



Seven bedroom former shooting lodge with extensive grounds, stable yard, coppice and land extending to 7.59 acres

Carlesgill Lodge, Langholm, DG13 0NZ



Property Details

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Offers over
£495,000

Description

Carlesgill Lodge is an attractive and substantial former shooting lodge in a pleasant rural area north of Langholm, nestled in the Eskdale hills. Carlesgill Lodge provides extensive seven bedroom accommodation, outbuildings, stables, beautiful gardens, grounds, private coppice and grazing land with burn running through extending to roughly 7.59 acres (3.07 HA).

Selling Agents

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





KEY FEATURES

- Attractive and substantial seven bedroom equestrian property with outbuildings, stables and grazing land extending to 7.59 acres.
- Former shooting lodge in a pleasant rural area north of Langholm, set in the beautiful Eskdale hills.
- Air source central heating, oil central heating and photovoltaic panels with storage battery.
- Driveway bounded by mature trees to front elevation, turning area, car port and cobbled stable yard.
- Extensive landscaped gardens, vegetable plot, and adjoining private coppice.
- Private cobbled stable yard with additional outbuildings.
- Potential for multi-generational living.
- Summer drawing room with open fire, marble surround and ceiling height windows with peaceful views.
- Private cobbled stable yard with additional outbuildings.
- Situated only 10 minutes outside of Langholm on the B709

Situation

Carlesgill Lodge is situated on the B709, which runs through Eskdale from the popular town of Langholm to Eskdalemuir. The road follows the River Esk with hills rising on either side with extensive areas of forestry. This is an excellent area for exploring the upland areas of Dumfriesshire and into the Scottish Borders with many fine walks available together with much wildlife and ideal for country pursuits. There are excellent local facilities in Langholm to include a good range of shops, supermarket, primary and secondary schools, sport and leisure facilities together with a theatre. Most required amenities are also available in the City Centre of Carlisle to include wider range of shops, access to the M6 and the mainline trains. Carlesgill is a small hamlet set back from the public road comprising Carlesgill Lodge which is a former shooting lodge to the Buccleuch Estate together with the former farmhouse and former traditional buildings which have now been converted to dwellings.



Directions

Langholm is situated on the A7 north of Junction 44 of the M6 at Carlisle as for the enclosed location plan. From Langholm take the B709 signposted to Eskdalemuir and proceed out of the town for approximately 3.5 miles and take a left turning to Carlesgill. Follow the access lane and the property is the first on the left.

What3words

///tiling.potential.shelving



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Carlesgill Lodge requires some refurbishment and modernisation but benefits from beautiful stone construction, many ornate original architectural features and is ideally suited to larger families or those keen in equestrian pursuits.

The Accommodation

The vast and versatile layout of Carlesgill Lodge offers spacious accommodation over two storeys of accommodation, extending to roughly 390 sqm internally. The ground floor accommodation briefly comprises of four reception rooms, kitchen, butlers pantry, utility room and conservatory.



The conservatory being PVC double glazed with French doors to the front drive plus the original front door leads to an impressive and spacious entrance hall with cornice, corbels and attractive staircase with stairlift to the first floor.

The drawing room features a magnificent bay window, offering pleasant views of the land and ornate open fire (not in use). The dining room adjacent also offers excellent space, with built-in cupboard, open fire and views of the garden. The sitting room features a wood burning stove and would make for an excellent library.

The summer drawing room was added to the property in the past, for the purpose of drawing including a large open fire set in a marble fireplace and floor to ceiling windows with breath-taking views of the mature trees externally. The study links the inner hall and drawing room and this area of the house has potential to provide a granny annexe or guest suite.



