



Broadlea Of Robgill, Kirtlebridge, DG11 3NB

Offers Over £395,000

C&D Rural

Broadlea Of Robgill

Kirtlebridge, Lockerbie, DG11 3NB

- Single storey cottage plus detached annex in a beautiful location
- Four bedrooms (2 with en-suite shower rooms and 2 with en-suite w/c)
- Annex has 2 bedrooms
- Currently operated as a successful B&B business
- Business could be continued but would be a lovely family home
- Large garden and ample off road parking

Broadlea of Robgill: beautifully presented 4-bed cottage with 2-bed annex. Set on 0.65 acres, successful B&B business or family home. Good views, close to transport links.

Council Tax band: B

Tenure: Heritable Title (Scottish version of Freehold)

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

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Broadlea of Robgill is a beautifully presented link-detached single storey four bedroom cottage with a detached two bedroom annex, set in a plot of around 0.65 acres. Currently run as a successful B&B business, which could be continued, it would also make an excellent family home with an option to retain some tourist interests. Located in open countryside with good views and peace and quiet, but close to main transport links.

DESCRIPTION

The property is accessed from the front via a short length of shared drive, into a large lawn and parking area with the static caravan to the right included in the sale. The front door opens into a porch area with room for coat hangers before entering the dining kitchen with stone flagged floor, timber wall and floor units, Belfast sink with mixer tap, integrated dishwasher and a solid fuel stove incorporated into the old range, with beautifully tiled doors. The Belling range cooker has a LPG powered hob and three ovens. A clothes airer is suspended from the ceiling.

The comfortable living room, entered from the kitchen, has dual aspect windows, timber flooring and a LPG fired stove in the fireplace. Also from the kitchen, is a double bedroom with fitted wardrobes and an en-suite w/c with wash basin. The utility room has fittings for white goods, cupboards, worktop and sink. It has solid flag flooring, partly tiled walls and houses the combi oil fired boiler. There is a door to the rear yard from the utility room. An adjoining bathroom has a heated towel rail, freestanding bath, spa shower cubicle, w/c and wash basin. There is a back bedroom with an en-suite w/c and wash basin. Two further double bedrooms have en-suite shower rooms, with w/c and wash basins. There is also a separate shower in the rear corridor, which also has a door to the rear yard.



The detached annex has a kitchen, living room, bathroom and two bedrooms. The modern fitted kitchen has an integrated oven and hob and a breakfast bar. The living/dining room has double doors to a garden area. The bathroom has a bath with shower over, w/c, wash basin and heated towel rail.

Both properties are well kept throughout and decorated to a high standard. Currently operated as a successful B&B but would be ideal as a family home with extra accommodation in the annex or could be used for income generation.

Outside, the property occupies an area of around 0.65 acres, with ample parking area and large expanse of lawn containing a summerhouse, with plastered walls and electricity installed. There is an area of land containing a static caravan which is included in the sale, having been bought by the current owners in recent years. This provided scope for further income generation or living space for family. We have not inspected the static caravan internally.



Location Summary

The property is located in open countryside, around 5 miles from Annan in Dumfries and Galloway and 15 miles from the Border City of Carlisle. Annan and Carlisle boast a variety of amenities, including supermarkets, leisure facilities, healthcare services, independent shops, cafes, and restaurants.

Directions

Leaving Carlisle on the M6 north joining the M74, take the exit at Junction 21 towards Kirkpatrick Fleming and continue on the B7076 for around 2.5 miles before turning left and continuing for 0.5 miles and turning right then first right into the property.

