



Galbraith

LANTERN COTTAGE
NEWCASTLETON, SCOTTISH BORDERS



LANTERN COTTAGE NEWCASTLETON, SCOTTISH BORDERS

Idyllic cottage in a unique rural location.

Newcastleton 1.5 miles ■ Langholm 12 miles ■ Carlisle 25 miles

- 1 reception room, 2 double bedrooms.
- Accessible to the north west of England.
- Traditional stone cottage.
- Large outbuilding suitable for a variety of uses.
- Detached stone byre.
- Generous grounds extending to about 0.6 acres.
- Potential to create a rural or tourism business in an area popular with outdoor pursuits enthusiasts.
- Particularly scenic rural location.

Galbraith

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A member of
OnTheMarket



SITUATION

Lantern Cottages lies in a rural location about 1.5 miles south east of Newcastleton. The property has excellent access to part of the 7Stanes mountain bike trail on the edge of Newcastleton Forest.

Newcastleton, known locally as Copshaw Holm is nestled in Liddesdale, the south western gateway to the Scottish Borders. The historic village, with a population of approximately 850, has excellent local facilities and shops including a primary school, bank and post office. Secondary schools are located in Langholm and Hawick. Although being a Scottish borders village, the area is comfortably accessible to Carlisle, the M6 and the north west of England.

The area is surrounded by rolling hills and forests with fabulous scenery, abundant wildlife and historical sites - perfect for exploring the Borders lands. Newcastleton is recognised as one of **Scotland's bike friendly villages** and is **very popular** destination for outdoor pursuits enthusiasts.

DESCRIPTION

Lantern Cottage was built in the late 1800s. The detached property has been used for a variety of uses including an administration base for the nearby working forest and as a café. However, in recent years it was converted into an attractive dwelling house. In keeping with many buildings in the area, the cottage is stone built under a pitched slate roof.

Inside the accommodation has been upgraded and includes an open plan sitting room/kitchen. A wood burning stove has been installed and has the capacity to keep the house warm all year round. The kitchen area is fitted with a range of modern floor and wall units, gas hob and electric oven. The stylish bathroom has been upgraded with modern fittings including a bath with shower over, wash hand basin and WC, and the room is decorated with elegant wall and floor tiles. The upstairs eaves bedroom has a roof light allowing far reaching views over the surrounding countryside. There is also a useful storage room at this level.

The accommodation has been fitted with modern, double glazed windows. Lantern Cottage is in good order with fresh fittings and is decorated in a neutral palette.

ACCOMMODATION

Ground Floor:

Open plan living room/kitchen, bedroom, bathroom, utility room.

First Floor:

Bedroom, storage room.



OUTBUILDINGS

Within the grounds of Lantern Cottage is a spacious prefabricated outbuilding extending to approximately 103.5 sq m. The interesting and useful building is currently divided into a number of rooms that include a cold store, workshop and shower room. The generous space is currently used as a workshop and storage but could be utilised for a variety of other purposes.

On the north west corner of the plot is the detached stone byre. It has most recently been used as a garage and for storage but would be suitable for conversion with the appropriate permissions and consents.

GARDEN AND GROUNDS

A cattle grid leads from the road into the grounds of Lantern Cottage. The enclosed garden and grounds extend to 0.6 acres. The generous outside space includes gravel parking, a paved terrace and areas of lawn. A wildlife pond has been created to provide added interest. The grounds are bordered on two sides by a mature hedge that provides a degree of shelter as well as a diverse habitat for flora and fauna.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Feudal/ Freehold	Private	Main	Private	LPG	Band C	D

DIRECTIONS

Travelling west from the centre of Newcastleton on the B6357, on the western edge of Newcastleton take the turn to the left onto the unclassified road signposted to Dykecrofts. At the first fork take the road to the left. Follow the road to the right and up the hill. As the road plateaus Lantern Cottage is on the right.

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: receive.surveyors.compiled

POST CODE

TD9 0TD

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.



