



## **GLENTARRAS CANONBIE, DUMFRIESHIRE, DG13 0LN**

A recently renovated, large six bedroom house set in a rural location with extensive grounds. Too include outbuildings, 3 acres of land and fishing rights of the River Tess. Located within 3 miles of Langholm and 18 miles of Carlisle.  
To Let unfurnished on a Short Assured Tenancy.

**Rental: £900 pcm.**



### Location

The property is located in a tranquil rural setting yet retains good transport links. Travelling time to Carlisle is around ½ hour whilst Glasgow is only 1 ½ hours by car. Glentarras is located within 3 miles of Langholm and 18 miles of Carlisle.

### Directions

From Carlisle join the M6 North. At Junction 44 join the A7 North and continue for 15 miles. Turn right sign posted Hollows, Claygate. At the T junction turn left towards Claygate. Continue through the village of Claygate. After 1.8 miles turn right immediately after the bridge down a track. The property is at the end of the track. Use postcode DG13 0LN

### Description of the Property

The property consists of a large 6 bedroom property with potential for a B&B enterprise, a range of outbuildings and 3 acres of grazing land. The property has been renovated and redecorated throughout to a high standard and features a new kitchen, new wood burning stoves and new carpets throughout.

### Entrance Hall

Front entrance hallway with radiator.

### Sitting Room

5.95m x 3.80m. Marble fireplace with new log burner, radiator and window to front elevation.

### Dining Room

4.85m x 3.7m. Built in cupboards, radiator, and windows to front elevation.

### Kitchen

4.50m x 3.75m. New kitchen with fitted base and wall units, stainless steel sink unit, Rangemaster 110, Arrow multifuel stove with back boiler, radiator and linoleum floor covering.

### Shower Room

Electric Shower, W/C, heated towel rail.

### Back Utility/Porch

Plumbing for washer and dryer



### First Floor

#### Landing

#### Bathroom

2.40m x 3.70m. Split level bathroom with free standing bath, WC, wash hand basin, and shower, towel rails, radiator and wall mounted cupboard.

#### Bedroom 1

4.65m x 3.85m. Double bedroom with fireplace, radiator and window to rear elevation.

#### Bedroom 2 with en-suite

4.85m x 3.80m. Double bedroom with built in cupboard, radiator, fireplace, windows to front elevation and ensuite. Ensuite comprises shower W/C and wash basin.

#### Bedroom 3

3.85m x 3.40m. Double bedroom with enclosed water tank, radiator and window to rear elevation.

#### Bedroom 4

3.50m x 3.80m. Single bedroom with fireplace, built in cupboard, radiator and window to front elevation.

#### Office

2.35m x 2.35m. With radiator and window to front elevation.

### Second Floor

#### Bedroom 5

5.35m x 3.75m. Single bedroom with roof windows and radiator.

#### Bedroom 6

5.35m x 3.80m. Single bedroom with roof windows and radiator.

### Outside

A range of traditional outbuildings buildings comprising a log store, stone walled stable, old byre and barn with loft for either storage or use as a workshop all with fibre cement roof and concrete and cobbled floor. The barn is serviced by mains electricity. Large garden area to the front and rear of the property.



### Land

Land with the property extends to approximately 3 acres of grazing land. There is also the option to take on further land if required.

### Other

Included with the property are the fishing rights for the 200m stretch of the River Tarras adjoining the property.

### Council Tax

The property is scheduled in Band E payable to Dumfries and Galloway Council.

### Services

Mains electricity and water. Oil fired central heating.

### Viewing

Strictly by appointment, please contact Emma Smith of H&H Land and Property Limited, Rosehill, Carlisle, Cumbria, CA1 2RS, Tel 01228 406260.

### Rent

Rental offers of £900 per calendar month are invited, payable monthly in advance by Standing Order. The tenant will be responsible for all outgoings including Council Tax.

### Terms

To let initially on a six month Short Assured Tenancy. References required. Non smoker. Pets by agreement.

### Deposit Scheme

A deposit of one calendar month's rent will be lodged with the Agents and Registered with Tenancy Deposit Solutions Ltd prior to the commencement of the tenancy. This deposit will be returned on termination of the tenancy, subject to all commitments having been met by the Tenant.

### Landlord Registration

The landlord registration number is 86798/170/03060.  
The agent registration number is 410334/170/15191.



### IMPORTANT NOTICE

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- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them; no employee of H&H LAND AND PROPERTY Ltd has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by H&H LAND AND PROPERTY Ltd. or the Vendors or the Lessors of this property.
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These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: **March 2017**





**Energy Performance Certificate (EPC)**

**SAP**

The Old Distillery, Glentarras, Langholm, DG13 0LN

Dwelling type: Detached house  
Date of assessment: 23 October 2014  
Date of certificate: 28 October 2014  
Total floor area: 262 m<sup>2</sup>

Reference number: 4314-0420-2439-2777-8926  
Type of assessment: RuSAP: existing dwelling  
Primary energy indicator: 349 kWh/m<sup>2</sup> year  
Main heating and fuel: Boiler and radiators, dual fuel (mineral and wood)

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO<sub>2</sub> emissions by improving your home

**Estimated energy costs for your home for 3 years\*** £12,972

**Over 3 years you could save\*** £3,591

\*Based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

**Energy Efficiency Rating**

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is band F (36). The average rating for a home in Scotland is band D (61).

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

**Environmental Impact (CO<sub>2</sub>) Rating**

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is band F (33). The average rating for a home in Scotland is band D (69).

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,000	£262	✓
2 Internal or external wall insulation	£4,000 - £14,000	£2598	✓
3 Floor insulation	£800 - £1,200	£432	✓

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

The Green Deal may allow you to make your home warmer and cheaper to run at no up-front capital cost. See your recommendations report for more details.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE

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