



RHUBARB COTTAGE

Craigielands, Beattock, By Moffat, Dumfries & Galloway DG10 9RE.



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DG10 9RE.

Charming and spacious B-listed country cottage of rare character with a walled garden and within easy access of the M74 motorway.

M74 1.5 miles, Moffat 2.9 miles, Edinburgh 60.8 miles, Glasgow 57.6 miles,
Dumfries 18.9 miles, Lockerbie 15.5 miles, Carlisle 40.6 miles
(All distances are approximate).

Summary of Accommodation:

Ground Floor: Living Room, Dining Room, Snug/Office,
Conservatory, Kitchen, WC.

First Floor:

Double Bedroom with en-suite shower room, Double Bedroom 2,
Family Bathroom, Gallery.

Cottage about 1,788 sq ft.

Cottage and outbuildings about 2,750 sq ft.

Outbuildings: Large Double Garage, Storage Shed and Workshop
with WC.

Garden: Generous garden to the front and large enclosed private
walled garden with patio and extensive lawns interspersed with
shrubs, flower beds and fruit trees. In addition there is a pond.
Polytunnel, chicken run and greenhouse.

About 1.48 Acres in all. For Sale as a Whole



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SITUATION

Rhubarb Cottage is situated a short distance to the south of the village of Beattock in Dumfries & Galloway. Beattock and the neighbouring town of Moffat are both easily reached from the nearby A701. Beattock is a residential village with Village Hall, new Primary School, Pub and Restaurant.

The neighbouring countryside to Rhubarb Cottage has a wide range of walks and cycle routes. The popular small town of Moffat has a wider range of facilities including a bustling High Street with an array of retail and dining options. The countryside around Moffat offers a great array of outdoor pursuits including hill walking, golfing at Moffat Golf Course, mountain biking including easy access to the 7 Stanes Mountain Biking Route as well as fishing on several Lochs and Reservoirs. There are also mountain bike trails at the nearby Mabie Forest Park. National Cycle Route 74 runs nearby from Carlisle to South Lanarkshire along quiet roads and links into the Southern Upland Way which runs coast to coast across southern Scotland. An array of useful information is available at www.visitmoffat.co.uk.

The M74 provides road access to the north to Edinburgh, Glasgow and south for access to England. The main West Coast railway line can be joined at Lockerbie for access north to Edinburgh and Glasgow and south to London.





The coastline of Dumfries & Galloway and the extensive Galloway Forest Park and the many historical places provide several activities and walking routes. Further hiking beyond Dumfries and Galloway can be found throughout the Southern uplands extending to neighbouring South Lanarkshire and the Scottish Borders. Mountain ranges include the Galloway Hills, Carsphairn Hills, Lowther Hills, and Tweedsmuir Hills.

GENERAL DESCRIPTION

Rhubarb Cottage is a Grade B Listed cottage built in the early nineteenth century originally as part of the larger Craigiellands Estate. The house listing relates to its unique position within Craigiellands Walled Garden and enjoys a southerly aspect. Externally the house has a combination rendered walls with rough stone, edged with sandstone ashlar sitting under a pitched slate roof. The windows are hard wood timber framed and double glazed throughout with additional (removable) triple glazing in the downstairs living area. The house itself is in excellent condition and internally the house is awash with homely characteristics. The exposed brickwork, timber finishings and log burning stove add to the property's character.

The kitchen, study, dining room and large living room provide ample space on the ground floor. The spacious, open living room and adjacent dining room has a double height ceiling that extends to the roof with a first floor gallery overlooking the living room. Patio doors from the living room and conservatory lead out to a small flagstone patio fenced off from the remainder of the walled garden. This first floor gallery gives access to the family bathroom and charming two double bedrooms, one of which has an en-suite shower room.



The garden and grounds to Rhubarb Cottage comprise of an open garden to the north and expansive private walled garden to the south. The open garden to the north includes a pond, small wooded area and herbaceous flower beds. Stone paths connect the house to the flowing garden and outbuildings. This area is frequently visited by wildlife, in particular red squirrels and woodland birds including the local visiting pheasants and woodpeckers.

The extensive walled gardens of Rhubarb Cottage is a delight and a true gem. These grounds once provided fruit and vegetables for the gentry and staff at Craigielands House and has helped to sustain the existing owners with a supply of fruit. This space is mainly laid to lawn with numerous fruit trees and shrubs including apple and plumb trees, raspberries, blackcurrants and brambles, shrubs, trees, patio and the greenhouse with a flourishing grape vine. The vegetable plots, recently reduced in number, have produced a wide variety of vegetables and the fertile ground has great potential and possibility for reconfiguration by enthusiastic gardeners. Part of the garden is currently occupied by a fenced off area with chicken coop.

GENERAL REMARKS AND INFORMATION

Fixtures and Fittings:

Only the items mentioned in the Particulars of Sale are included in the sale price.

