



The Old Manse, Canonbie, DG14 0SZ

Offers Over £595,000



The Old Manse, Canonbie, DG14 0SZ

- Stunning detached former manse
- Category B listed
- Four double bedrooms (2 en-suite bath/shower rooms)
- Three reception rooms
- Retained period features
- Generous, established garden, grounds and amenity woodland to the rear of the house
- Gated entrance with wooded driveway and circular turning point at entrance of house
- Wildlife haven
- Two bedroom coach house with private parking and garden run as a successful holiday letting business
- Additional land available by separate negotiation

The Old Manse is a superb, detached Victorian family home with a very stylish interior, set in an acre of established gardens that enjoy a south and westerly aspect, with the bonus of a two bedroom self-contained annex at the rear currently run as a holiday let business.

Council Tax band: F

Tenure: The Heritable (Scottish equivalent of Freehold) title

EPC Rating: E





The Old Manse is a superb, detached Victorian family home set in an acre of beautifully established grounds with the benefit of private amenity woodland to the rear of the property. This wonderful, category B listed property dates back to 1851 and enjoys a quiet location with just a short walk to the village of Canonbie. The Coach House is a stunning, two bedroom stone annex which is currently being run as a well established holiday let and offers a unique opportunity to be continued or lends itself for multi-generational living.

The Old Manse

The property offers a plethora of retained period features, to include wooden floors, twelve pane timber sash windows, timber shutters, cornices, traditional stone fireplaces and a magnificent stone staircase with Victorian balustrade. The solid timber front door opens into the entrance vestibule, with its original tiled floor, which in turn leads into the welcoming reception hall with glazed inner doors. The hall is bright and spacious, featuring the lovely stone staircase with sisal runner leading to the first floor. Both the sitting room and dining room are located at the front of the property, each boasting two traditional fireplaces with a freestanding multi-fuel stove in the sitting room and built-in multi-fuel stove in the dining room. Both rooms are extremely well-proportioned and enjoy dual aspect of the gardens. A fully glazed conservatory sits off the dining room, perfect for enjoying your morning coffee with the sound of birds tweeting from the garden.



An inner hall, with understairs storage area and door to the side entrance provides direct access to the kitchen. The laundry room opposite the staircase is fitted with utility units, WC and wash hand basin. The bespoke Neptune kitchen features a range of modern cabinets with complimentary surfaces, underfloor electric heating with tiled surface, SMEG electric range and Belfast sink. There is a breakfast room off the kitchen with pleasant views of the garden and double doors onto the patio.

Climbing the stairs to the first floor, the stairs split to the family bathroom complete with freestanding bath, WC and wash hand basin. Previously there was a doorway through to the self-contained annex. On the main first floor, four double bedrooms can be found. At the front of the house there are two well-proportioned double bedrooms both boasting stunning dual aspect views of the countryside. The primary bedroom benefits from access to a modern jack and jill style bathroom which can also be accessed from the landing. The second bedroom features its own private ensuite shower room with mains shower cubicle, WC and wash hand basin. There are two further double bedrooms at the rear of the house.



Outside the property sits in approximately 1 acre of beautifully maintained grounds, bordered by mature hedgerows. The initial approach to the house is welcomed by a sweeping, tree lined gravelled driveway with lawned areas to either side.

On approaching the house, the driveway splits into two, with one side forking off to the main house and the other forking off to the cottage providing ample parking to both sides. One unique aspect of this property is the mature monkey puzzle tree which is estimated to have been planted about 150 years ago. To the rear there are further lawned areas and a gravelled patio area which sits just off the breakfast room. The current owners have chickens which lay fresh eggs for the guests in the Coach House and the chickens can be left for interested parties. The property also benefits from a storage outbuilding, and potting shed.

There is a plot of land (striped purple on the sale plan) equating to approximately 0.57 acres neighbouring The Old Manse which is being offered for sale by separate negotiation. The land has previously been used as an extended garden and is predominantly made up of mature trees and wild flowers. Interested parties in the additional land should contact the selling agent for more details.



The Coach House

The Coach House is a two storey, two bedroom annex situated at the rear of the main house with its own private access. Currently the Coach House is being run as a successful self-catering holiday let business with about 77% occupancy per annum and a turnover over of roughly £23,500. The ground floor is open plan, with a fully fitted kitchen featuring complementary work surfaces and upstands complete with integrated electric oven hob with extractor over, separate double oven and plumbing for a dishwasher and washing machine. The living area features an electric fire set in a feature surround, enjoys pleasant views of the garden and both areas are laid with oak flooring.

