



Collin Cottage, Langholm, DG13 0LT

Offers Over £290,000



Collin Cottage, Langholm, DG13 0LT

- Charming, stone built detached cottage
- Two double bedrooms
- Modern fixtures and fittings
- Rural location
- Convenient access to Langholm and Lockerbie
- Beautiful outlook of countryside
- LPG gas central heating
- Large gravelled driveway with electric gated access
- Range of outbuildings including workshop, log store, kennel, barn and sheds

Collin Cottage is a spacious and versatile, two bedroom detached stone cottage featuring modern fixtures and fittings throughout, a range of outbuildings and beautiful views of the countryside.

Council Tax band: D

Tenure: The Heritable (Scottish equivalent of Freehold) title

EPC Energy Efficiency Rating: D



Collin Cottage is a spacious and versatile, two bedroom detached stone cottage which has previously been renovated to offer a blend of contemporary comfort and rustic charm. The property boasts modern fixtures and fittings throughout, a plethora of period features and is situated in the peaceful countryside between Langholm and Lockerbie, enjoying exceptional views of the countryside.

The Accommodation

The front door welcomes a bright and open hallway, laid with wooden flooring and a carpeted staircase which leads to the first floor. The living room enjoys dual aspect views of the countryside, is neutrally decorated and features a large stone fireplace with scope to install a second woodburning stove if desired. For additional relaxation, further seating is available in the kitchen/dining room which has the comfort of a bespoke woodburning stove with integral oven, perfect for baking homemade bread. The kitchen is modern and sleek featuring contemporary wall and floor units finished with solid oak worktops, deep Belfast sink with gold mixer tap and a five ring gas cooking range with triple oven. The flooring is laid with beautiful large stone tiles which flows seamlessly through to the utility room where you'll find additional fitted units incorporating a small prep sink, under worktop space for white goods and off the utility, a useful pantry cupboard for storage and location of the boiler. A back door provides convenient access to the driveway and grounds.

