

# Watcarrick Cottage

ESKDALEMUIR, LANGHOLM, DG13 0PL



*magnificent 5/6 bedroom rural cottage and  
one time B&B is set in stunning Dumfriesshire*



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Situated in the beautiful undulating hills of Dumfriesshire, this stunning property is sure to capture the hearts and minds of anyone lucky enough to view it. Externally, this beautiful chocolate-box, one-time B&B looks inviting enough with lots of charm and character, but it is only when viewed internally its true glory can be evidenced with 5/6 bedrooms and flexible accommodation to accommodate a large family or anyone looking to take in guests. Rural and in a very peaceful setting on the outskirts of the village of Eskdalemuir this beautiful property is a short drive from amenities in Lockerbie and close to motorway links on both North and Southbound M74. Set within some stunning grounds where a small piped water feature with control tap runs through the property on which 2 water feature ponds have been created, there are magnificent views of the valley and some wild garden and outbuildings that give this the ultimate rural feel.

# ENTRANCE & HALLWAY



Double wooden doors on entry give way to a magnificent black and white tiled porchway which in turn leads to a very spacious hallway with parquet effect linoleum flooring from which all lower accommodation apartments and stunning staircase are accessed.



# THE LOUNGE



The bright and airy lounge has solid wooden flooring and a magnificent copper-topped fireplace with a tiled hearth and a wood burner which provides heat exchange to some radiators within the property, in addition to the oil-burning heating system. A large room with flexibility for various furniture configurations this tastefully decorated apartment further benefits from double aspect windows and patio doors for ease of access to the rear patio and garden area and affords an enormous amount of natural light. As with elsewhere in the accommodation, it can easily be seen how the current owners have invested in quality upgrades and maintenance of this magnificent property.





# THE LOWER BEDROOMS



Across the hallway, we have Bedroom 6/office space. Currently used as a musical instrument repair workshop this bright room benefits from pine flooring, cream walls and a large window to the front creating a bright and spacious apartment within the property.

Bedroom 5 is a very large double with ample room for plenty of free-standing furniture, is carpeted and has a large window to the original frontage of the property.





Bedroom 4 benefits from a double window to the front and is another large double with beige carpet and once again, ample room for free-standing furniture and a stunning decorative feature fireplace.





# THE KITCHEN



The large dining farmhouse style kitchen is in keeping with the quality but rustic charm. Vinyl flooring and a top of the range Howden kitchen with plenty of grey base and wall mounted units with acres of solid oak worksurface make this a wonderful working kitchen space. A double chalkboard cupboard and the quality Rangemaster cooker simply confirm the upscale rustic feel with space for a dining table and chairs. A sliding door leads to the rear porch with its brightly tiled floor with ample room for a tall freezer and storage space illuminated by an overhead skylight.

Adjacent to this porch there is also a spacious utility room with a tiled floor and currently contains a free-standing fridge freezer, washing machine and dryer and receives natural light from a window to the rear of the property.





# THE BATHROOM



On the other side of the porch is a recently upgraded family bathroom. This has a tiled floor and partially tiled walls and benefits from a modern white suite, large bath, and a separate double sized shower cubicle with a quality Mira shower. There is a lot of floor space and a built-in pine cabinet with glass doors affords further storage and the double aspect windows flood this spacious room with lots of natural light.



# THE LANDING



A quite stunning wooden staircase to the upper accommodation and hides a large under stair cupboard and benefits from a very large skylight above the upper staircase showcasing the sculpted iron balustrade and incorporates shelves and a storage alcove. It is simply beautiful.

The hallway on the upper accommodation has the same quality wooden floor as the bedrooms on this level and contains a large airing cupboard with further storage incorporated within the eaves.



# BEDROOM 1



The master bedroom continues the quality wood flooring on this upper accommodation and benefits from a full wall of quality built-in wardrobes. This would be considered a very large double and has ample room for free-standing furniture and is bright from the large south-facing window.





