



Two bedroom mid-terraced cottage with gardens and
in-hand fishings for sale

3 Glentarras, Langholm, DG13 0LN

www.cdrural.co.uk | T: 01228 792 299 | E: office@cdrural.co.uk

Property Details

3 Glentarras, Langholm, DG13 0LN

Offers over

£95,000

Description

C&D Rural are delighted to market this unique, two bedroom mid-terraced cottage which requires full refurbishment but offers a fantastic opportunity to create a stunning home or holiday let.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY





KEY FEATURES

- Two bedroom terraced house situated in a rural setting
- Spacious lounge with traditional open fire
- Full refurbishment required
- Electric storage heating
- Front and rear gardens
- Fishing rights in the River Tarras
- Stunning location

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Glentarras was built in the year 1839, by Mr. J. Kennedy, a Scotchman, and closed in 1916 but the distillery houses remain and are still being used as residential housing today. The beautiful River Tarras runs in front of the works, and the whole of the Distillery was built from stones or boulders taken from its rocky bed.

C&D Rural are delighted to market this unique, two bedroom mid-terraced cottage which requires full refurbishment but offers a fantastic opportunity to create a stunning home or holiday let. The property benefits from gardens to the front and back as well as fishing rights on the River Tarras.



The Accommodation

Open entrance porch with slate pitched roof and front door leading to entrance hall with staircase to first floor. The living room is immediately on your right and this open, bright space has a lot of potential. There is a traditional open fire decorated with tiles and surrounded by a timber fireplace. There is a door off to the kitchen at the back of the cottage with stainless steel drainer sink, wooden worktops and cream base units, shelving and space for appliances. There is a useful rear, lean-to style porch off the kitchen which opens to the rear garden.

Upstairs there is a decent sized double bedroom with traditional open fire and a smaller bedroom. The family bathroom is complete with a w.c, hand basin and bathtub with cupboard housing the hot water tank.

The property is single glazed throughout.



Outside

The rear garden offers a private space to enjoy the surrounding woodland. There is also a small garden at the front with black railings and gate. The property extends down to the river opposite and includes the in-hand fishings. There is parking available opposite the cottage.

3 Glentarras enjoys a rural yet accessible situation, located 4 miles from the town of Langholm and is situated opposite the Tarras Valley Nature Reserve which offers a vast area of open access forest with much wildlife. This is a tremendous location with excellent walking, cycling and country pursuits available. Langholm has a variety of independent retailers, cafés, pubs, hotels, restaurant's, butchers and bakers as well as Langholm golf course both primary and secondary schools.

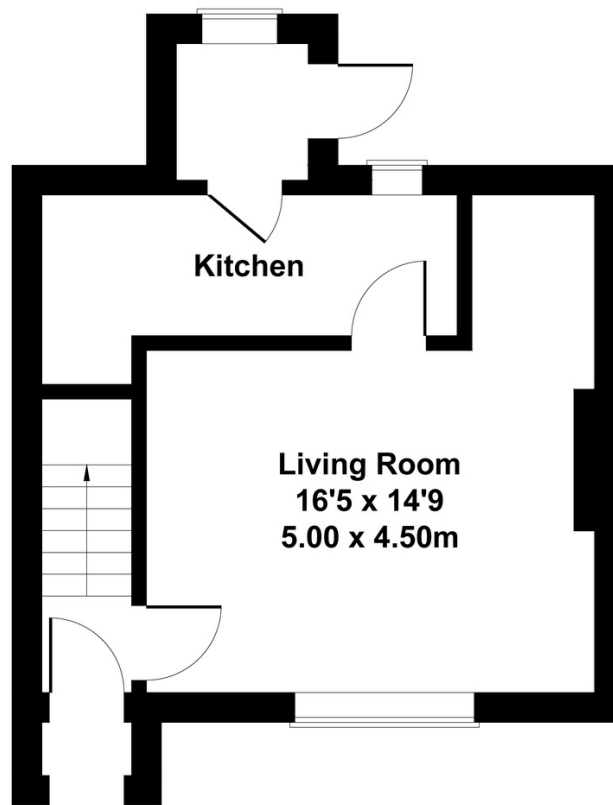
Satellite Navigation: For the benefit of those with satellite navigation the property's postcode is DG13 0LN. 3 Glentarras is located 4 miles South of Langholm just off the B6318 along a private access track.



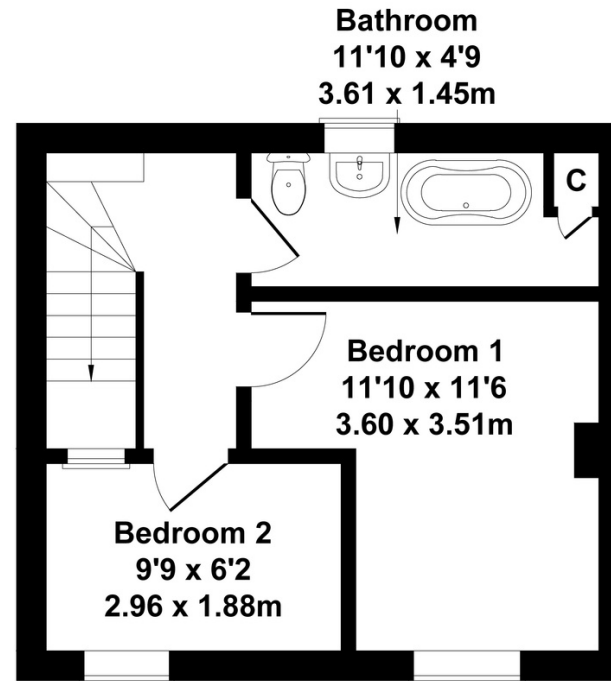


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Approximate Gross Internal Area
624 sq ft - 58 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

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.

Access: There is a servitude right of access down the access track from the main road. There is also a right of access path at the back of the property to the common access.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: G.

Services: Serviced by mains electricity, drainage, water and electric heating.

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: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band B.

Solicitors: tbc

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](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/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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