



Traditional farmhouse, steading, stables, cottage and
land extending to 7.18 acres

Murtholm Farmhouse and Cottage, Langholm,
DG13 0LH

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Property Details

Murtholm Farmhouse and Cottage, Langholm, DG13 0LH

Lot 1 - £370,000

Lot 2 - £120,000

As a whole - Offers over £490,000

Description

Available as a whole (7.18 acres) or in two lots:

Lot 1 - Traditional solid stone four bedroom farmhouse, steading, stables and grazing paddock.

Lot 2 - Three bedroom cottage

Selling Agents

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





KEY FEATURES

- Traditional detached farmhouse with steading, outbuildings, stables, gardens and grazing paddock
- Spacious and versatile farmhouse with three reception rooms and four bedrooms.
- Additional three bedroom detached cottage with garden and garage
- Oil central heating
- 2.5 acre grazing paddock with turning ring
- Suitable for equestrian use
- Potential for multi-generational living.
- Situated on the outskirts of the beautiful town of Langholm
- Amazing views of the River Esk with fishing rights included (subject to lease to March 2025)
- Large plot extending to 7.18 acres in total

Situation

Murtholm Farm and Cottage is located on the outskirts of Langholm. Langholm lies between four hills in the valley of the River Esk in the Southern Uplands. The town is well known for its love of Rugby and the Langholm Common Riding, a horse riding festival which attracts thousands of tourists annually. The town has a variety of independent retailers, cafés, pubs, hotels, restaurants, butchers and bakers as well as Langholm golf course both primary and secondary schools. Dumfries and Galloway is one of the genuinely rural areas of Scotland and therefore provides a quality of life that is becoming increasingly rare.

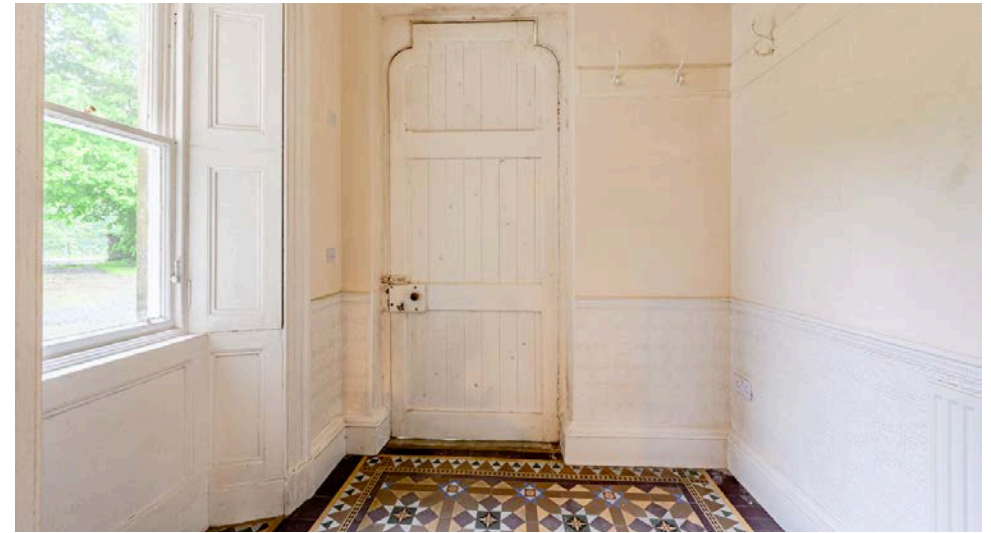


Directions

Exit the M6 at Junction 44 and take the A7 north towards Longtown. Continue on the A7 for approximately 18 miles, passing through Longtown and crossing into Scotland. At the lights before the bridge, South of Langholm, turn left and head down the track. The farmhouse is the first house on the left.

What3words

///typist.woods.contemplate



Murtholm Farmhouse and Murtholm Cottage is a unique and excellent opportunity to acquire a smallholding available as a whole situated on the edge of the popular town of Langholm. The farmhouse, cottage, steading and stables is offered to the open market with approximately 2.5 acres of grazing land. The cottage comprises of three bedrooms with parking to the rear and a private, garden to the front. The farmhouse is a spacious and versatile, four bedroom detached home with beautiful period features, extensive gardens and outbuildings.



