



Three bedroom semi-detached cottage with large gardens and land extending to 1.03 acres

1 Skipperscleuch Cottage, Langholm, DG13 0LH

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Property Details

1 Skipperscleuch Cottage, Langholm, DG13 0LH

Guide Price

£165,000

Description

Three bedroom semi-detached cottage situated in a private and rural setting with gardens and land extending to 1.03 acres.

Selling Agents

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





KEY FEATURES

- Traditional three bedroom semi-detached cottage
- Generous living room with fitted woodburning stove
- Off-street parking available and garage
- Oil central heating
- Rural setting within driving distance of Langholm
- Large gardens with array of shrubs, plants, trees and hedges
- Separate plot of land with gated access and bridge over Skipperscleuch Burn
- Plot extending to 1.03 acres
- Cottage requires some modernising
- Additional land, second cottage and agricultural buildings also available in separate listings

Situation

1 Skipperscleuch 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 and 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.

What 3 words

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1 Skipperscleuch Cottage is a rare opportunity to acquire a traditional three bedroom semi-detached property with extensive gardens, extending to roughly 1.03 acres. The property is only a short drive from the popular village of Langholm and benefits from beautiful views of surrounding woodland and hills.

2 Skipperscleuch Cottage, two modern agricultural sheds and 4.05 acres of grazing land at Skipperscleuch are also being offered for sale by the vendor. All offers considered.

As a whole - Offers over £425,000

1 Skipperscleuch Cottage - Guide Price £165,000

2 Skipperscleuch Cotatge - Guide Price £160,000

Land at Skipperscleuch - Guide Price £40,000

Sheds at Skipperscleuch - Guide Price £60,000



The Accommodation

The cottage would benefit from some modernisation but has great potential to become a loving home. The property is accessed from the rear of the house directly into the kitchen which benefits from good quality wall and floor cabinets, stainless steel single bowl drainer sink with mixer tap and space for cooker and washing machine.

The living room on the front is a generous size featuring a large window over-looking the garden, built-in wall shelving and a fitted woodburning stove set in a brick fireplace on a slate hearth. The hallway provides access to the 2nd reception room/3rd bedroom on the other side of the cottage which also benefits from dual aspect windows and a traditional open fire. Under the stairs there is an excellent built-in cupboard and the family bathroom is fitted with a bath with electric shower and glass screen, shower-boarded walls, wash hand basin, wall vanity unit and w.c. Upstairs there are two excellent dormer bedrooms, both with built-in cupboards.

