



Four bedroom detached cottage with generous gardens in the desirable town of Langholm

St Thorwald's Cottage, Langholm, DG13 0EG

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Property Details

St Thorwald's Cottage, Langholm, DG13 0EG

Offers Over
£350,000

Description

Detached, four bedroom house situated in a very sought after location in the town of Langholm, with flexible accommodation and generous front and back gardens.

Selling Agents

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





KEY FEATURES

- Traditional detached cottage made of stone with rear extension
- Four double bedrooms
- Perched on a hilltop in a sought after location in the town of Langholm
- Generous front and rear gardens with stunning views of the surrounding hills
- Flexible accommodation with ground floor living available
- Oil central heating, multifuel stove and open fire in the front lounge
- Quality oak flooring throughout the house
- Parking available at the front and side of the house
- Hillside garden with an aspect of nature and natural burn running through

St Thorwald's Cottage

St Thorwald's Cottage is a beautiful detached family home perched on the hillside in an extremely sought after area of the desirable town of Langholm. This magnificent solid stone cottage has been extended to offer additional living accommodation, an additional bedroom, downstairs shower room and utility room. St Thorwald's Cottage can only be described as a hidden gem, enriched with history, beautiful elevated rear garden with Kilncleuch burn running through and under, and views of Warbla Hill, Whita Hill and the Langholm Monument.

Langholm

Langholm, with its five guardian hills, invites you to immerse yourself in its natural splendor, uncover its historical treasures, and embrace the warmth of its community. Whether you're drawn to its heritage, the allure of the great outdoors, or simply the serenity of its surroundings, Langholm welcomes all who seek an authentic Scottish experience. Here, history and nature converge to create a tapestry of wonder that captures the hearts of all who venture here.



The Accommodation

Standing in front of the property, a path splits the front garden leading to the front door. Upon entering the property you are welcomed immediately by a staircase to the first floor and doors on your left and right to the living room and kitchen. The hallway continues past the stairs to the extension at the back of the house which was constructed roughly 10 years ago. Stepping into the kitchen you are presented with a lovely and bright, modern kitchen with white wall and base units, with stone worktops, a dual Belfast sink with mixer tap, ample storage units and an impressive Falcon deluxe dual range cooker.



The Accommodation

Parallel to the kitchen is the living room which offers a cosy and ambient space for relaxing boasting a beautiful open fire set in a green stone surround and fireplace. The whole of the ground floor is fitted with solid wood flooring throughout in every communal room. Through the living room is what is currently being used as the dining room and this amazing space could be utilised in so many different ways. Wooden stairs provide access to the mezzanine bedroom above.



The Accommodation

The original cottage was extended around 10 years, finished with stone cladding to keep with the character of the house, offering a further living space for entertaining, bedroom/office, utility room and shower room. The living space features an impressive multi-fuel stove set in a magnificent brick built fireplace and surround creating a peaceful and ambient scene during the evening. There are double French patio doors which step onto a paved patio which looks onto the scenic garden. Behind the fireplace is a further bedroom or an ideal office or library room. There is a useful utility room with fitted white units and stainless steel drainer sink and plumbing for a washing machine/dryer. A downstairs shower room completes the ground floor, with tiled floor and walls, shower cubicle with mains shower, w.c and curved white hand basin with vanity unity and shelving.



The Accommodation

Upstairs there are two further bedrooms, with the largest benefitting from two built-in cupboards. A modern family bathroom sits between boasting a white bath with mains shower over, hand basin with mixer tap, and w.c.



Outside

Outside there are plenty of gardens with a plot size of approximately a third of an acre. There is parking available at the bottom of the front garden and to the side of the property. The front garden is primarily lain with grass including a vary of bushes, small trees and plants. The back garden is a paradise, receiving the sun for the best part of the day, with stunning views of Warbla Hill. The faint sound of trickling water from Kilncleuch burn can be enjoyed when enjoying the garden as the burn runs off the hill behind, through the garden and under the house. Sleepers from the former Borders Railway Line which historically ran through Langholm were put in the burn to reduce the flow of water. Parts of the garden are bordered with a drystone dyke wall with stock proof fencing bordering the rest separating the garden and the wilderness of Whita Hill. There are plenty of sections for gardening including a greenhouse and two timber sheds. The boiler is located in an external boiler house.





