



Three bedroom semi-detached cottage with large gardens and land extending to 1.31 acres

2 Skipperscleuch Cottage, Langholm, DG13 0LH

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Property Details

2 Skipperscleuch Cottage, Langholm, DG13 0LH

Guide Price

£160,000

Description

Three bedroom semi-detached cottage situated in a private and rural setting with gardens and land extending to 1.31 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
- Detached shed and kennels
- Plot extending to 1.31 acres
- Cottage requires some modernising
- Additional land, second cottage and agricultural buildings also available in separate listings

Situation

2 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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2 Skipperscleuch Cottage is a rare opportunity to acquire a traditional three bedroom semi-detached property with extensive gardens and land extending to 1.31 acres. The property is only a short drive from the popular village of Langholm and benefits from beautiful views of surrounding woodland and hills.

1 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 back of the house through a lean-to style porch with double glazed window which benefits from power sockets and plumbing for a washing machine. A door welcomes the kitchen which benefits from good quality wall and floor kitchen cabinets with stainless steel single bowl drainer sink with mixer tap and electric Rangemaster.

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, family bathroom and front door to front garden. The family bathroom is fitted with a shower cubicle with electric shower, shower-boarded walls, wash hand basin, wall vanity unit and w.c.



Adjacent to the living room, another generous room could be adopted as a third bedroom or used as a second reception room, benefiting from dual aspect windows. Under the stairs there is an excellent built-in cupboard.

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 with an array of plants, shrubbery and kennels. There is parking available to the rear including a metal shed/garage. The plot extends to 1.31 acres and once fenced will offer the opportunity to create a small paddock for some livestock. The cottage may lend itself to the possibility of an extension subject to necessary planning consents.

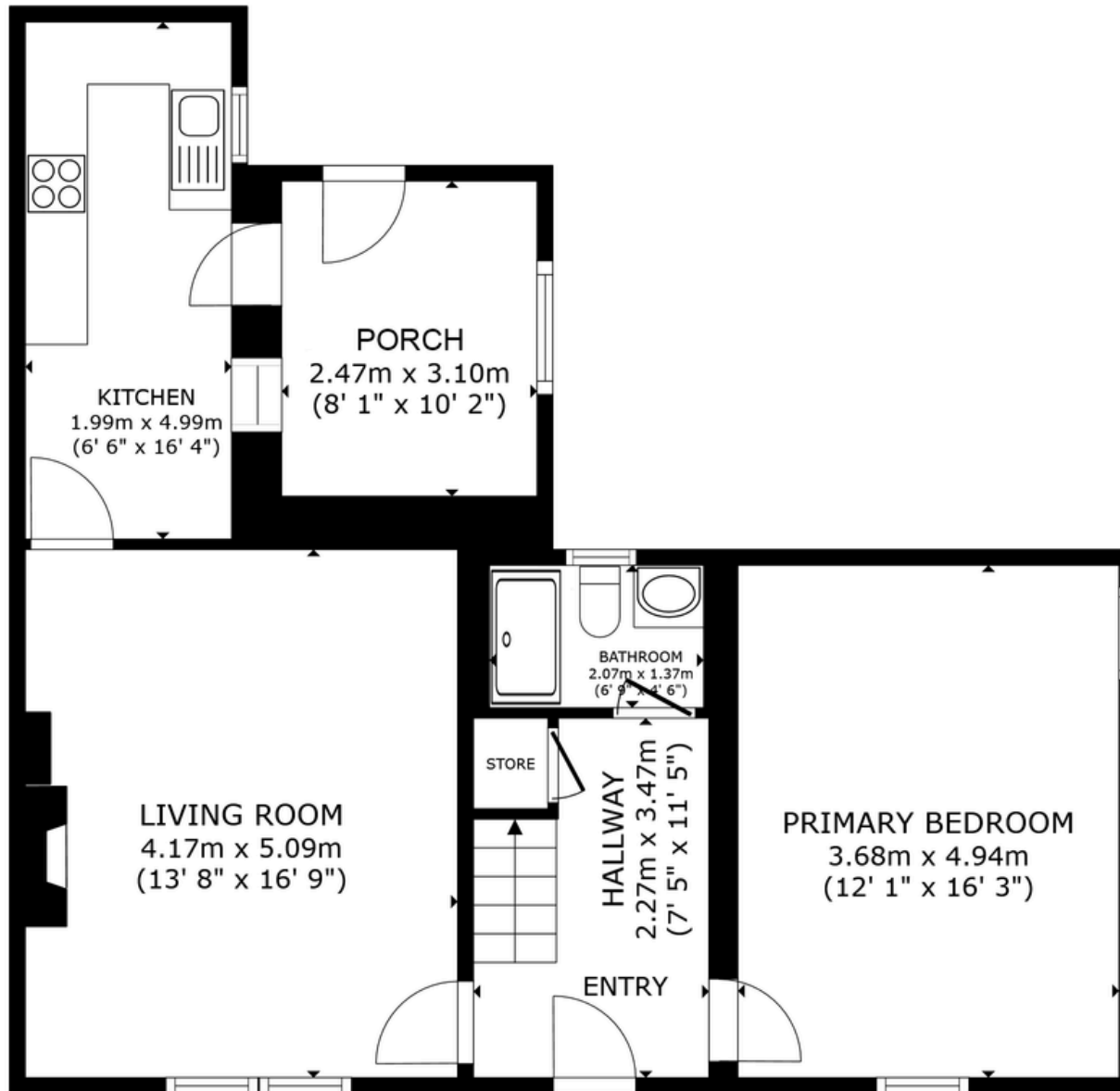
2 Skipperscleuch Cottage is situated in a beautiful area of South-West Scotland and offers a unique opportunity to live a peaceful and tranquil lifestyle, away from the hustle and bustle of citylife.







