

East Linnbridgeford, Waterbeck - DG11 3HW

Offers Over £370,000

C&D Rural

East Linnbridgeford, Waterbeck, Lockerbie, DG11 3HW

- Spacious four bedroom detached cottage
- Original features throughout
- Open plan kitchen/dining/living room
- Gas central heating
- Land extending to 2.8 acres
- Large rear garden
- Private parking
- Perfect for hobby farmers or equestrian use
- No onward chain

A charming four bedroom detached country cottage with land extending to approximately 2.8 acres, located just outside the peaceful village of Waterbeck.

Council Tax band: D

Tenure: The Scottish Heritable Title

EPC Energy Efficiency Rating: E

C&D Rural



Set within approximately 2.8 acres of grounds, East Linnbridgeford is a delightful four bedroom detached cottage brimming with character and original features. Offering generous and highly versatile accommodation, this charming country home seamlessly blends traditional charm with practical family living. The property is perfectly suited to those seeking a peaceful rural lifestyle, with the added benefit of land that lends itself to a variety of uses, including equestrian pursuits, smallholding interests or simply enjoying the privacy and space that this countryside setting offers.

The Accommodation

Entering the property through a welcoming front porch, ideal for coats and boots after a day outdoors, a door opens into the impressive open plan living room and kitchen/dining area. Rich in character, this wonderful sociable space showcases original beams, exposed stonework and a charming multi-fuel stove, creating a warm and inviting focal point. The property is full of charm throughout, with many original features including exposed stone walls, traditional beams and feature fireplaces.

The charming kitchen combines practicality with character, offering a range of painted wooden wall and base units, ample storage and space for a fridge and dishwasher. Exposed stone walls and an impressive mantelstone provide a stunning focal point, perfectly complementing a range-style cooker. Large patio doors open directly onto the front patio, filling the room with natural light and creating a bright and inviting space.



Located to the front of the property, the first of the four double bedrooms is a particularly attractive room, benefiting from dual-aspect windows that draw in an abundance of natural light. A multi-fuel stove adds warmth and character, creating a cosy yet spacious retreat.

Leading from the kitchen, the utility room provides additional storage and workspace, with a rear door offering direct access to the back garden. The gas combi boiler is also housed here. Adjacent is the generously proportioned family bathroom, fitted with a bath and electric shower over, wash hand basin and WC, complemented by tiled finishes and wood flooring.

Two further double bedrooms are situated to the rear of the property, both enjoying lovely views across the surrounding countryside, providing peaceful and comfortable accommodation for family members or guests.

The primary bedroom is a delightful retreat, featuring attractive exposed stonework and patio doors that open onto the front patio area. Adjoining the bedroom is a versatile dressing room with a glazed window, offering an ideal space for home working, hobbies or additional storage. The spacious en-suite shower room is fitted with a walk in mains fed shower, WC, wash hand basin and heated towel rail.

Externally

The property is accessed via a private road, the maintenance of which is shared between the neighbouring properties and a local farmer. To the front of the cottage, there is ample parking space for several vehicles.

A gate opens onto a private patio area, enclosed by an attractive stone dyke wall, creating a sheltered and inviting space to relax and enjoy the surroundings. To the rear, the generous garden is primarily laid to lawn and benefits from a substantial patio area, together with useful log stores and a garden shed. A side access leads to a fenced paddock, with a larger 1.3 acre field beyond. A woodland area of 1.1 acres sits behind the larger field. The land offers excellent versatility and is well suited to a range of rural and equestrian pursuits. Within the field are two sheds, a log store and a substantial polytunnel. A shipping container is available by separate negotiation with the seller.



The grounds are further complemented by two large gated access points from the field directly onto the road, providing practical and convenient access for vehicles, machinery or livestock.

Location Summary

East Linnbridgeford is situated just over two and a half miles from the charming village of Waterbeck, a peaceful rural community nestled in the heart of Annandale. Offering an idyllic countryside setting without feeling isolated, the village is conveniently located approximately 11 miles from Lockerbie and 18 miles from Carlisle, making it an attractive location for those seeking a quieter pace of life while retaining excellent connectivity.

The nearby town of Lockerbie provides a comprehensive range of everyday amenities, together with a railway station on the West Coast Main Line, offering direct services to Glasgow, Edinburgh, Manchester Airport and London Euston. The M74 motorway is also easily accessible, lying just over four miles away, making the area particularly appealing to commuters and those who travel regularly.

Education is well catered for, with primary schooling available in nearby Eaglesfield and secondary education provided by Lockerbie Academy.

Surrounded by the stunning landscapes of Dumfries and Galloway, the area is a haven for outdoor enthusiasts. Scenic walking and cycling routes are plentiful, while the renowned Annandale Way is within easy reach, offering miles of beautiful trails through picturesque woodland, rolling farmland and peaceful river valleys.