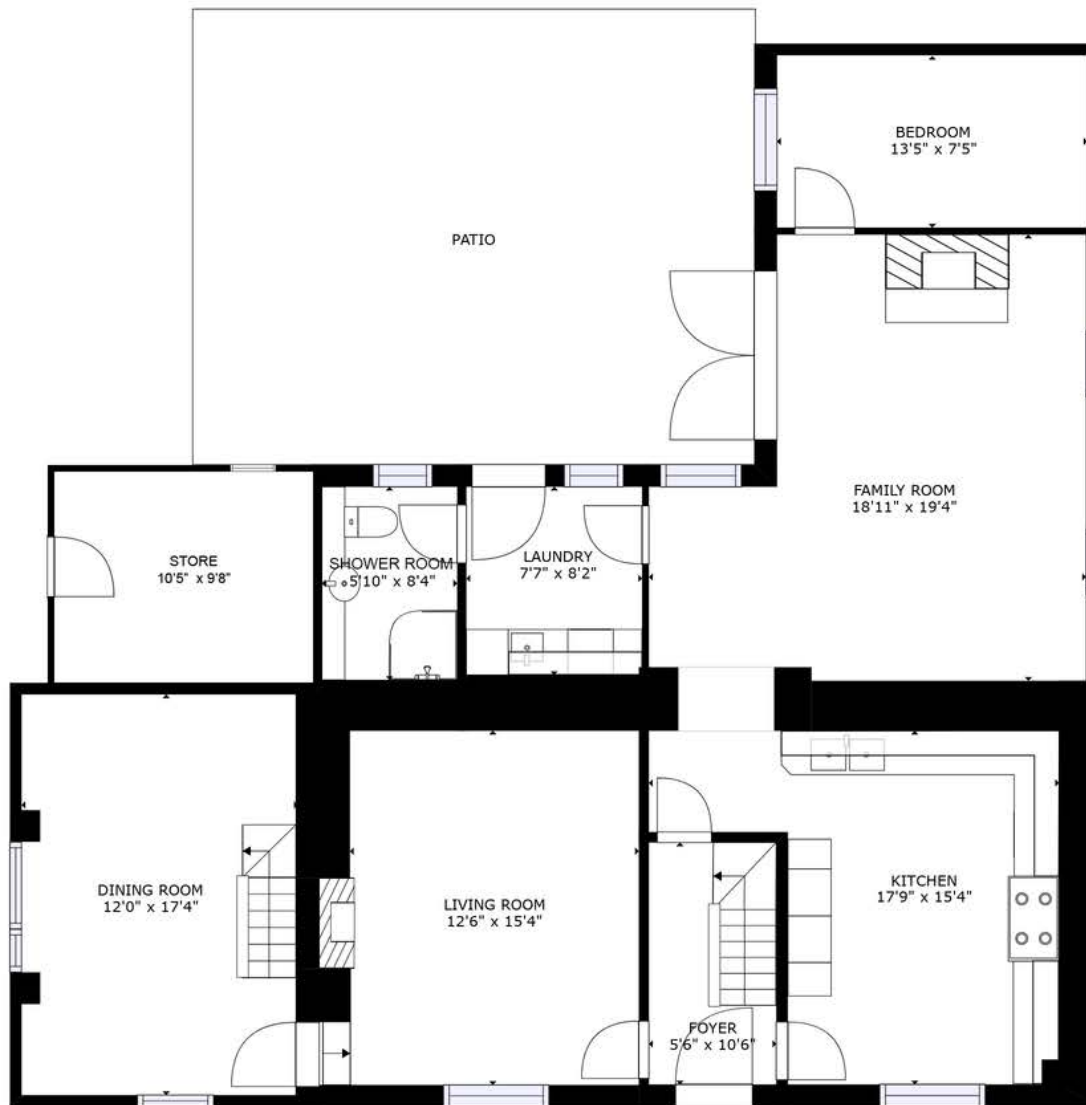












GROSS INTERNAL AREA
 FLOOR 1: 1312 sq. ft, FLOOR 2: 640 sq. ft
 EXCLUDED AREAS: , PATIO: 481 sq. ft
 REDUCED HEADROOM BELOW 1.5M: 71 sq. ft
 TOTAL: 1952 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



FLOOR 2

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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: A right of common with the proprietors of Dunkeld to the mutual driveway shaded green in the site plan.

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

EPC Rating: D

Services: St Thorwald's Cottage is serviced by mains water, electricity, drainage and oil central 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: Kenneth Hill, Cullen Kilshaw, Langholm

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).

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