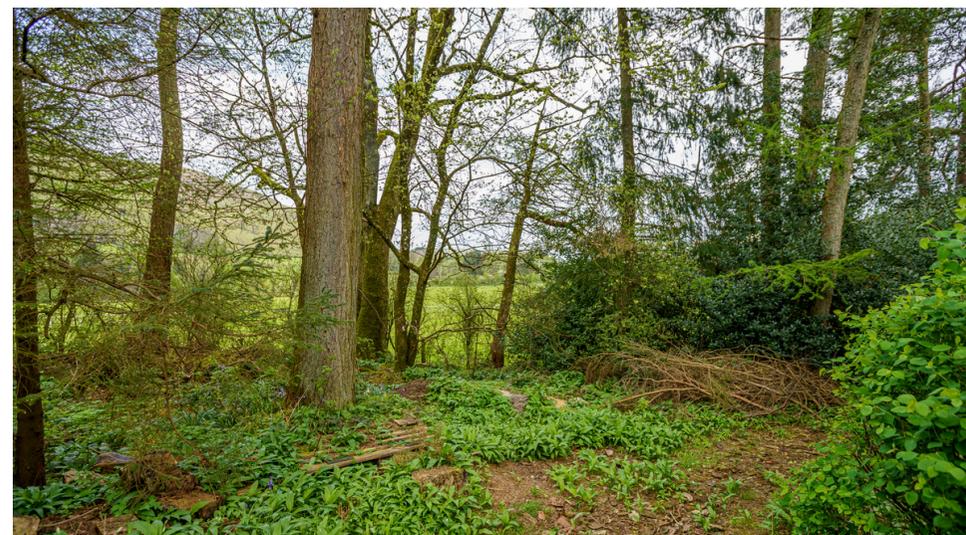
The inner hall provides access to the cloakroom with separate W.C and a passage with shelves leading to a side door with porch to the garden. Off the inner hall there are steps down to the cellar, with two rooms with stone sconces. The kitchen features a blue coloured oil fired Aga with two ovens and two hotplates, a 1.5 bowl stainless steel sink with drainer, fitted wall and base kitchen units, a built in storage cupboard and original hooks to ceiling.

An attractive staircase leads to a spacious landing with feature dome shaped skylight and provides access to the master bedroom offering an en-suite bathroom with antique cast iron freestanding bath plus wash hand basin and W.C. There are an additional six bedrooms in the property including a maids room which is accessed via a staircase from the kitchen and washroom.



Externally, the property is approached along a private un-made road which is shared with nearby residents with shared maintenance liability. The main access gates lead to a driveway bounded by mature trees and leading to a turning area to the front of the house. To the rear of the house there is a car port with further parking together with a cobbled enclosure with oil tank and three outbuildings. Over the access drive lie the main stables and buildings with hen house, midden and two double stable blocks.

To the side and front of the house is an attractive garden of well maintained flower beds, vegetable garden and adjoining land in four main enclosures providing good grazing, with mature trees, field shelters and having direct access from the main road.









