



Three bedroom steading conversion for sale  
Carlesgill Steading, Langholm, DG13 0NZ

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## Property Details

Carlesgill Steading, Langholm, DG13 0NZ

### Guide Price

£300,000

### Description

An attractive and well presented steading conversion set in a lovely rural location, enjoying elevated views down to the River Esk Valley. This well-proportioned home sits within a courtyard setting that benefits from a generous garden, private parking and detached double garage.

### Selling Agents

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





## KEY FEATURES

- Three bedroom steading conversion with scope for further conversion
- Spacious living and flexible layout
- Generous living room with dual aspect and ample room for dining
- Large master bedroom with dressing room and en-suite shower room
- Conservatory with panoramic views of the countryside
- Detached double garage
- Extensive garden with patio off sun room and feature pond
- Excellent rural location only a few miles from Langholm

## Carlesgill Steading, Westerkirk, Langholm, DG13 ONZ

This stone-built barn conversion is a superb three-bedroom family home in a wonderfully quiet rural setting. An attractive property with a spacious living area and large dual-aspect windows that let in the natural light. A flexible layout benefitting from extra loft rooms inviting many possible uses. The property has the advantage of a south-westerly facing conservatory to take in the beautiful, panoramic views over Dumfriesshire's glorious countryside.

Langholm is only a few miles away and features a variety of independent retailers, cafés, pubs, hotels, restaurant's, butchers and bakers as well as Langholm golf course and both primary and secondary schools. Langholm benefits from well-maintained road connections with the A7 road providing convenient access to Carlisle, making it an easy commute for those seeking the amenities and opportunities of the city while enjoying the peaceful and scenic lifestyle of Langholm and its surrounding countryside.



## The Accommodation

Converted from a former farm steading in 2002, Carlesgill Steading is an attractive family home that lies within a courtyard of three properties in total and is located just 4 miles from Langholm in the hamlet of Westerkirk through which runs the River Esk. The property, built circa 1850, benefits from superb rural views across the neighbouring countryside.

Entering through the front door into a hallway, the ground floor offers a generous reception room – previously used as a dining hall – which leads either to the conservatory; through double doors that open into the sitting room; and to the kitchen. The modern fitted kitchen enjoys views over the garden and leads down the hallway to an adjacent utility room and shower room. Also, on the ground floor is a master bedroom and second bedroom, both with fitted wardrobes, and a further bathroom. The principal master bedroom occupies the first floor with a dressing room and en-suite shower room.



Two further large loft rooms complete the accommodation. Subject to necessary planning consent, the addition of a second staircase would create two further bedrooms in the loft space, making this a 5 bedroom, 3 bathroom property.

Externally there is a generous-sized enclosed garden to the side and rear of the property. Predominantly laid to lawn with mature hedging, an attractive pond, paved patio and garden shed. The garden enjoys a south-westerly aspect and uninterrupted views over the rolling countryside.

There is a large gravelled area which would be perfect for adding raised beds and a greenhouse. The detached, pitched-roofed double garage (5.5m x 5m) is serviced by power, water and has two up-and-over doors. This space has its own private, gated driveway, additional parking area and is currently used as a garden room but could be turned into a studio or 'work-from-home' office.



## Situation

Eskdalemuir is a village in rural Dumfriesshire on the River Esk with ready access to the surrounding hills and extensive forests which are ideal for walking and country pursuits. The village benefits from a café, shop and village hub offering yoga and other classes, as well as being home to the Kagyu Samye Ling Monastery and Tibetan Centre – a worldwide tourist attraction.

## What 3 Words

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## Directions

From Langholm take the B709 towards Eskdalemuir, follow the road for approximately 4 miles. The entrance to the farm steading is on your left hand side. Please note that the postcode DG13 0NZ does not take you directly to the property. You will find the driveway 200m further.