Upstairs an open balustrade staircase welcomes two double bedrooms, each with their own en-suite shower room. Externally there is a lovely, fenced off garden behind the Coach House which has been designated for guests. Please note that the annex was once connected to the main house and there is scope to re-open again to create a larger, six bedroom private residence. Alternatively this property would also suit buyers searching for a home with an option for multi-generational living. Offers for the business, furniture and goods are invited.



Location Summary

The property is located near the popular commuter village of Canonbie, around 6 miles from Langholm in Dumfries and Galloway. The village contains a post office/convenience store, a public hall and recreation ground, a primary school, a church, and the Cross Keys Hotel. Canonbie crosses the river Esk, with the historic Gilnockie Tower being a short walk away. For larger shopping needs, Annan and Carlisle boast a variety of amenities, including supermarkets, leisure facilities, healthcare services, independent shops, cafes, and restaurants. For families, the property is well-served by Canonbie primary school with a catchment to Langholm Academy, both offering high-quality education. Nearby Langholm is the gateway to some of the most spectacular scenery that Southern Scotland has to offer. Rich in history, Langholm was the centre of the Border Reiver insurrections but is now famed for its annual Common Riding.

Residents can also enjoy a range of outdoor activities, with the beautiful Solway Coast just a short drive away, offering opportunities for scenic walks, cycling, and wildlife watching. This is an ideal base to explore the Lake District which is under an hour away, Hadrian's Wall, the Solway coast of Scotland which is a haven for wildlife and the Scottish Borders. Glasgow and Edinburgh are around 2 hours away by car or around an hour and a half by train from Carlisle. There is a regular bus service, the X95, which services Langholm, Edinburgh and Carlisle.

Directions

Leaving Carlisle on the A7 north, continue through Longtown and over the Scottish border towards Canonbie. Take the second right turn into the village, then the first left and continue along the road, The Old Manse can be found on the left hand side. **What 3 words:** [///schooling.moisture.jaundice](#)

