What3words

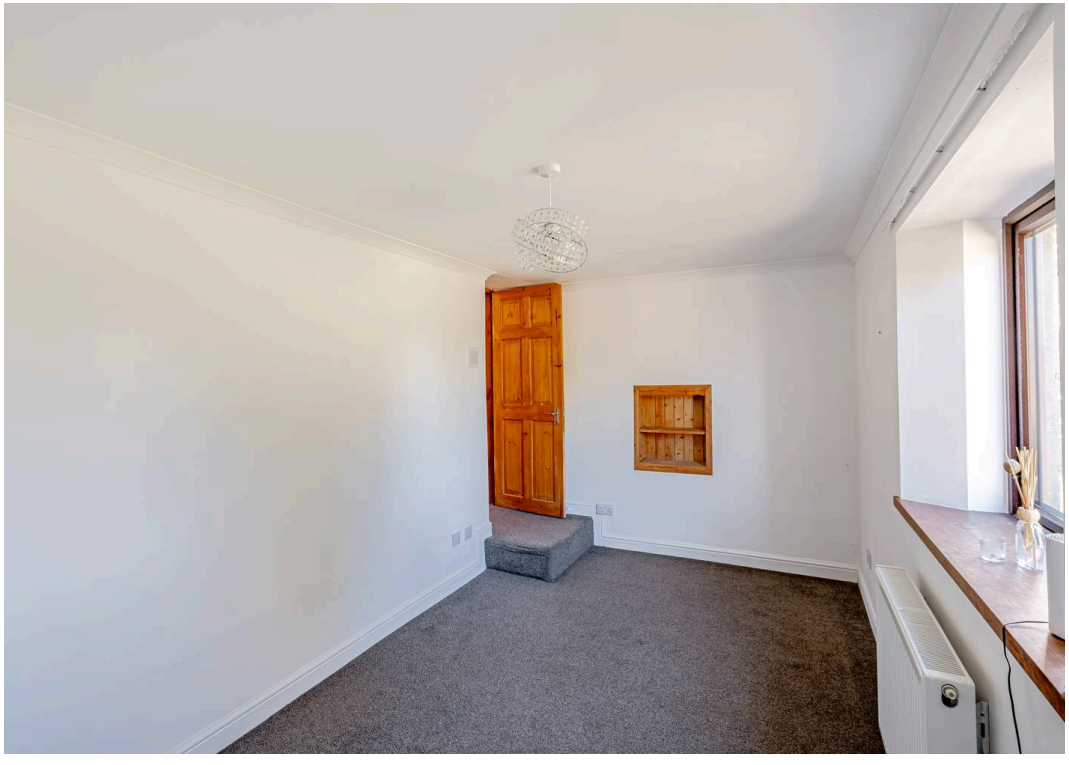
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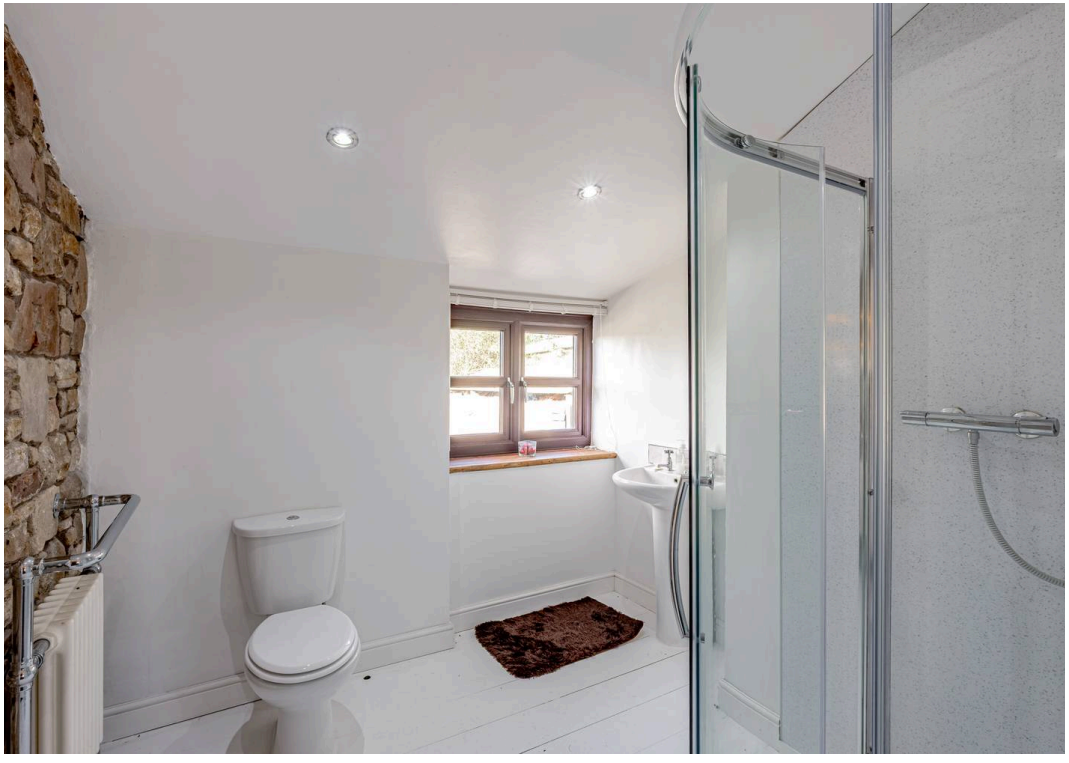