Murtholm Farm

Murtholm Farmhouse enjoys pleasant views of the River Esk and surrounding countryside, benefiting from generous and well proportioned rooms comprising of three reception rooms on the ground floor and four large bedrooms on the first floor. The building is of traditional stone construction with a pitched slate roof.

The property is accessed through a solid oak front door which opens to a traditional Victorian tiled foyer with second door into the main entrance hallway. There are two exceptionally large reception rooms, with amazing ceiling height, bay windows, dual aspect, period coving cornice and open fires in each room. Towards the rear of the house is a spacious and versatile kitchen/dining room with fitted kitchen and snug dining area featuring a fitted multi-fuel stove.

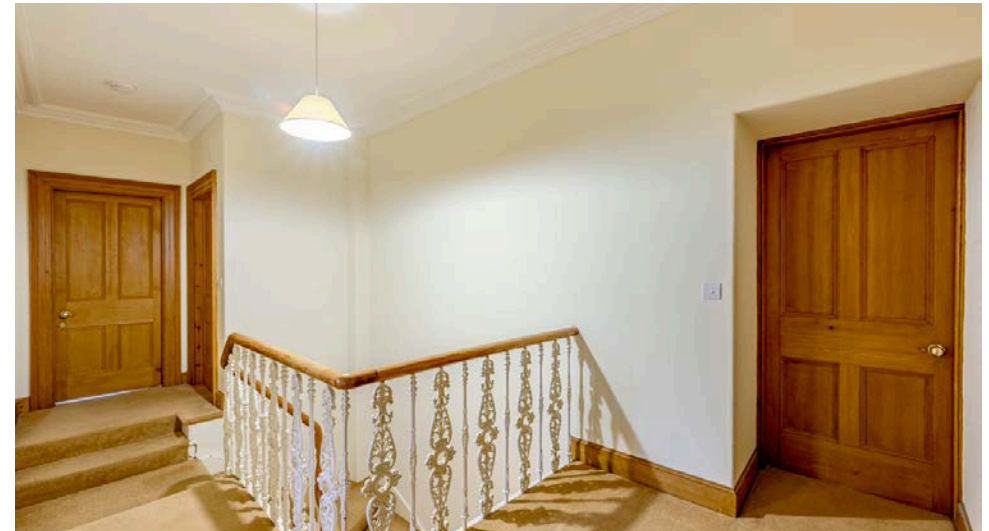


Additionally on the ground floor is a separate downstairs toilet with hatch to the basement/cellar and utility/laundry room with plumbing for white goods.

Upstairs each corner of the house features a large double bedroom. The master bedroom is complete with a private en-suite bathroom featuring a large mains shower cubicle, w.c and white hand basin as well as a generous airing cupboard with small radiator, and a family bathroom is located at the top of the stairs in the centre of the property.

The family bathroom is complete with bath with mains shower over, w.c and white hand basin with mirror and light fitted above. The second bedroom has a large storage cupboard where the hot pressure water tank and pump is located.

The third and fourth bedrooms are located on the front of the property and both benefit from dual aspect windows which over-look onto pleasant views of the countryside.



Externally there are two stone outbuildings situated at the back entrance of the property which lend themselves suitable for a variety of purposes. The farmhouse benefits from extensive gardens which are offered privacy from the mature trees along the access track. The property is accessed through metal gates which welcome an extensive driveway, providing access to the back of the property, steading and stables.



Steading, Stables and Land

Located to the east of the farmhouse are an excellent range of traditional stone constructed stables which offer great storage/equestrian use or could be converted to additional residential accommodation subject to consents. There are two steel portal framed buildings (6 bay and 8 bay) suitable for a variety of uses along with several other smaller sheds. The land, situated North of the farmhouse on the edge of the River Esk extends to approximately 2.5 acres of grazing with good access and fenced all weather turning pen. The land is suitable for those with equestrian interests. The land extends along the River Esk to include private banking and amenity woodland.