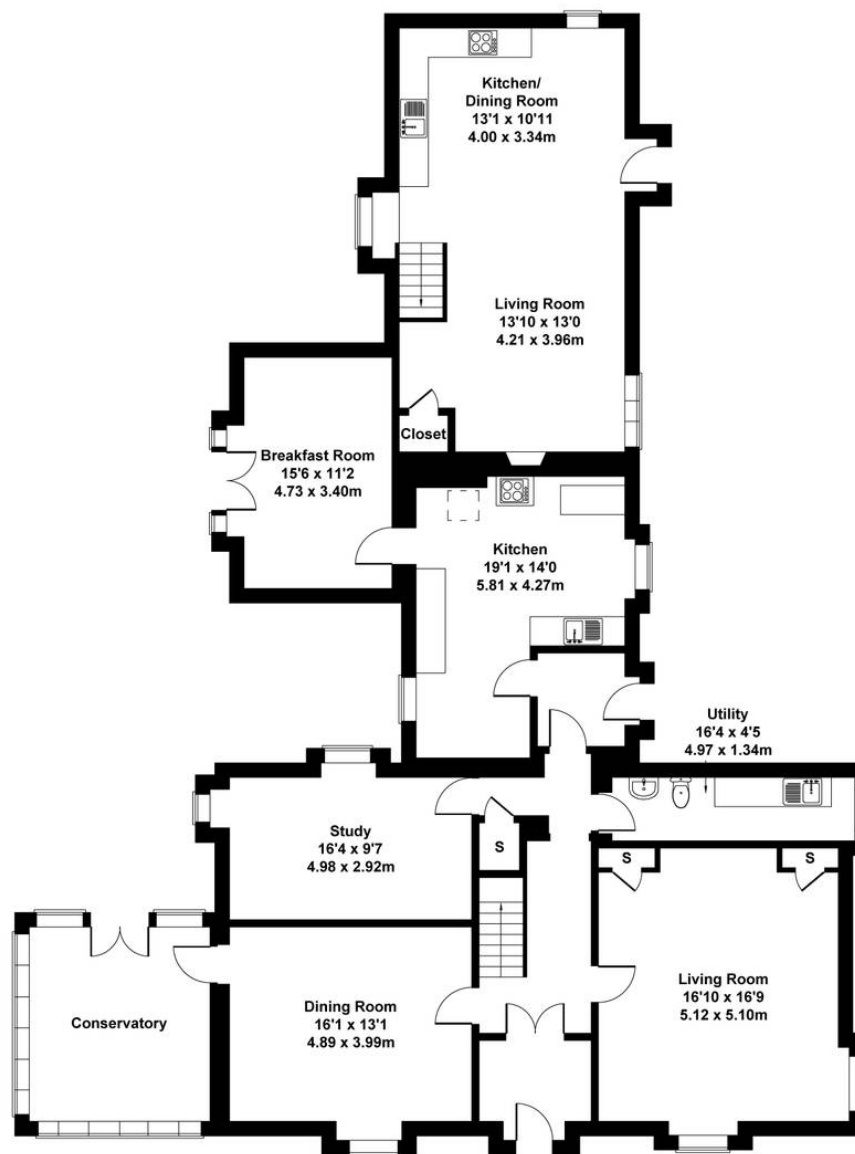




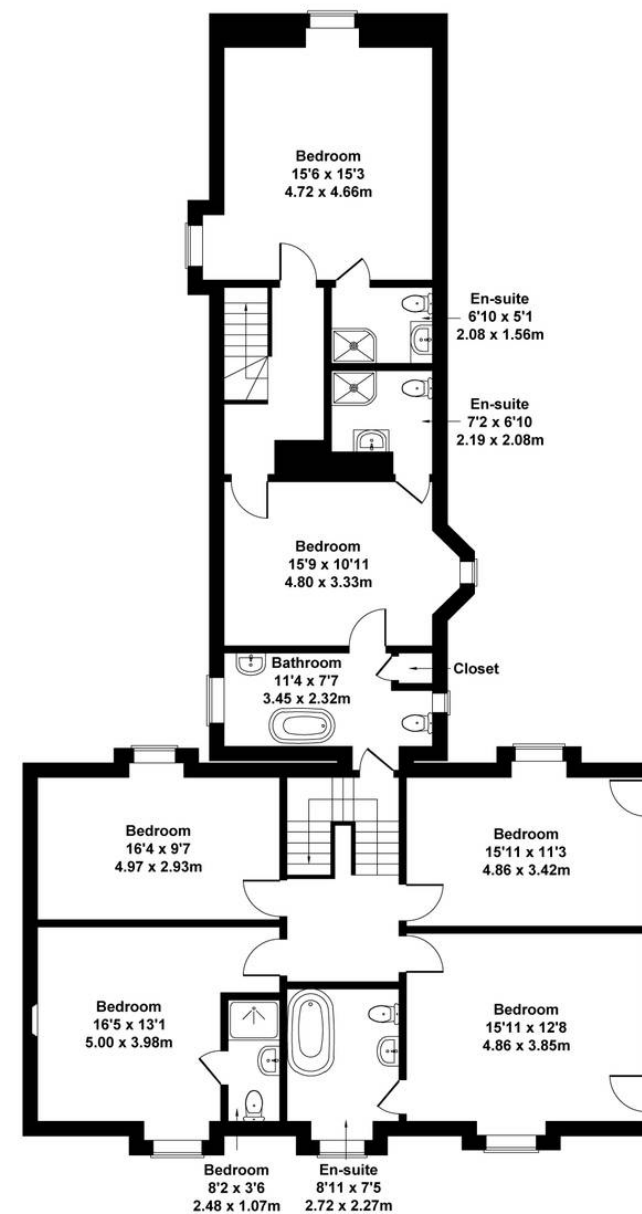


The Old Manse

Approximate Gross Internal Area
3767 sq ft - 350 sq m



GROUND FLOOR



FIRST FLOOR

The Old Manse, Canonbie, DG14 0SZ







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. Offers are invited for furniture and white goods in the Coach House.

EPC Rating: E

Broadband: Fibre broadband is assumed to be available and there is good mobile coverage.

Services: The Old Manse and The Coach House are serviced by mains water supply, mains electricity, private septic tank and oil central heating. Windows are part double glazed.

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 F.

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](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.



Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

T: 01228 792 299 | E: 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.