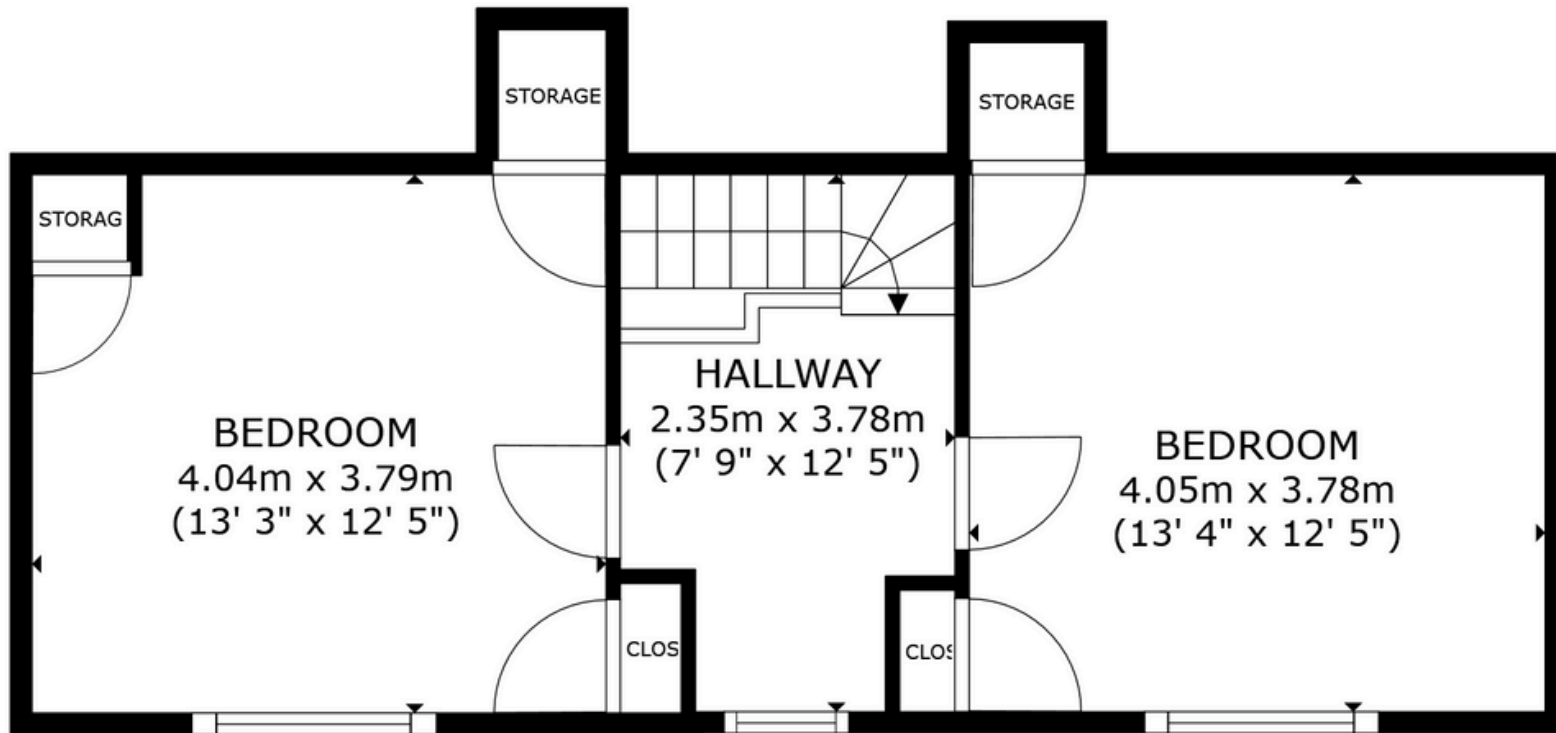




FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 73.5 m² (791 sq.ft.) FLOOR 2 41.9 m² (451 sq.ft.)
 TOTAL : 115.3 m² (1,241 sq.ft.)