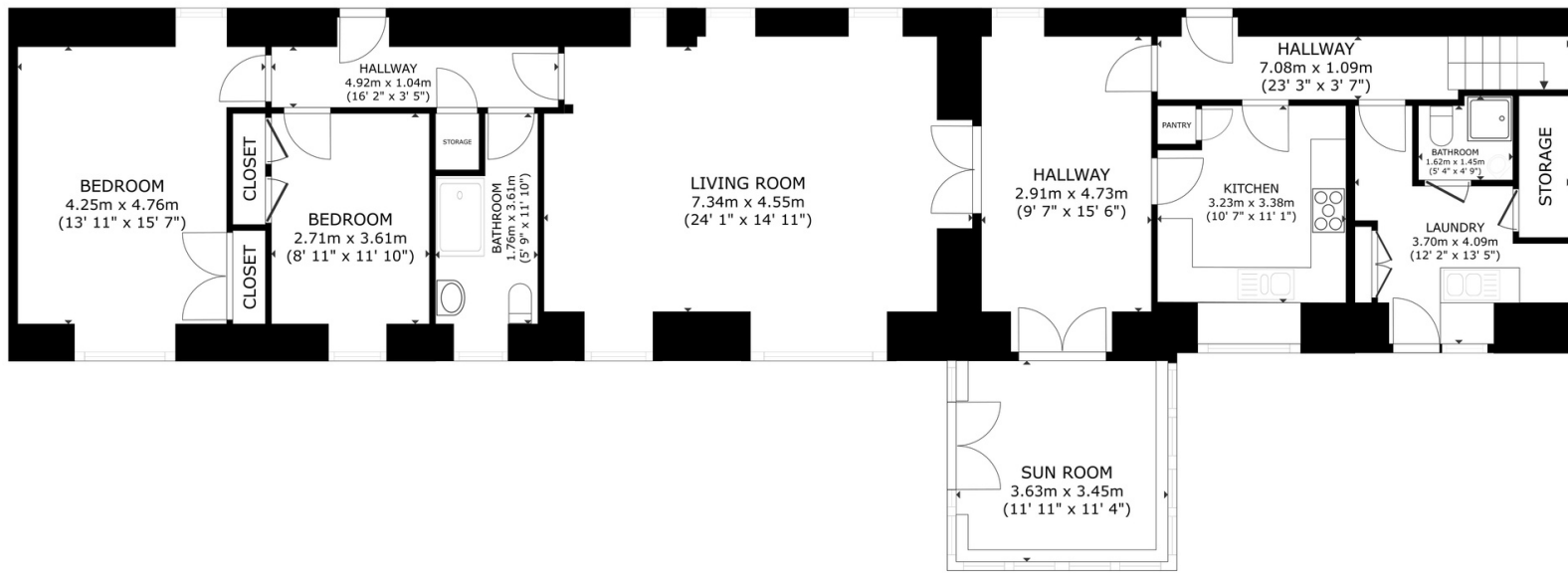




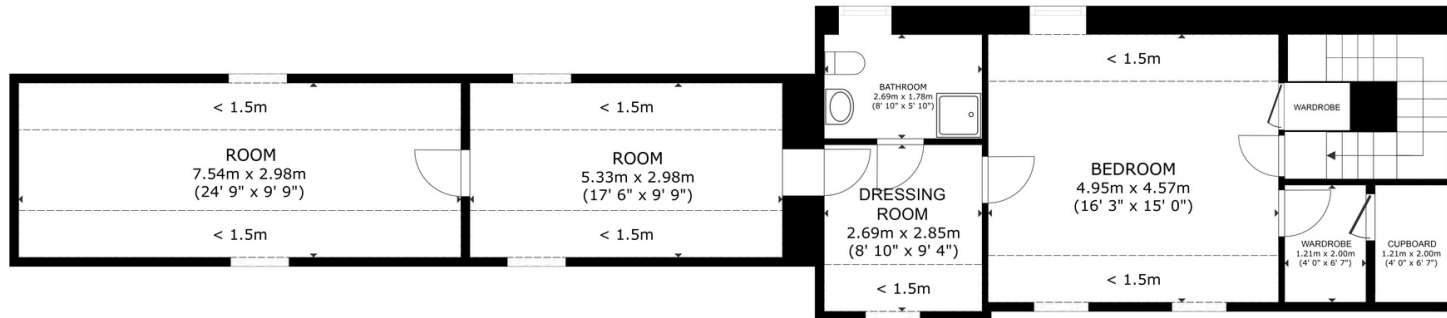








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 148.7 sq.m. (1,600 sq.ft.) FLOOR 2 51.8 sq.m. (557 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 30.7 sq.m. (330 sq.ft.)  
 TOTAL : 200.4 sq.m. (2,158 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**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.

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

**EPC Rating:** D

**Broadband:** Speeds average 12mbs (download)

**Services:** Carlesgill Steading is serviced by mains water, mains electricity, septic tank and oil fired central heating. There is a propane gas supply to the hob in the kitchen. UPVC double glazing.

**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 E.

**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](http://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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