2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide, along with their offer, either:

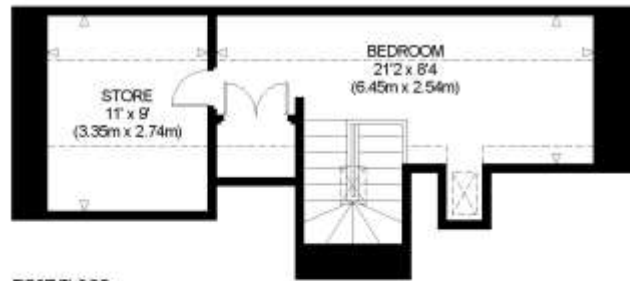
- Originals of primary (e.g. a passport) and secondary (e.g. current council tax or utility bill) ID, or;
- Copies of such primary and secondary ID certified and dated by the purchasers' Solicitors as true copies along with written confirmation from the purchasers' Solicitors that they accept that we will be relying on this copy ID for AML purposes.**

Failure to provide this information may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. **3** These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. **4** Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. **5** Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. **6** Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. **7** Photographs taken in September 2022.

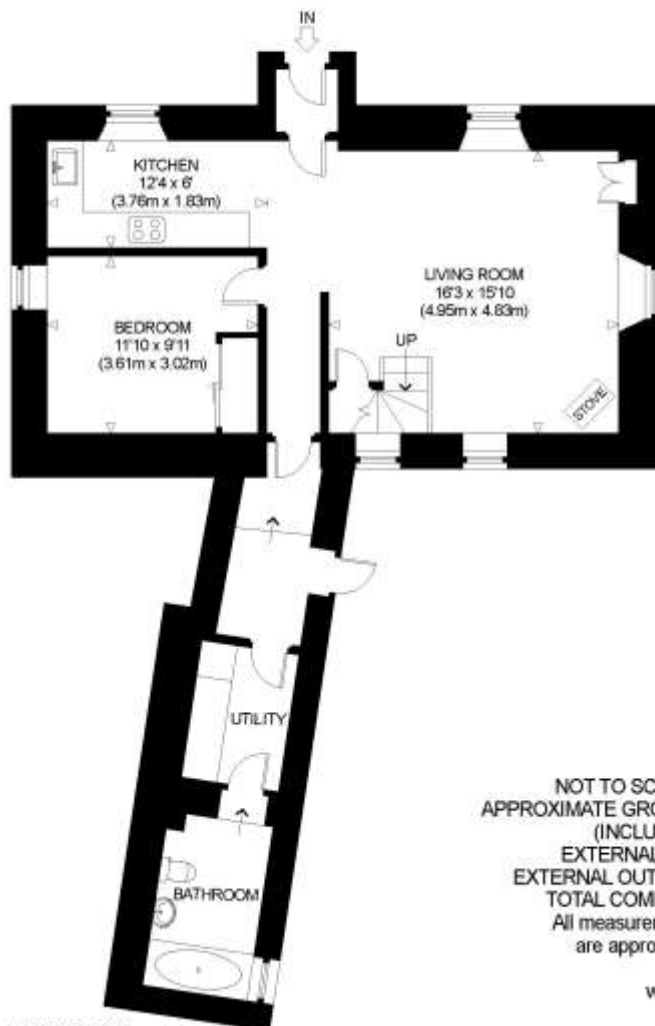




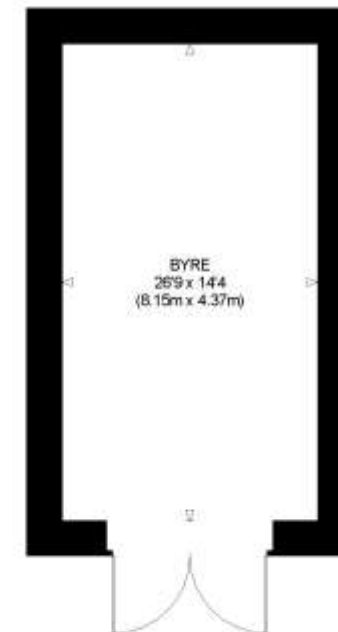
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 315 SQ FT / 29.3 SQ M



GROUND FLOOR OUTBUILDING
GROSS INTERNAL
FLOOR AREA 1114 SQ FT / 103.5 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 696 SQ FT / 64.6 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 383 SQ FT / 35.6 SQ M



LANTERN COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1011 SQ FT / 93.9 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
EXTERNAL BYRE FLOOR AREA 383 SQ FT / 35.6 SQ M
EXTERNAL OUTBUILDING FLOOR AREA 1114 SQ FT / 103.5 SQ M
TOTAL COMBINED FLOOR AREA 2508 SQ FT / 233.0 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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