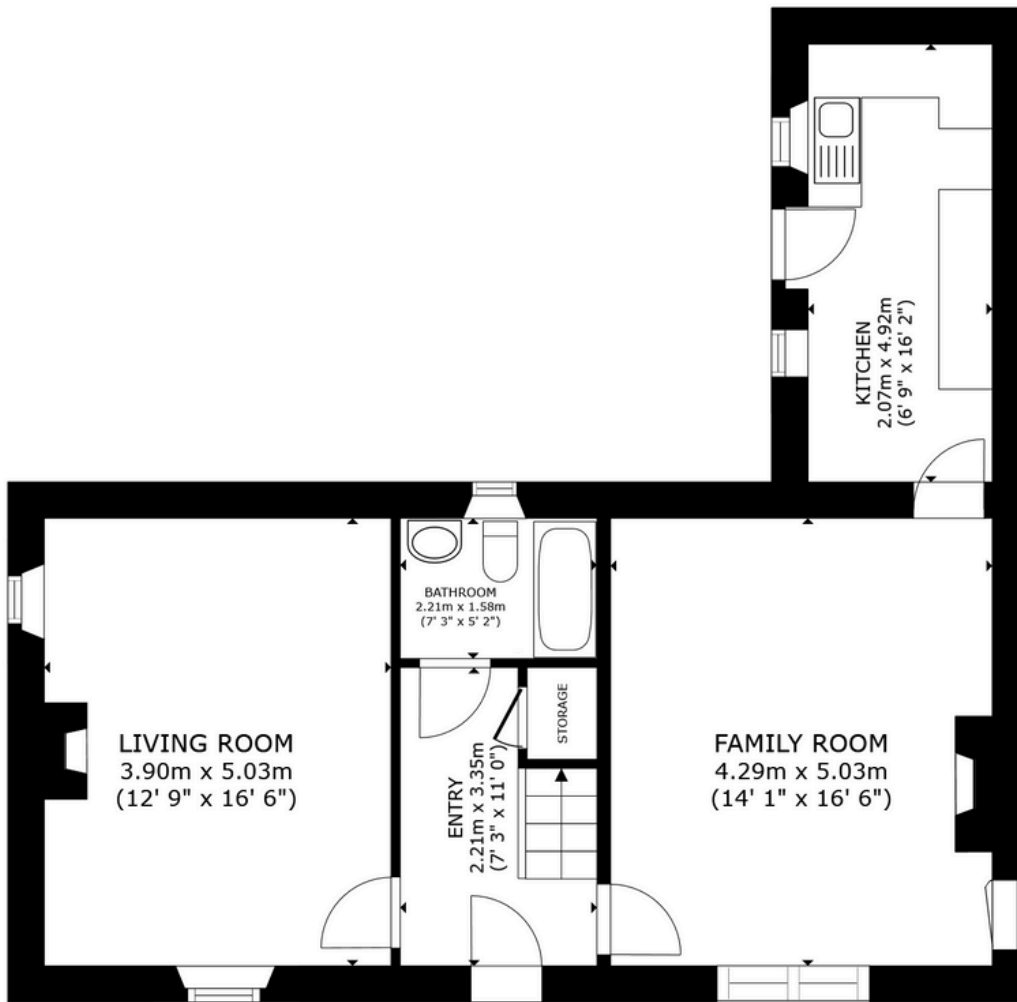


Externally, the cottage features a large garden space to the front primarily laid with lawn featuring an array of mature shrubs, plants and trees. There is a former well in the centre of the garden and the garden itself is bordered with well-grown hedges offering plenty of privacy. A patio and loose stone path around the house completes the garden. Over the track there is a solid garage/workshop with gravelled drive next to it and there is also additional parking available directly behind the cottage. There is an excellent plot of land located over Skipperscleuch Burn with a bridge to provide easy access across. Gated access is also available from the top of the main track where there are two further wooden sheds on the land. The land could be fenced to offer a small grazing paddock or transformed into a lovely botanic garden.

1 Skipperscleuch Cottage is situated in a beautiful area of South-West Scotland and offers a unique opportunity to live a peaceful and tranquil lifestyle, away from the hustle and bustle of citylife. The cottage may lend itself to the possibility of an extension subject to necessary planning consents.



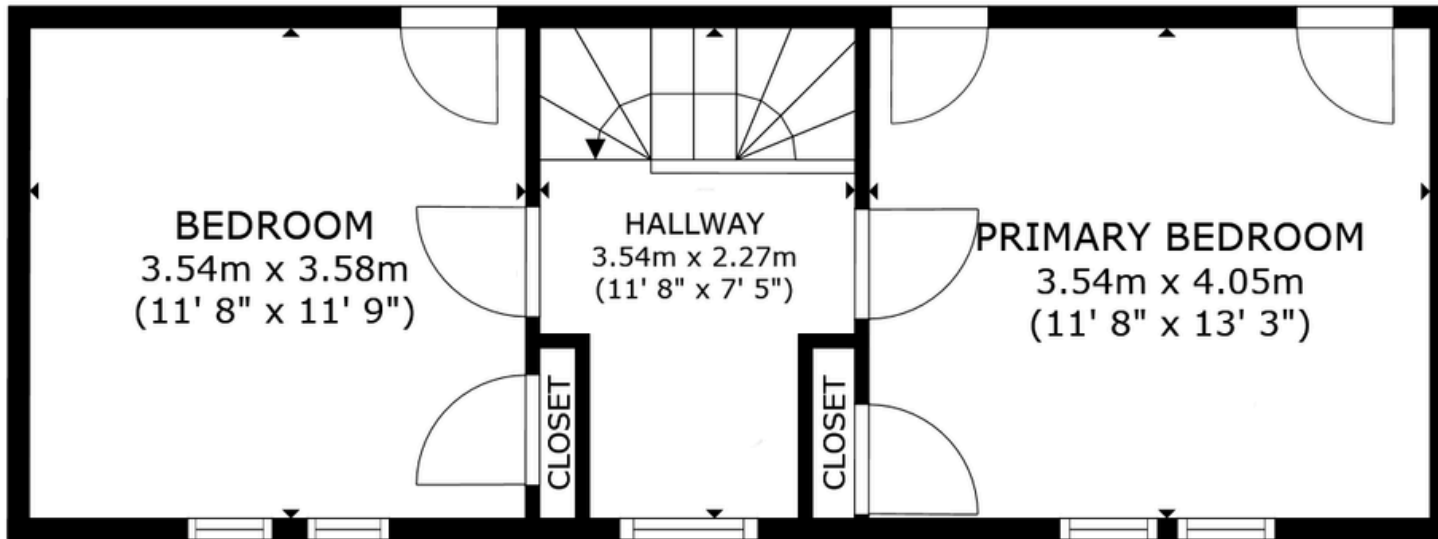




FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 65.7 m² (707 sq.ft.) FLOOR 2 35.8 m² (385 sq.ft.)
 TOTAL : 101.5 m² (1,093 sq.ft.)