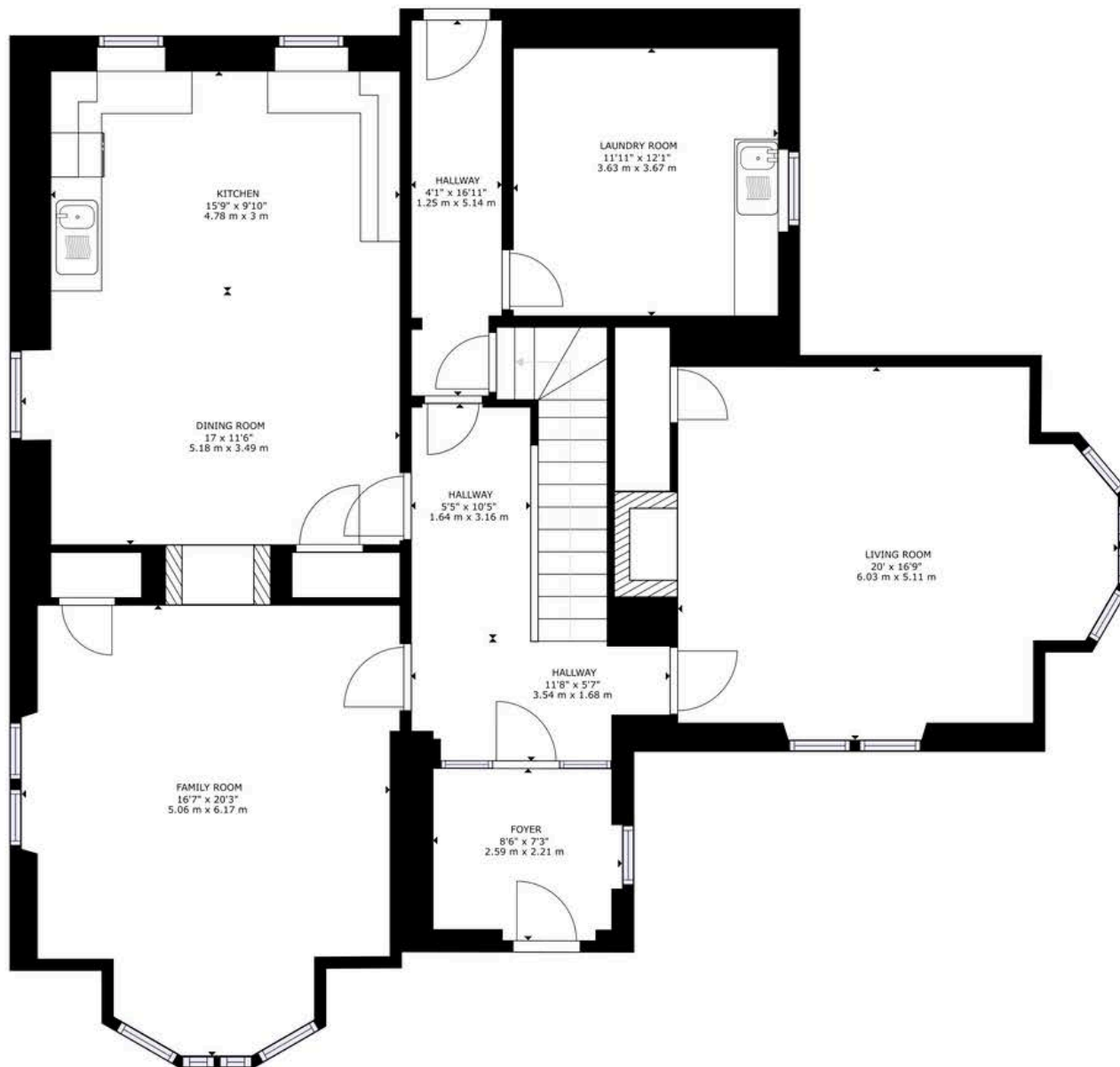
Fishing rights are included (subject to lease).

The land, stables and one outbuildings are currently let on a rent-free license but vacant possession will be available upon completion of sale (other than fishings which are let until March 2025).









FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 1597 sq ft, 148.34 m², FLOOR 2: 1398 sq ft, 129.87 m²
 TOTAL: 2995 sq ft, 278.21 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1597 sq ft, 148.34 m², FLOOR 2: 1398 sq ft, 129.87 m²
 TOTAL: 2995 sq ft, 278.21 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Murtholm Cottage

Murtholm Cottage is a three bedroom, traditional stone constructed detached cottage with conversion potential into a garage/workshop . The cottage front door opens to an entrance hallway with doors off to the kitchen, living room, downstairs bedroom/dining room and stairs to the first floor. The kitchen is fitted with modern wall and floor units with 1.5 bowl stainless steel sink, vinyl flooring, tiled splashbacks and space for white goods. The living room is generous with an open fire and windows to both sides. Through the living room is a large utility room with boiler cupboard, power sockets, sink and plumbing as well as a second door to the front garden.