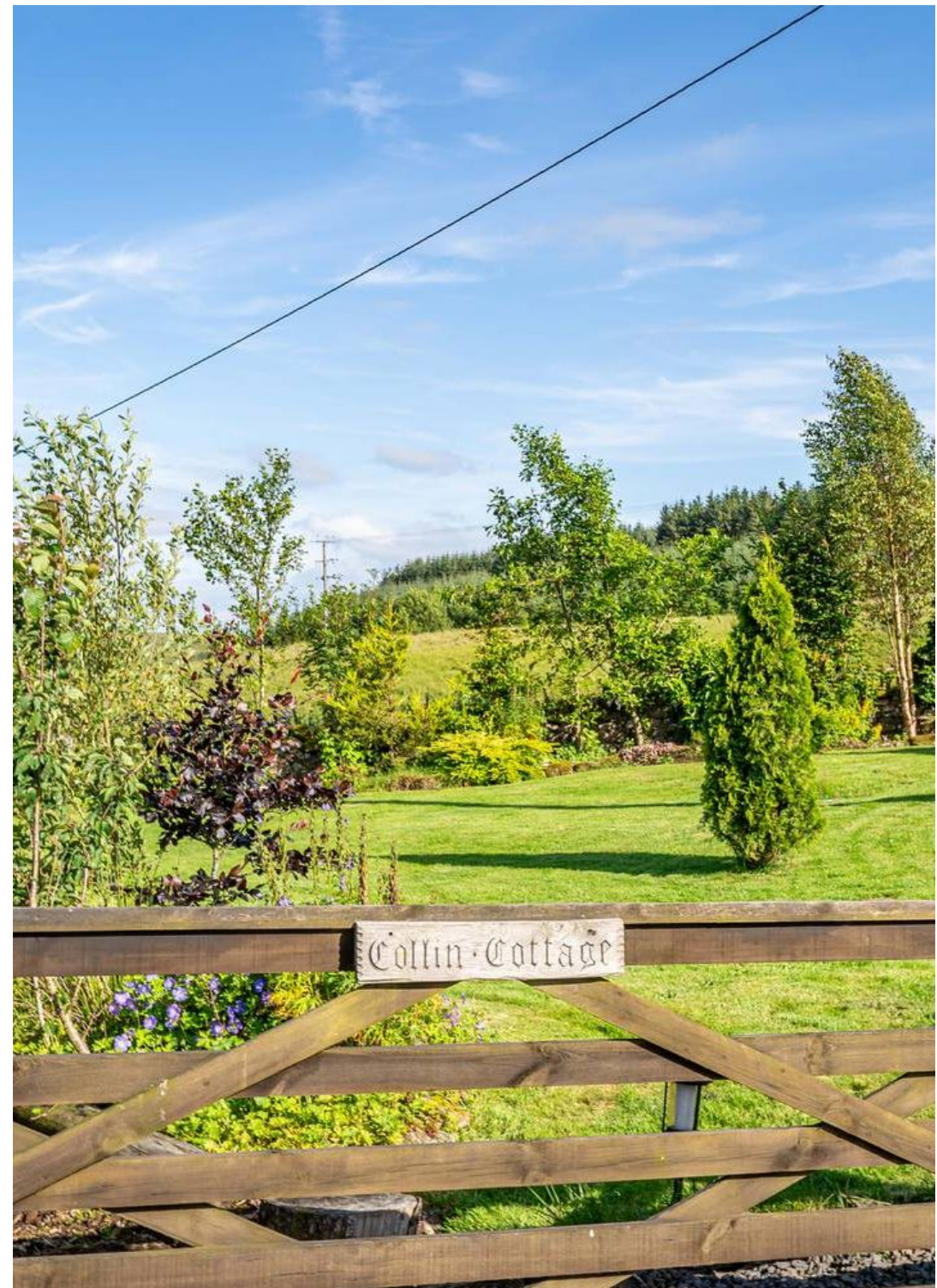


The family shower room is located on the ground floor and has been renovated to a very high standard, featuring contemporary fixtures and a soothing light grey theme, complete with mains fed, walk-in shower with glass screen, hand wash basin, WC and wall mounted towel rail. Upstairs there are two generous sized double bedrooms with dormer windows. The bedrooms are large enough to support freestanding wardrobes or there is potential to have some wardrobes fitted. Additional storage is available on the landing and under the eaves.

Externally, the exterior of the cottage is just as impressive as its interior, featuring a large gravelled driveway with gated access however there is cabling installed and automation available for electric gated system. Further enhancing the appeal of the property are a range of outbuildings, including a workshop, log store, kennel, timber frame barn and sheds, providing ample storage and potential for various uses. There is a hardwired security system in place. There is a large lawn with bedding to the edges at the side of the property, a generous sandstone patio at the front of the house for outdoor enjoyment and on the other side of the property there is raised bedding for growing vegetables. Collin Cottage is a delightful rural cottage, in turnkey condition, and viewings are highly recommended to appreciate what this property has to offer.

Location Summary

Collin Cottage is situated on the B7068, which runs from Langholm to Lockerbie. The road follows the Wauchope Water with hills rising on either side with extensive areas of forestry. This is an excellent area for exploring the upland areas of Dumfriesshire with many fine walks available together with much wildlife and ideal for country pursuits. There are excellent local facilities in Langholm to include a good range of shops, supermarket, primary and secondary schools, sport and leisure facilities together with a theatre. Most required amenities are also available in the City Centre of Carlisle to include wider range of shops, access to the M6 and the mainline trains. There are also further amenities and transport links in Lockerbie, approximately 13 miles away.