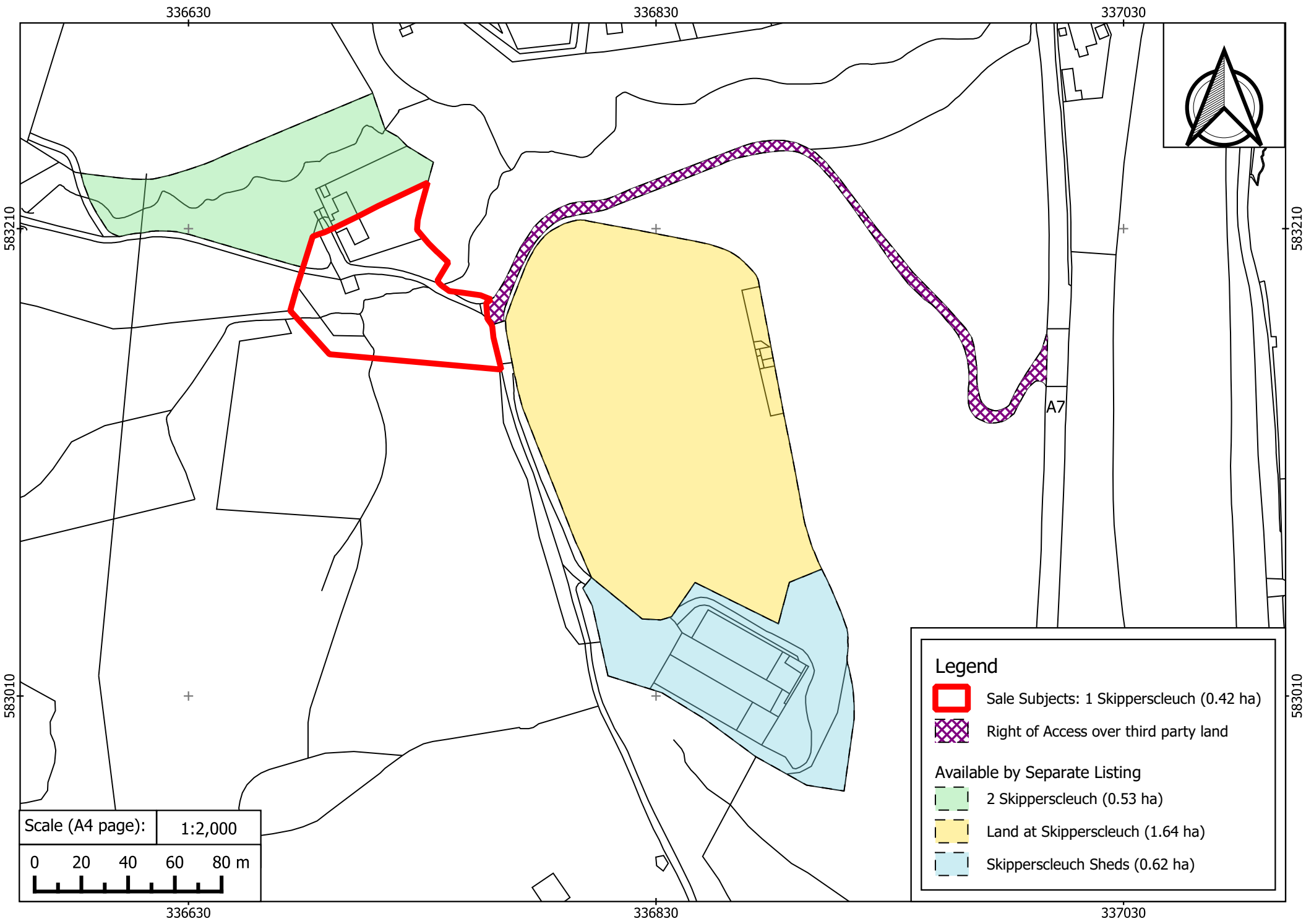
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.








FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 65.7 m² (707 sq.ft.) FLOOR 2 35.8 m² (385 sq.ft.)
TOTAL : 101.5 m² (1,093 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Legend

-  Sale Subjects: 1 Skipperscleuch (0.42 ha)
-  Right of Access over third party land
- Available by Separate Listing**
 -  2 Skipperscleuch (0.53 ha)
 -  Land at Skipperscleuch (1.64 ha)
 -  Skipperscleuch Sheds (0.62 ha)

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.

Access: The property benefits from a servitude right of access for all purposes over the private access track off the A7 which is owned by a third party.

EPC Rating: G

Broadband: Standard

Services: 1 Skipperscleuch is serviced by mains water, mains electricity, shared septic tank 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

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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