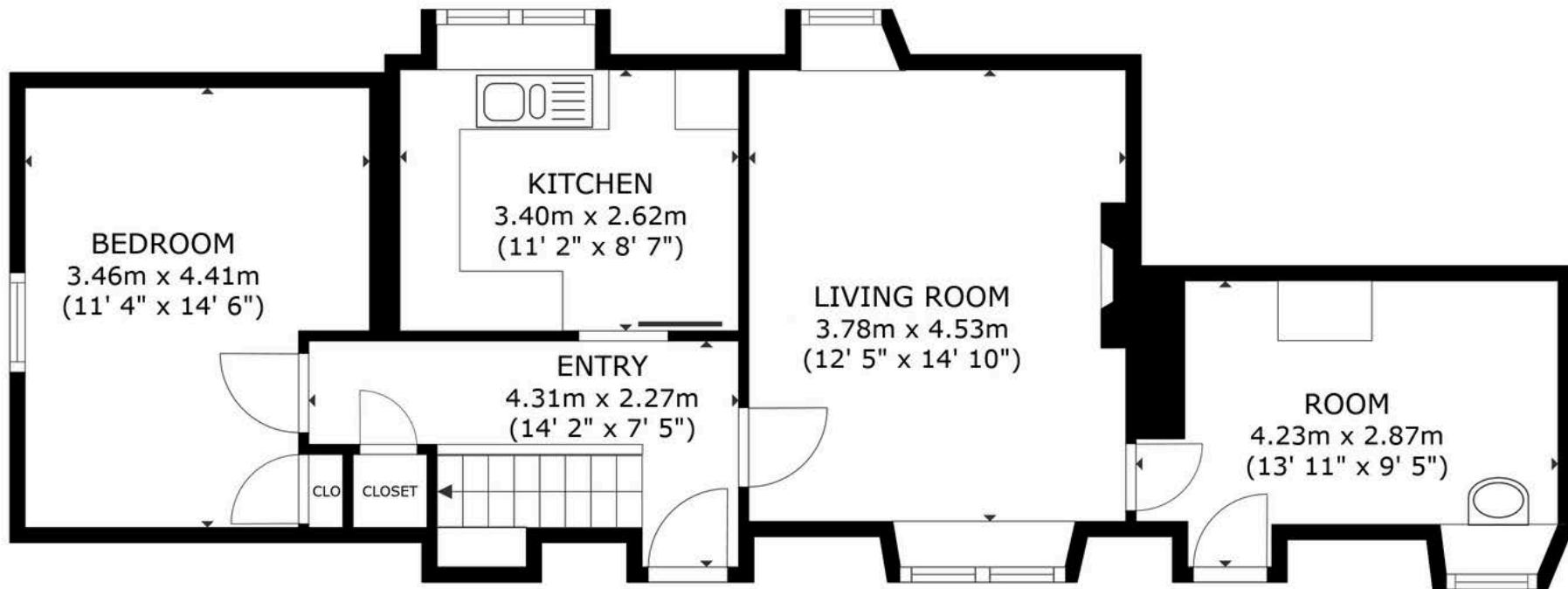


Upstairs there are two double bedrooms with dormer windows. The family bathroom is located at the top of the landing and is complete with w.c, white hand basin and walk-in shower cubicle off mains with glass screen and shower boarding. There are garden areas to the front and side of the cottage.

If sold separately, the owners of Murtholm Cottage shall be granted access rights as necessary over the sale area of Murtholm Farmhouse.