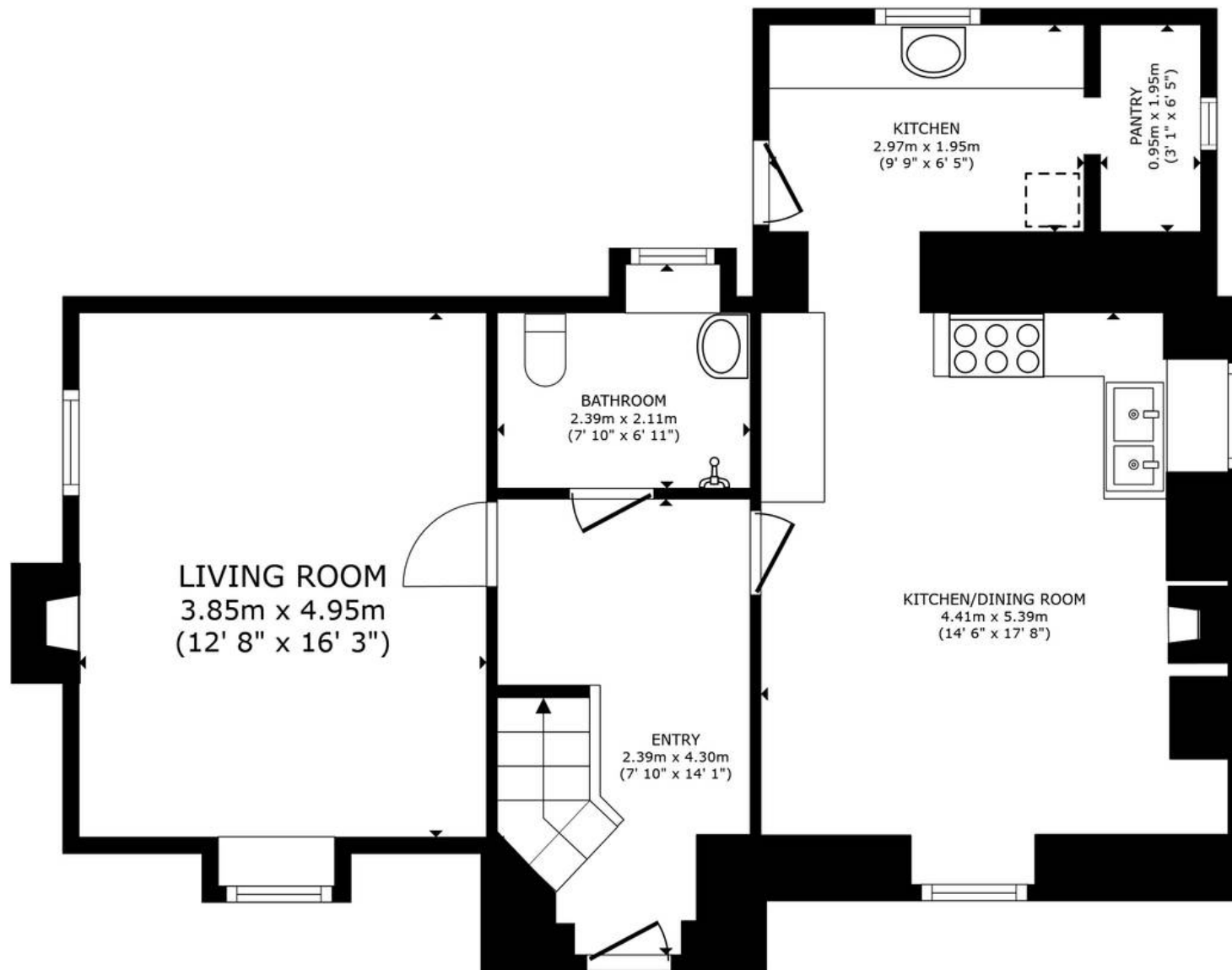






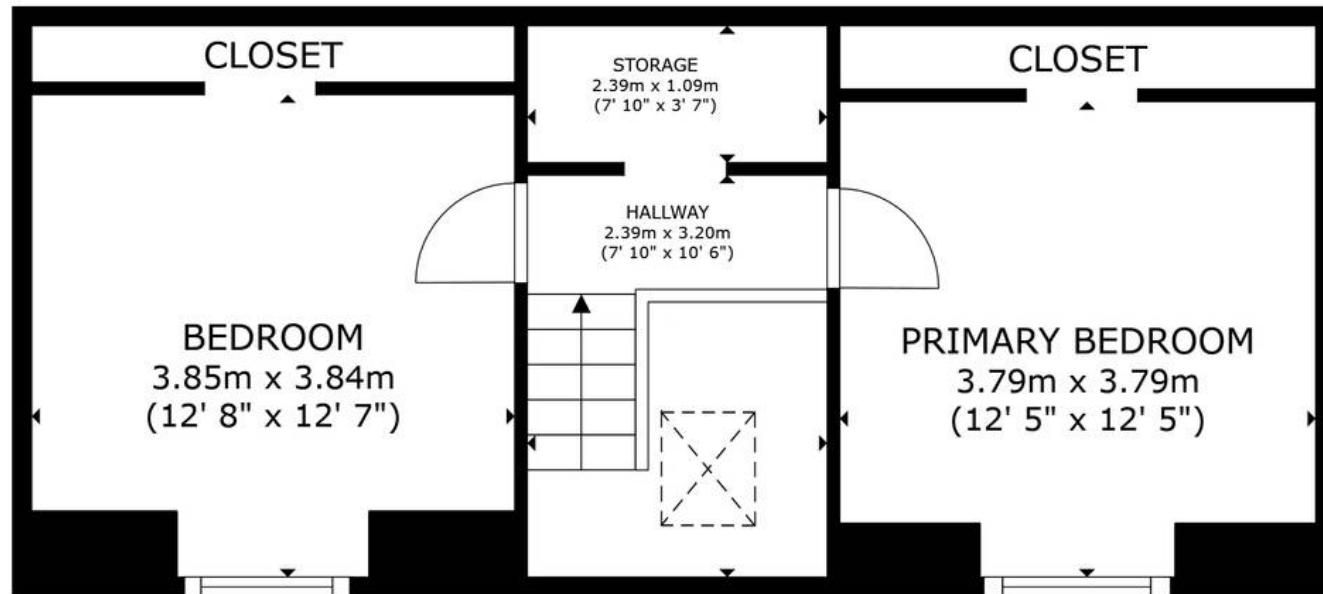






FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 70.3 m² (757 sq.ft.) FLOOR 2 44.9 m² (483 sq.ft.)
 TOTAL : 115.2 m² (1,240 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 70.3 m² (757 sq.ft.) FLOOR 2 44.9 m² (483 sq.ft.)
 TOTAL : 115.2 m² (1,240 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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: D

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

Services: Collin Cottage is served by private water supply (Spring and Borehole), mains electricity, private septic tank (registered) and LPG central heating. A £300 grant is received from Solway Wind Farm annually.

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 D.

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).

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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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.