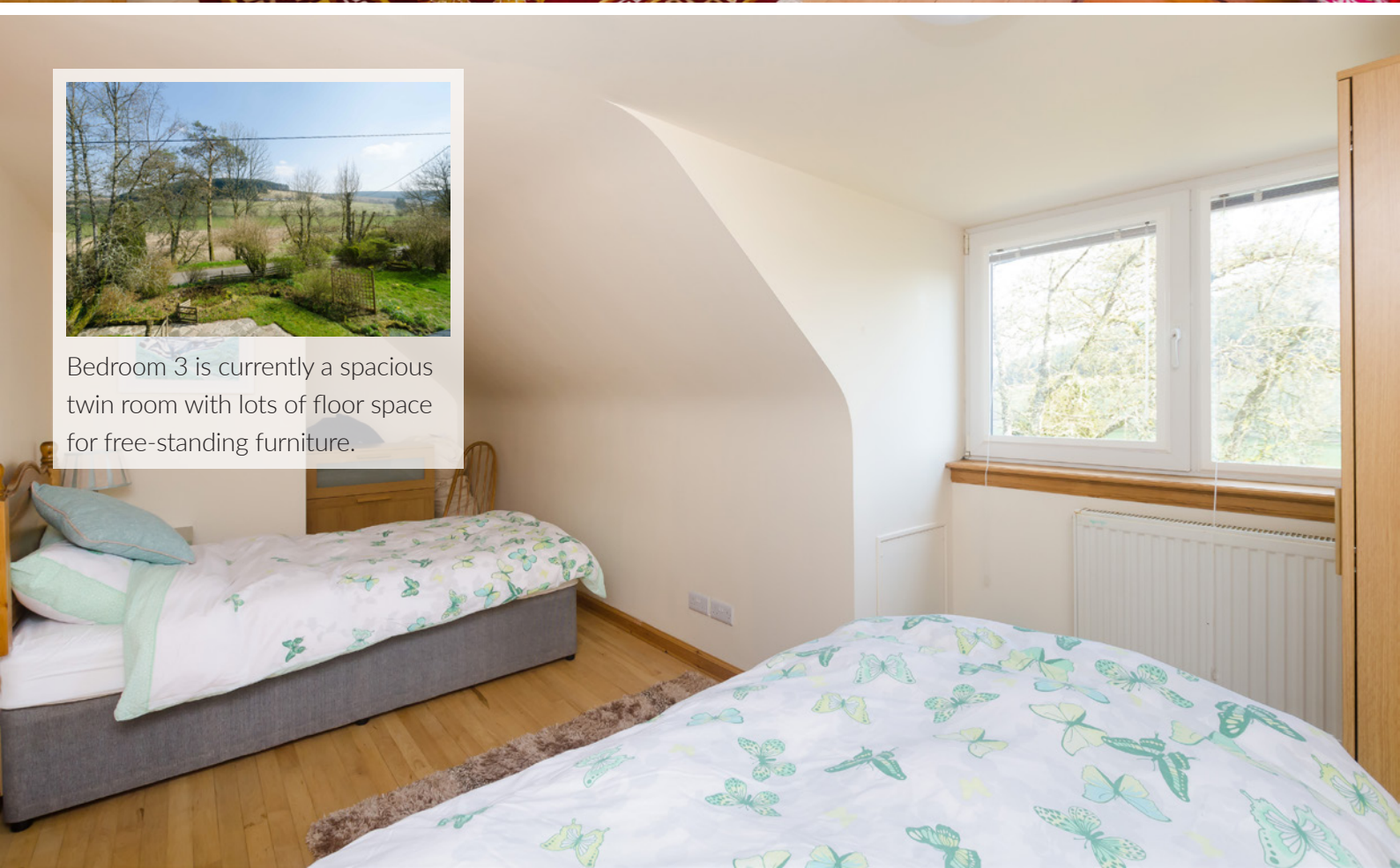
# BEDROOM 2 & 3



Bedroom 2 is a bright single room with eaves storage and a large window to front.



Bedroom 3 is currently a spacious twin room with lots of floor space for free-standing furniture.





# THE SHOWER ROOM



The upstairs shower room is a large space with a very modern suite and white tiled floor. Some wood panelling to the walls and a modern shower cubicle housing a quality Triton shower with wet wall backing complete this part of the accommodation. The attic space runs the length of the property and is floored with overhead lighting.



# THE GARDEN



Externally there is plenty of space to enjoy the rural lifestyle with a wild garden, lawn, patio areas and ample space for parking several cars to the side with a further unused gated single car drive to the front. There is a wood store, bike shed, polytunnel, 2 small ponds, raised beds and a magnificent 12-foot by 16-foot workshop. The wooden exterior is insulated and has double glazed windows, plug-in heaters, power and light, and houses a workbench and shelving. Ideal for working on any project in comfort.





This magnificent property has good quality internal doors throughout and is kept warm and cosy with the oil- fired central heating as well as the heat exchange radiators from the wood burner in the lounge. It is apparent the current owners have lovingly maintained a modern quality rustic property which will be obvious to all who see it.

Early viewing is highly recommended for what is sure to be a very popular property of this type.



# THE VIEW





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

## Ground Floor

Kitchen	4.08m (13'5") x 3.19m (10'6")
Utility	2.51m (8'3") x 2.35m (7'8")
Bedroom 4	3.96m (13') x 3.64m (11'11")
Bedroom 5	4.12m (13'6") x 3.74m (12'3")
Bed6/Office	3.90m (12'10") x 2.90m (9'6")
Lounge	6.10m (20') x 5.15m (16'11")
Bathroom	3.65m (12') x 3.10m (10'2")