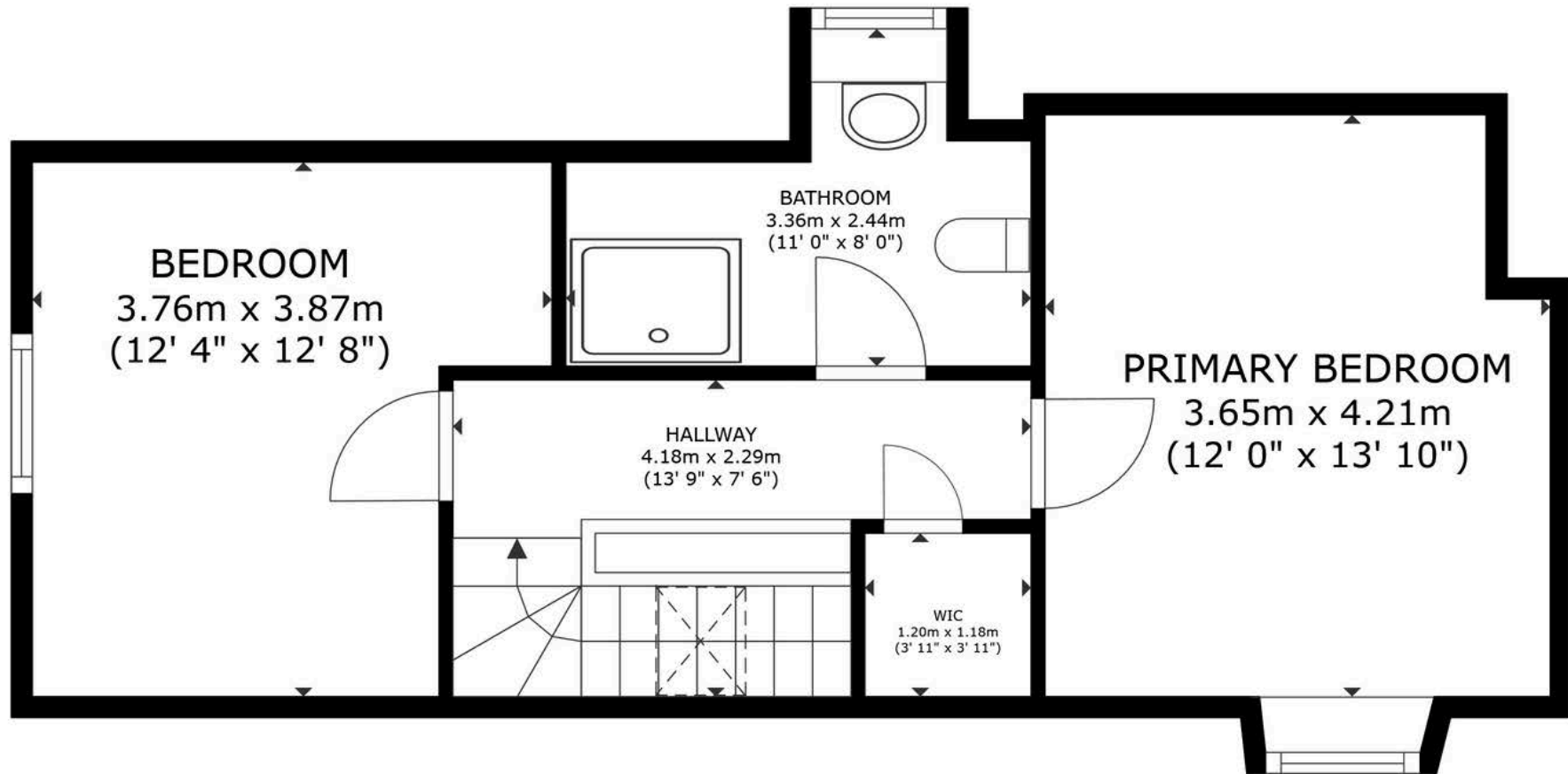




FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 63.9 m² (688 sq.ft.) FLOOR 2 44.6 m² (480 sq.ft.)
 TOTAL : 108.5 m² (1,168 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