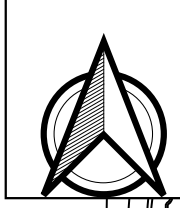
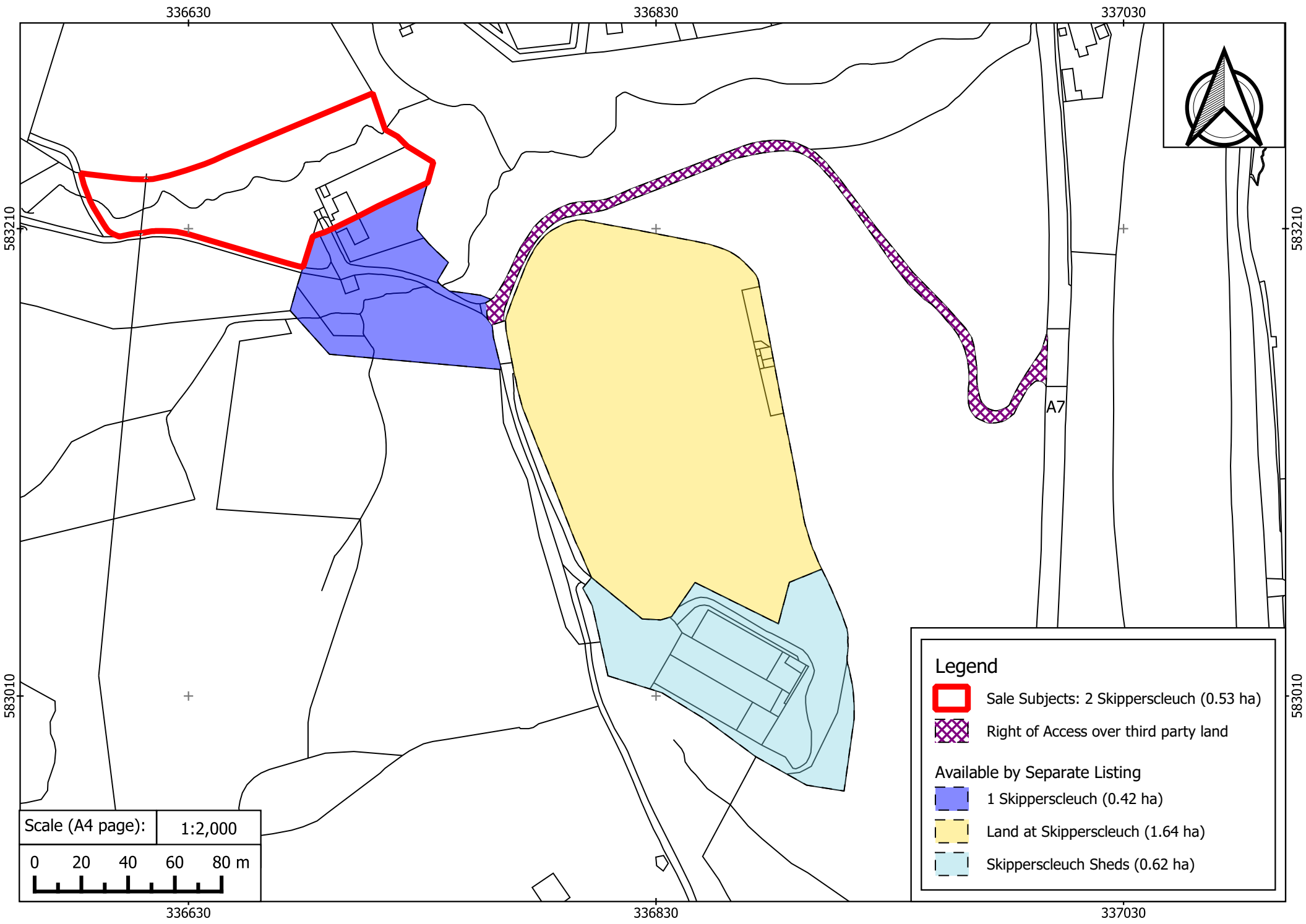
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 73.5 m² (791 sq.ft.) FLOOR 2 41.9 m² (451 sq.ft.)
 TOTAL : 115.3 m² (1,241 sq.ft.)




SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



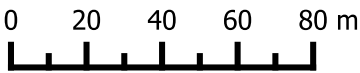
Legend

-  Sale Subjects: 2 Skipperscleuch (0.53 ha)
-  Right of Access over third party land

Available by Separate Listing

-  1 Skipperscleuch (0.42 ha)
-  Land at Skipperscleuch (1.64 ha)
-  Skipperscleuch Sheds (0.62 ha)

Scale (A4 page): 1:2,000



0 20 40 60 80 m

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A7

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. If 1 and 2 Skipperscleuch are sold separately, 2 Skipperscleuch will be granted a right of access over the sale area of 1 Skipperscleuch and a separate access track and parking area will be created by the vendor.

EPC Rating: F

Broadband: Standard

Services: 2 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 C

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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