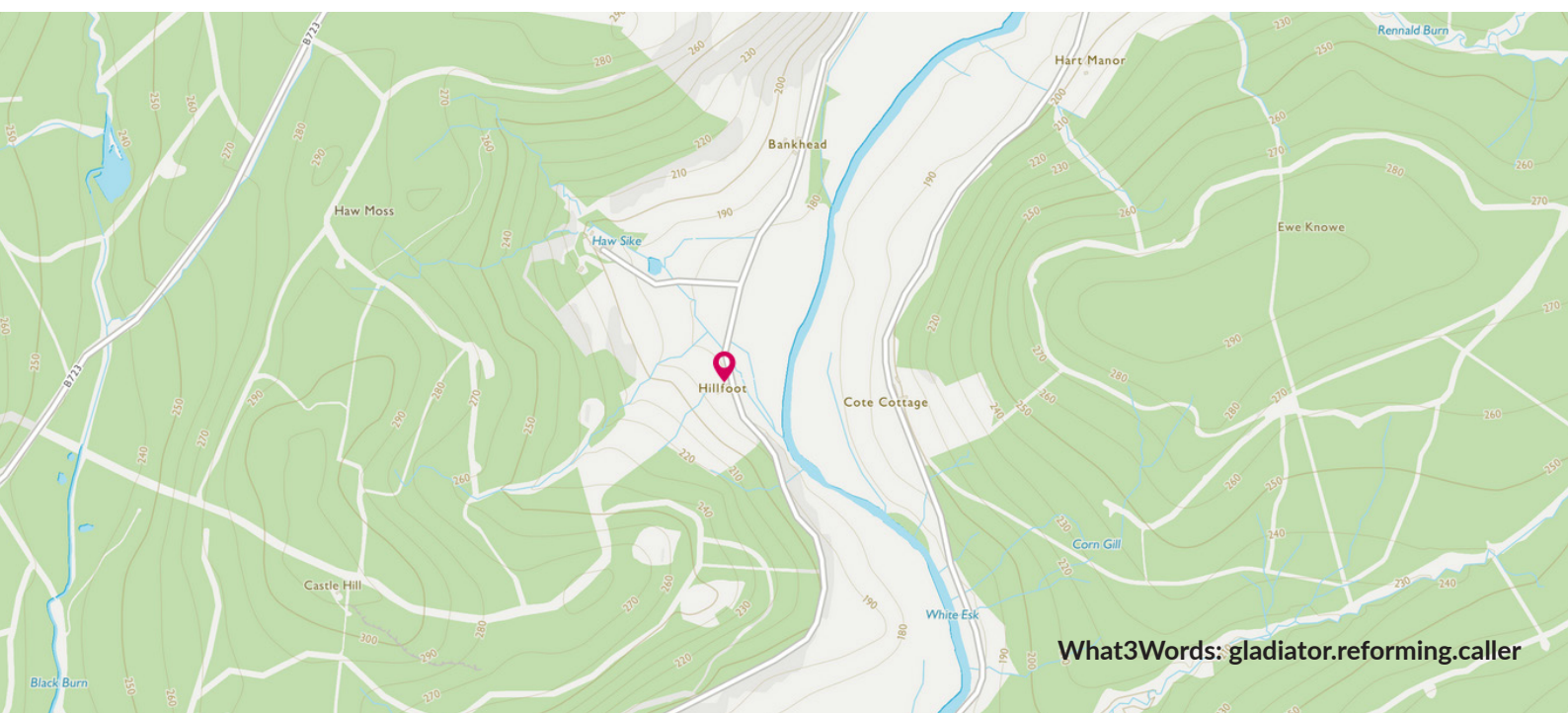
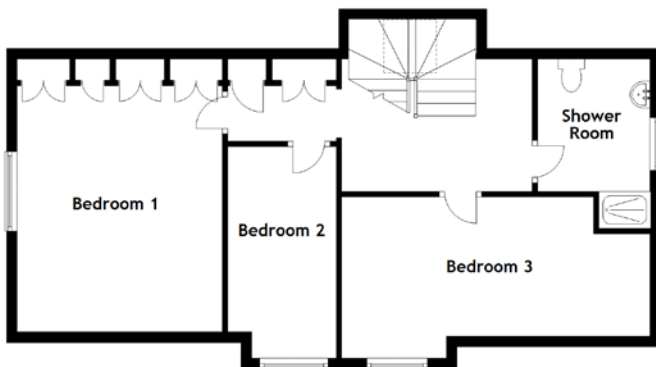
## First Floor

Bedroom 1	3.99m (13'1") x 3.88m (12'9")
Bedroom 2	3.32m (10'11") x 2.38m (7'10")
Bedroom 3	5.94m (19'6") x 3.04m (10')
Shower Room	2.41m (7'11") x 2.24m (7'4")

Gross internal floor area (m<sup>2</sup>): 203m<sup>2</sup>

EPC Rating: E

Extras (Included in the sale): Made to measure window dressings, white goods and some furnishings may be available by separate negotiation.



What3Words: [gladiaator.reforming.caller](https://www.what3words.com/gladiaator.reforming.caller)



# THE LOCATION

Eskdalemuir is a civil parish and small village in Dumfries and Galloway, Scotland, with a population of 265. It is around 10 miles northwest of Langholm and 10 miles northeast of Lockerbie. The area comprises high wet moorlands, chiefly used for sheep grazing and forestry plantation.







Transport links range from the bus stop next door, nearby Lockerbie train station and the M74 motorway. Hutton Primary (partnered with Applegarth Primary school) is nearby as are Langham Academy and Lockerbie Academy with bus services to each available. Although rustic and rural, supermarket deliveries are readily available. Shopping and amenities are available in nearby Lockerbie.



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