye Ling Monastery and Tibetan Centre, a worldwide visitor attraction.

Directions

From Langholm follow the B709 to Eskdalemuir. Continue through the village, passing Samye Ling Monastery. Continue on this road until you pass the sign for the Observatory. Take the next left turn, and follow this track for approximately 1.5 miles. Pockleaf is the first house you come to on the track, by the stream.

What3words: habit.gives.streaking



Accommodation

Pockleaf has been used as a much loved family retreat/private holiday home for many years. The property now requires full renovation, including the installation of modern electrics. The property currently has no electricity supply. The property is set in an idyllic rural setting with flexible accommodation and scope to convert the separate detached stone outbuilding and extend the existing living accommodation within the cottage.

Access is given over a grassy track from the main forestry track, which runs alongside the stream. The front door opens into a porch and subsequently the hallway, with understair cupboard and timber stairs leading to the first floor. The living/dining room is well proportioned, with wood burning stove (with back boiler), stone floor and double glazed window to the front elevation. Just off this room is the kitchen, with sloped ceiling, Belfast sink and window to the front. To the rear of the kitchen is a useful larder with sandstone sconces and window to the rear. A large family room is used as a third bedroom; this room has an open fire, wooden floor and double glazed window to the front elevation. The bathroom, comprising of cast iron bath, WC and wash hand basin, completes the ground floor accommodation.

Upstairs there are two double bedrooms with sloped ceilings and double glazed windows. One of the bedrooms features a fireplace.



Attached to the cottage is a large outhouse with cobbled stone floor. Presently used as storage space, this room could form part of an extension to the living accommodation subject to the necessary planning consents.

Please note that no guarantees or warranties are given as to the function of any appliances and/or fireplaces. The property is sold as seen.

Outside

The property is set within approximately 6.6 acres. The garden to the front of the house is bordered by a hedge and is predominantly laid to lawn. The land surrounding the property mainly comprises of mixed woodland, with approximately 200 - 250 Sitka Spruce trees, but also including mixed larch, oak, birch and copper beech. There is an open fronted pole barn with corrugated tin roof and walls, presently used as a log store. An attractive stone outbuilding, with two former pigstys to the gable end, offers an opportunity to convert to studio or workshop space, or even additional living accommodation, subject to the necessary consents. This building comprises of two large rooms.

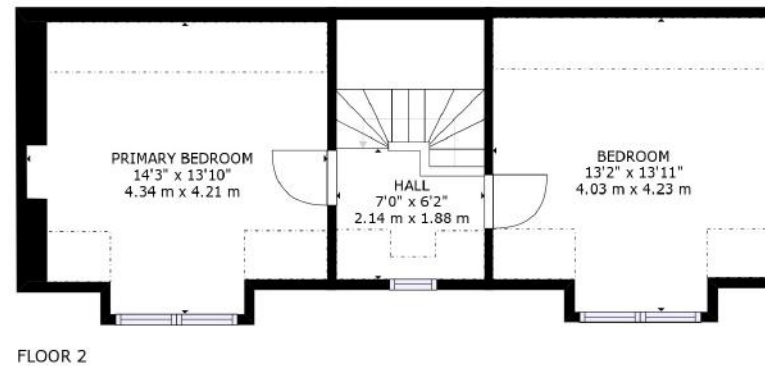
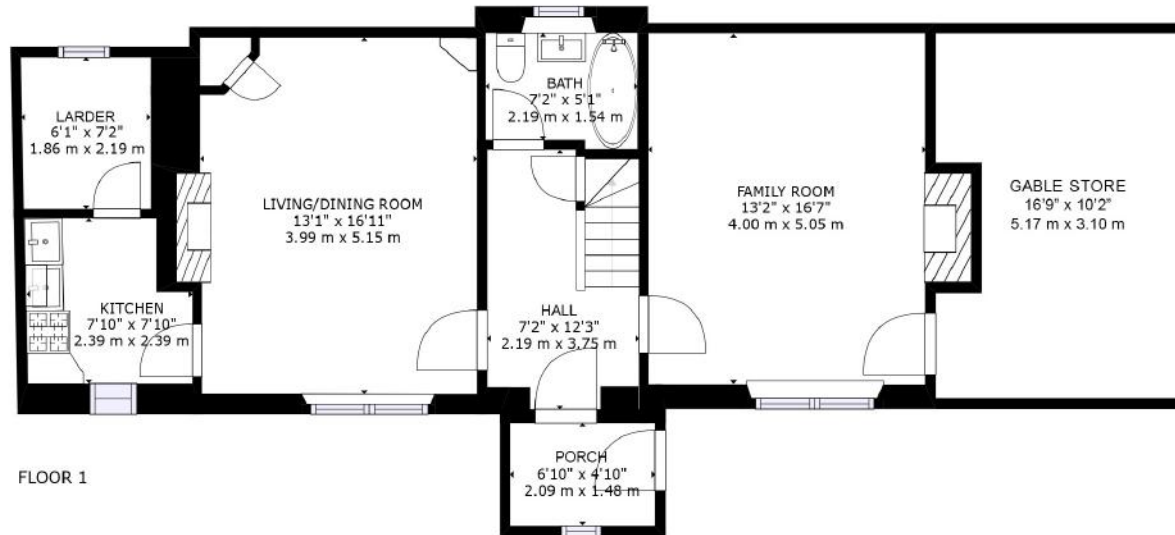
Overall, this is a unique rural property, rare to the market, that must be viewed to be appreciated.