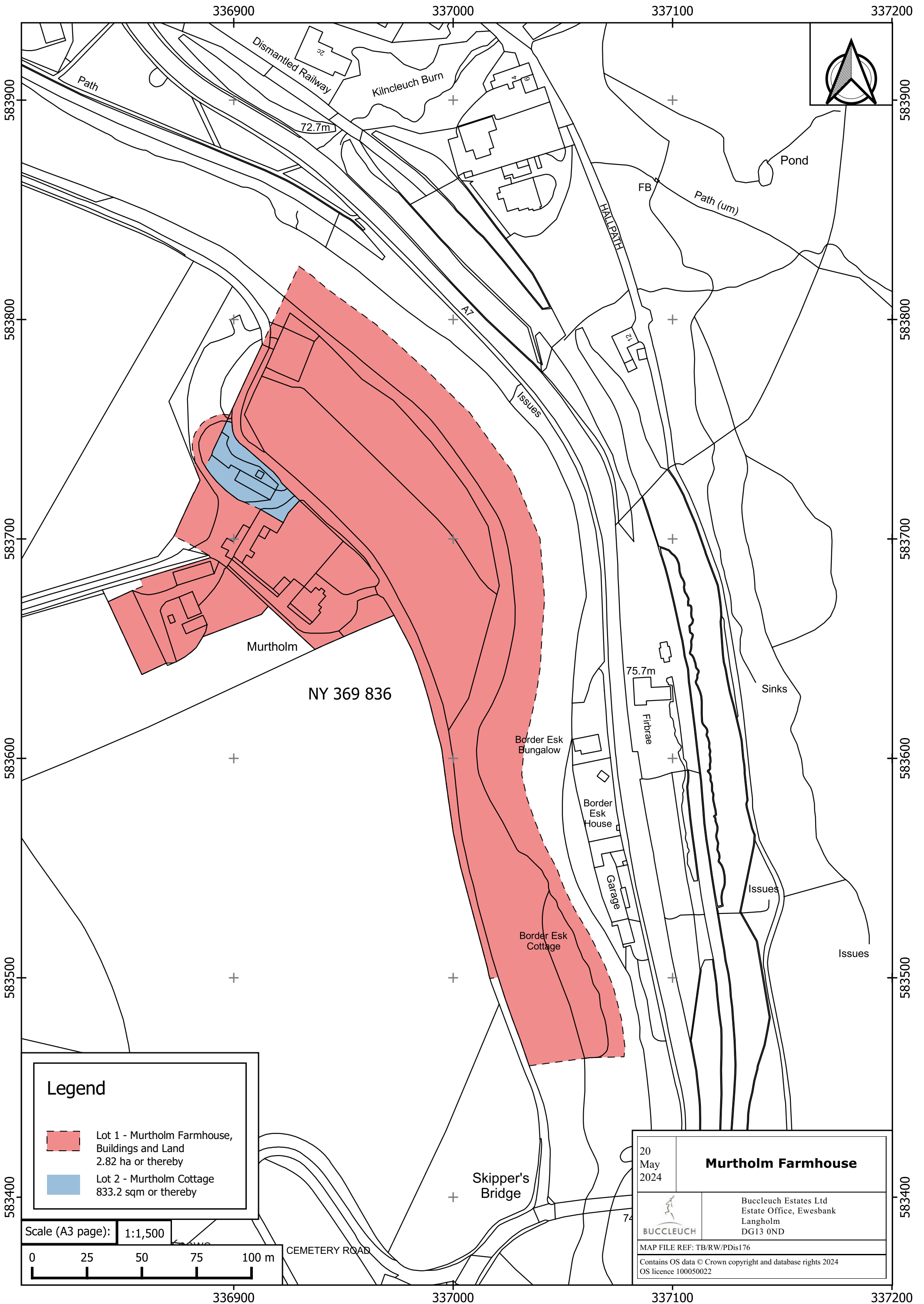




FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 63.9 m² (688 sq.ft.) FLOOR 2 44.6 m² (480 sq.ft.)
 TOTAL : 108.5 m² (1,168 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Legend

- Lot 1 - Murtholm Farmhouse, Buildings and Land 2.82 ha or thereby
- Lot 2 - Murtholm Cottage 833.2 sqm or thereby

Scale (A3 page): 1:1,500

20 May 2024	Murtholm Farmhouse
 BUCCLEUCH	Buccleuch Estates Ltd Estate Office, Ewesbank Langholm DG13 0ND
MAP FILE REF: TB/RW/PDis176 <small>Contains OS data © Crown copyright and database rights 2024 OS licence 100050022</small>	

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: The property will be granted servitude rights of access for residential, agricultural and sporting purposes over the first section of the access track from the A7. If sold separately, the seller will reserve a right of access over the existing access track with rights to widen and realign the existing track over a 15-20m corridor to the East of the existing access track.

Planning: Planning permission has been granted for a development on the neighbouring fields however commencement has been postponed (Application reference 21/1215/FUL).

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

EPC Rating: Murtholm Farmhouse (Band E), Murtholm Cottage (Band E)

Broadband: Standard Broadband

Fishing Rights: Included (subject to lease to March 2025)

Services: Murtholm Farmhouse and Cottage is serviced by mains water, mains electricity, individual septic tanks, 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 F and the cottage is band .

Solicitors: Anderson Strathern

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.

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