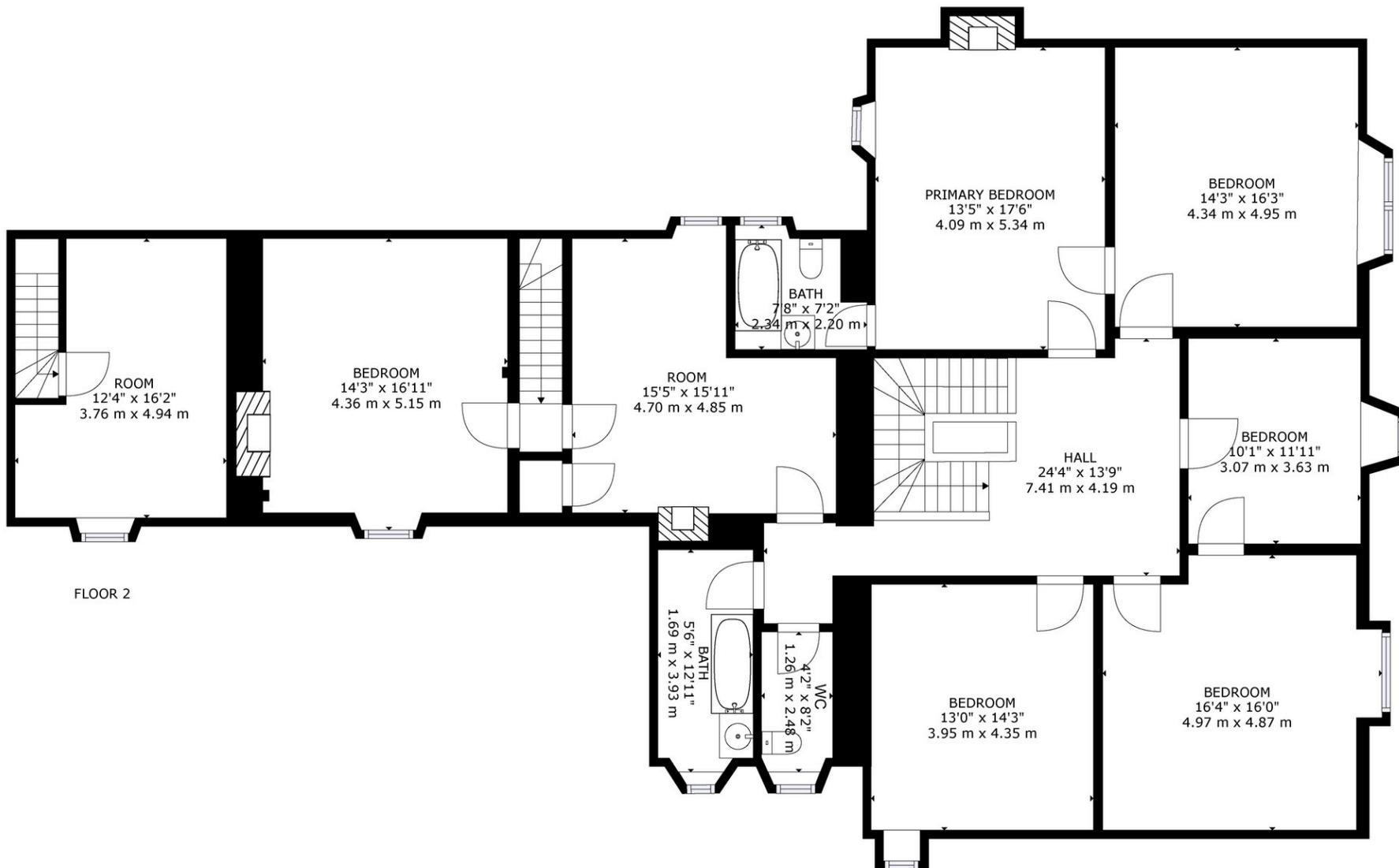


FLOOR 1

TOTAL: 5176 sq. ft, 481 m²
 FLOOR 1: 2855 sq. ft, 265 m², FLOOR 2: 2321 sq. ft, 216 m²
 EXCLUDED AREAS: STORAGE: 62 sq. ft, 6 m², FIREPLACE: 8 sq. ft, 0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



FLOOR 2

TOTAL: 5176 sq. ft, 481 m²
 FLOOR 1: 2855 sq. ft, 265 m², FLOOR 2: 2321 sq. ft, 216 m²
 EXCLUDED AREAS: STORAGE: 62 sq. ft, 6 m², FIREPLACE: 8 sq. ft, 0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



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: Superfast

Mineral and Sporting Rights: The ownership of the mineral and sporting rights is to be confirmed but if they are owned, they will be included in the sale at no extra cost.

Entitlements: There are no entitlements to the single farm payment scheme.

Services: Carlesgill Lodge is serviced by mains water, mains electricity, septic tank, oil central heating, air source central heating and solar panels with storage battery.

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 F.

Solicitors:

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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