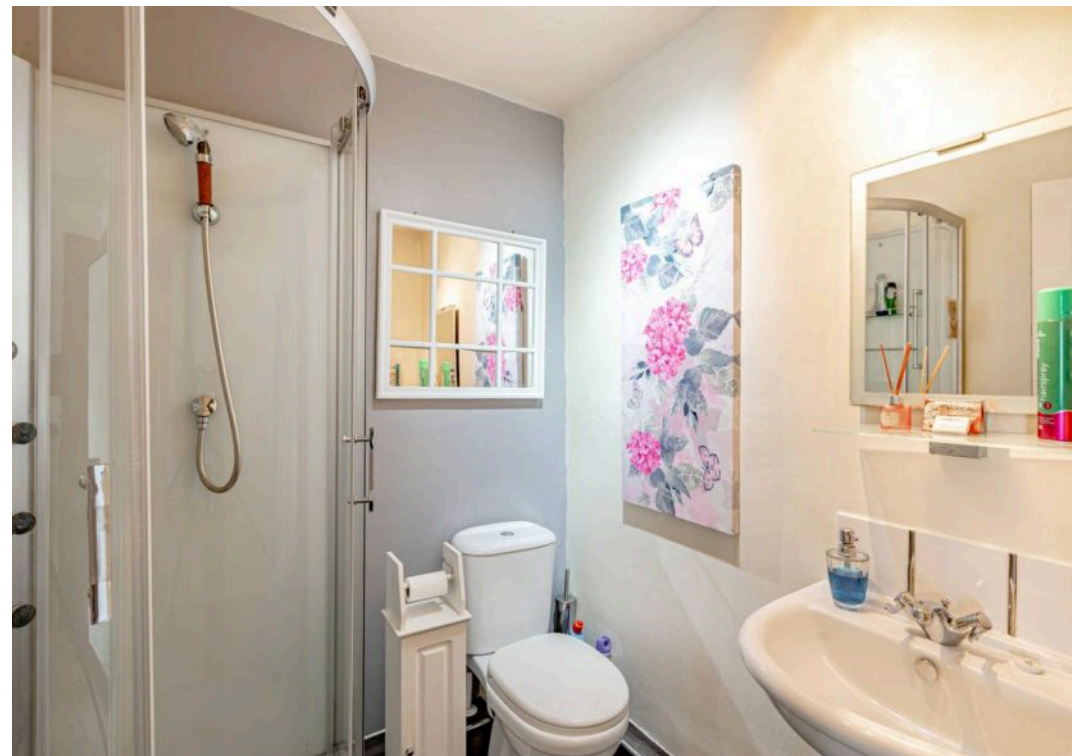
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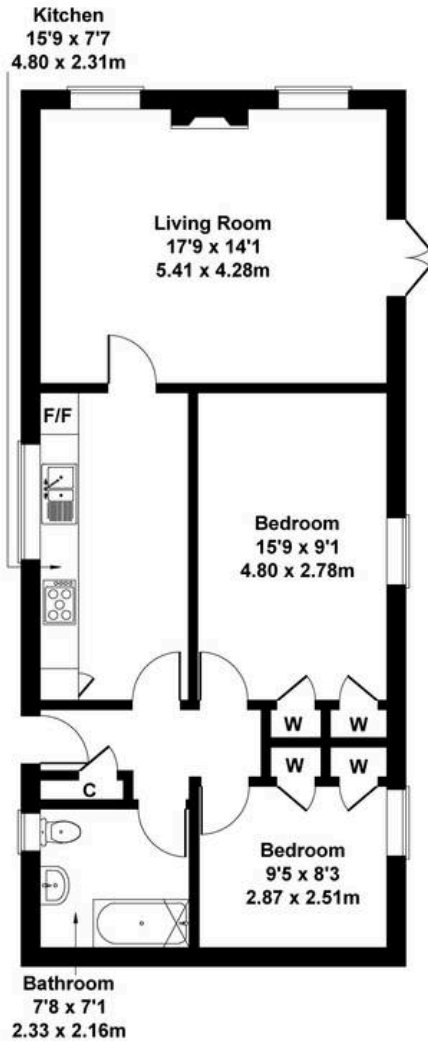