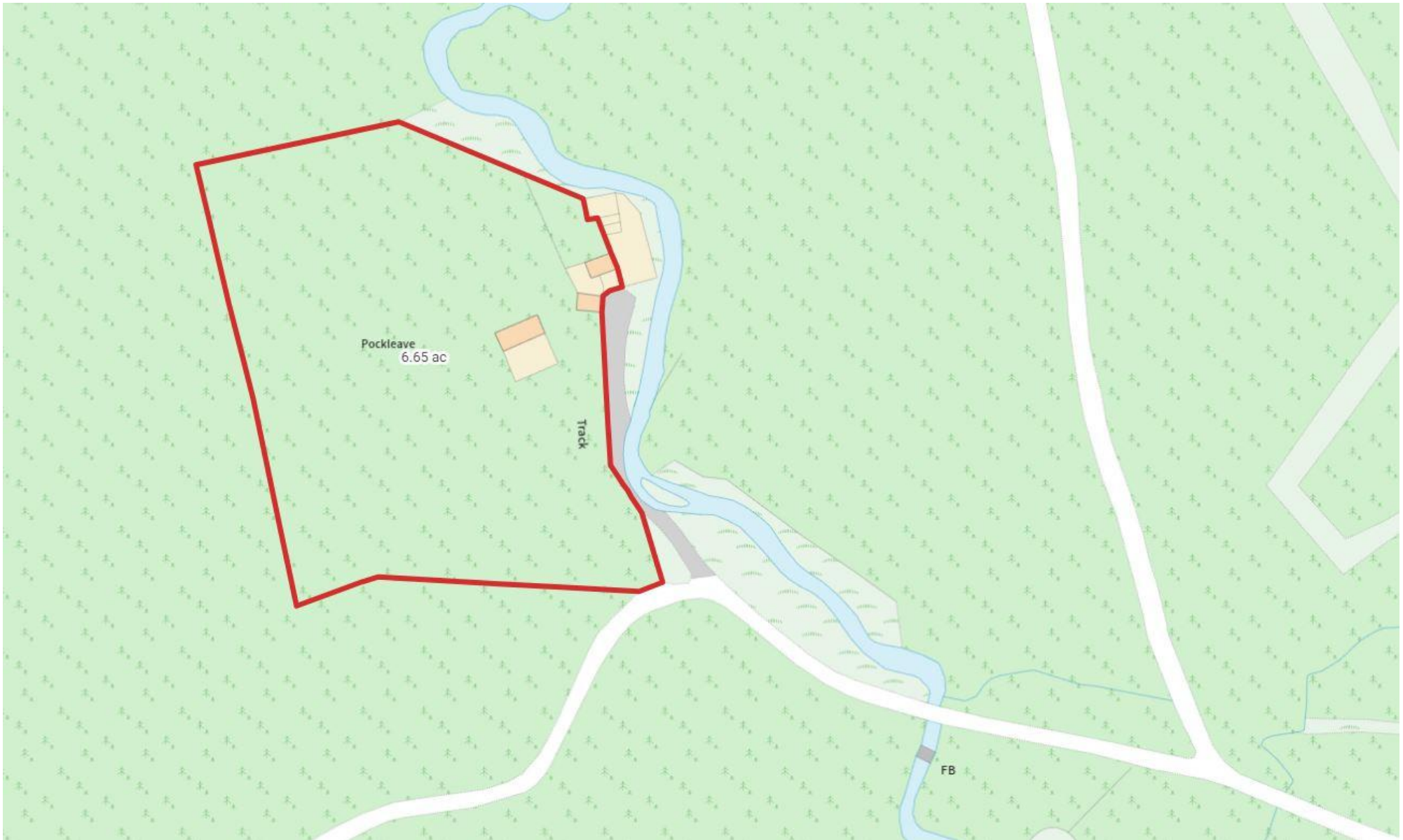






GROSS INTERNAL AREA
FLOOR 1: 771 sq. ft, 72 m², FLOOR 2: 324 sq. ft, 30 m²
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 131 sq. ft, 12 m²
TOTAL: 1095 sq. ft, 102 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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.

EPC Rating:

Services: Pockleaf is serviced by private drainage with septic tank and a private water supply. The property benefits from a wood-burning stove with back boiler and partial double glazing. Please note the septic tank is registered and authorised by SEPA. The private water supply comes from a spring and the collecting tank is located to the rear of the property just outside of the boundary.

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

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band B.

Solicitors: TBC

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 and Instagram on [@cdrural](https://instagram.com/cdrural).

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