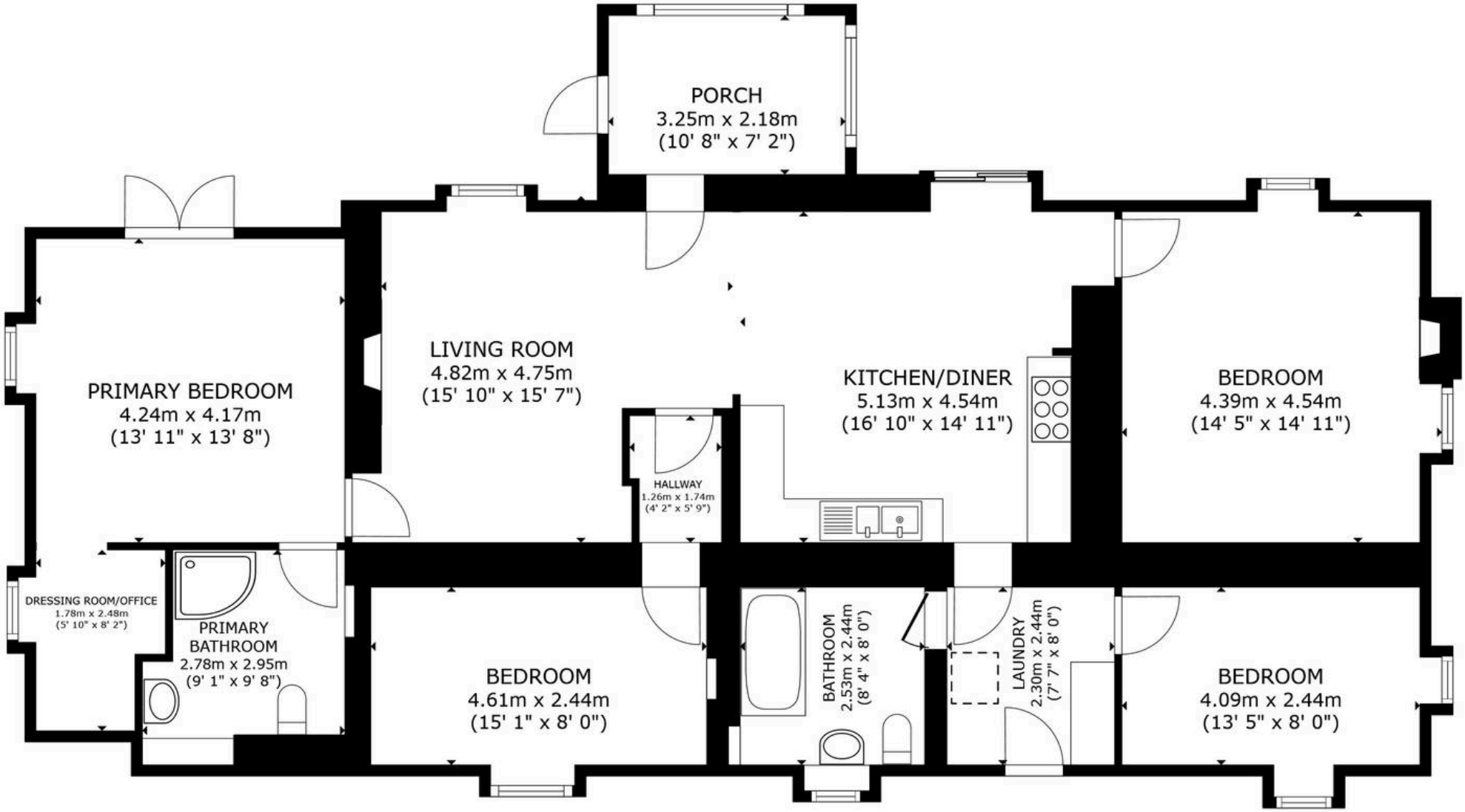









Kittle Water
1.18 ac
1.34 ac
Spreads
East
Linnbridgeford
Issues
Stable
Cottage
Track



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 153.0 m² (1,647 sq.ft.)
TOTAL : 153.0 m² (1,647 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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General Remarks & Stipulations

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, including the cooker in the kitchen.

Services: The property is served by a septic tank which is shared with the two neighboring properties.

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: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

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.

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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