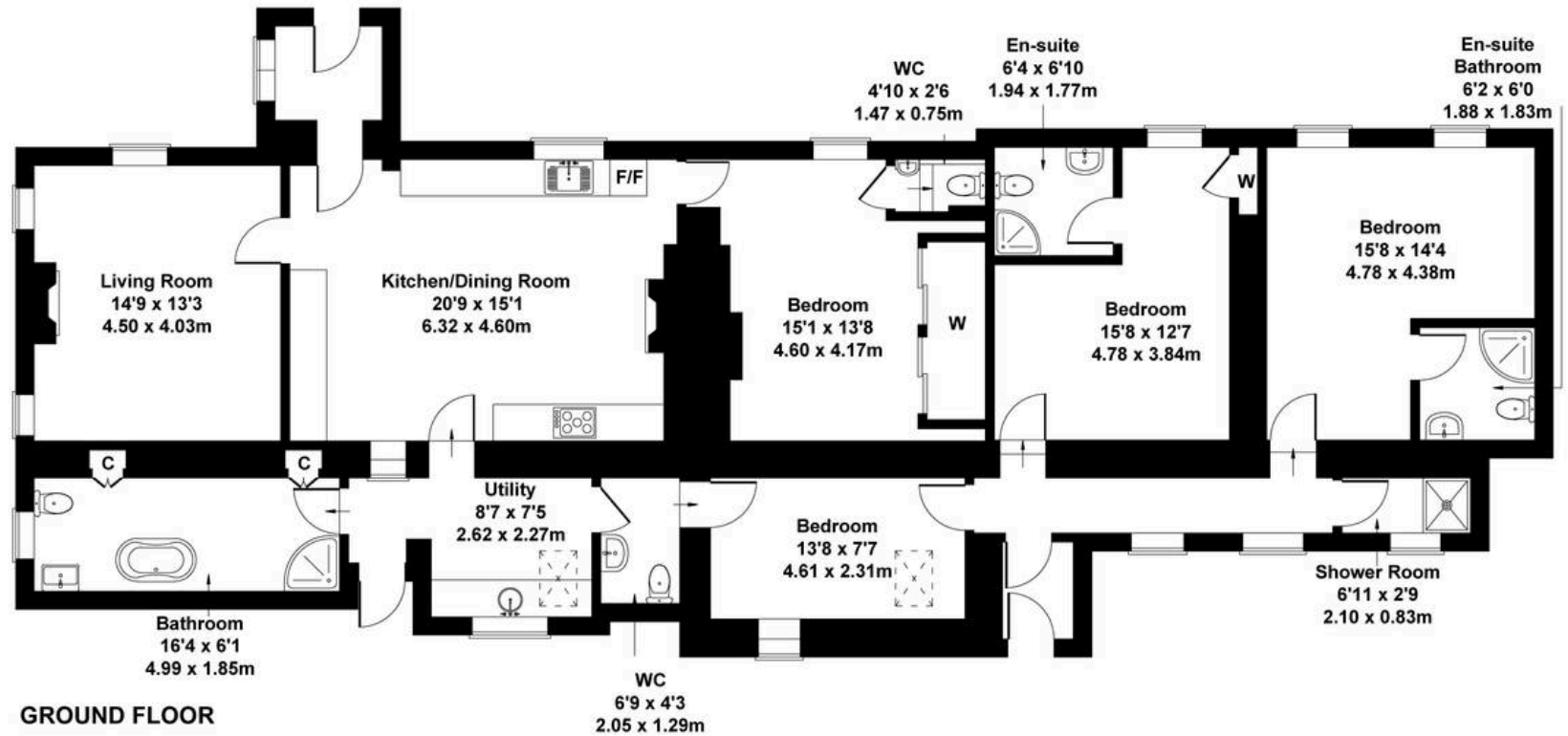


Broadlea Robgill

Approximate Gross Internal Area
2626 sq ft - 244 sq m



ANNEXE



GROUND FLOOR

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

Broadlea of Robgill Sale Plan

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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 is assumed to be available and there is good mobile coverage.

Services: The houses are serviced by mains water supply, mains electricity, private septic tank and oil central heating. LPG is used for cooking and the living room stove. Windows are 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 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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