Services:

Mains electricity, mains water supply, LPG gas cannisters for gas hob cooker, private shared drainage, oil fired central heating.

Viewing:

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

What Three Words:

///scarcely.talkers.stoppage

EPC – Band D.

Local Authority:

Dumfries and Galloway Council, 109-115 English St, Dumfries DG1 2DD. 0303 333 3000.

Council Tax Band: Band F.





Entry and Vacant Possession:

Entry and vacant possession will be by mutual agreement.

Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans:

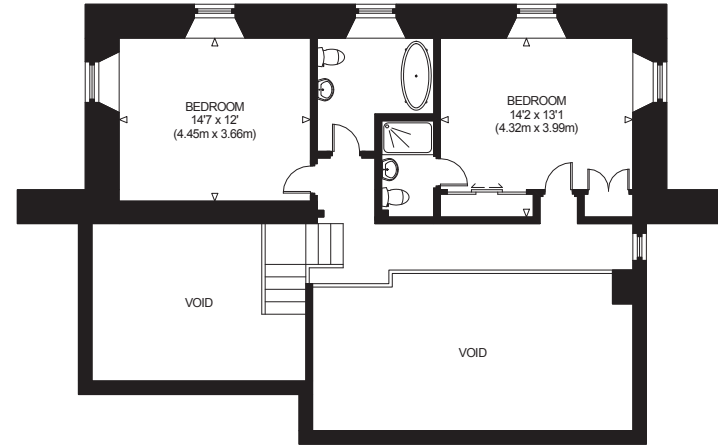
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers:

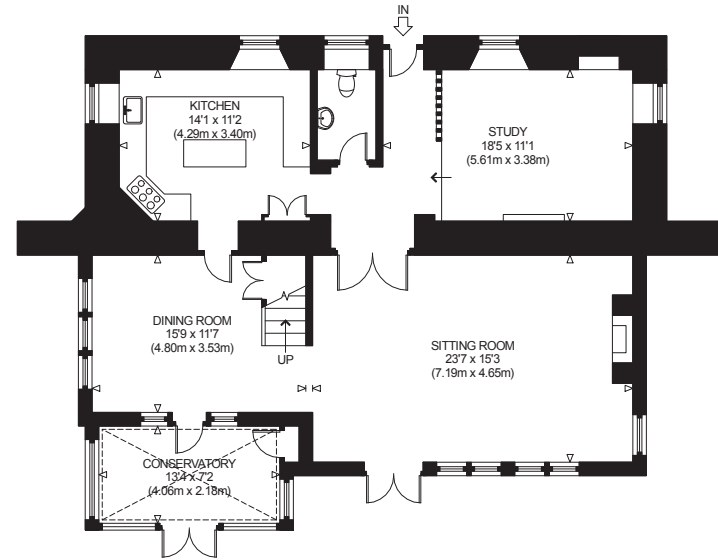
Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.



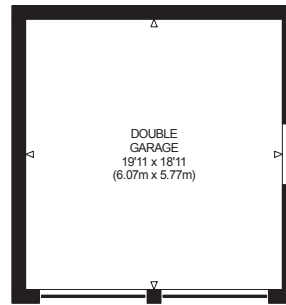
RHUBARB COTTAGE, CRAIGIELANDS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1788 SQ FT / 166.1 SQ M (EXCLUDING VOID)
 EXTERNAL DOUBLE GARAGE AREA 377 SQ FT / 35.0 SQ M
 EXTERNAL WORKSHOP / STORES AREA 585 SQ FT / 54.4 SQ M
 TOTAL COMBINED FLOOR AREA 2750 SQ FT / 255.5 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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 www.photographyandfloorplans.co.uk



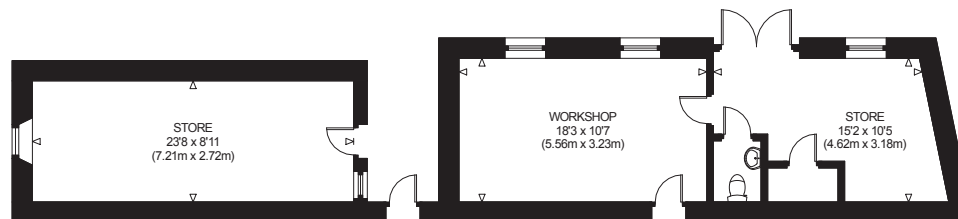
FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 601 SQ FT / 55.8 SQ M



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 1187 SQ FT / 110.3 SQ M



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 377 SQ FT / 35.0 SQ M



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 585 SQ FT / 54.4 SQ M

RETTIE

0131 624 4183

mail@rettie.co.uk

11 Wemyss Place
 Edinburgh
 EH3 6DH





Not to scale. For identification purposes only



Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice:

Rettie & Co, their clients, and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any 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 and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.







Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

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