



# BANNERMANBURKE

PROPERTIES LIMITED



**Carret Rigg , Langholm, DG13 0HP**  
**Offers In The Region Of £390,000**



# Carret Rigg , Langholm, DG13 0HP

## Offers In The Region Of £390,000



- ENTRANCE HALLWAY ■ SITTING ROOM ■ DINING KITCHEN ■ SHOWER ROOM ■ UTILITY ROOM ■ 2 DOUBLE BEDROOMS ■ 1.65 ACRES WITH PADDOCKS, LARGE BARN AND OUTHOUSES ■ BEAUTIFUL RURAL LOCATION WITH BREATH TAKING SCENERY ■ SELF SUFFICIENT ENERGY SYSTEM INCLUDING PRIVATE WIND TURBINE AND SOLAR PANELS ■ EPC RATING D

We are delighted to bring to market this beautiful detached 2 bedroom cottage with expansive outbuildings, set on approx. 1.65 acres of the most stunning Scottish countryside, including 3 paddocks and enclosed garden grounds. The breath-taking views on offer are uninterrupted allowing the new owners to live in a peaceful rural location and still have local amenities close in nearby Hawick and Langholm. The property has been lovingly updated and benefits from double glazing throughout as well as a self sufficient energy system with off grid solar panels, Airforce 1 wind turbine, deep cycle traction batteries and back up generator. Viewing is a must to fully appreciate how unique and special this property is.

### Langholm

The closest town to Carret Rigg is Langholm. The town of Langholm in Dumfriesshire (The Muckle Toon) is a town of over 2,200 inhabitants, situated 19 miles North of Carlisle on the main A7 between Edinburgh and Carlisle. Nestling amid some of the finest scenery in South Scotland, Langholm and its surrounding communities of Canonbie and Eskdalemuir, provide a natural base to work, live and visit. There are good bus links to both Carlisle and Edinburgh on the X95/95 from the town of Langholm. There is a selection of independent shops and restaurants in the town with both a primary and secondary school available. The Buccleuch Centre is a venue that attracts artists from across the globe and also hosts farmers markets and antiques fairs.

### Travel

Langholm 11 Miles  
Hawick 16 Miles  
Newcastleton 15 Miles  
Carlisle 28 Miles

### The Property

This beautiful cottage is both warm and inviting and has been decorated and maintained to a very high standard. On the ground floor is the double aspect sitting room, bright and spacious dining kitchen, utility room and large shower room with two double bedrooms on the upper level. The ground floor entrance vestibule is a lovely welcoming space with neutral décor, tiled flooring and double glazed window. Stunning arched double timber doors with stain glass inserts open into the hallway and are an impressive feature. The hallway gives access to the sitting room, dining kitchen with utility room and shower room along with a carpeted turning staircase to the upper level.

The sitting room is a lovely double aspect room located to the front and side of the property with double glazed windows. Tastefully decorated in period colours with carpet flooring and a feature wall in patterned wallpaper. The

main focal point of the room is the brick fireplace with sleeper mantle and log burning stove set upon a stone hearth. Two central heating radiators and ceiling light.

The other side of the property boasts the delightful dining kitchen, this time with triple aspect windows providing beautiful views. Good range of floor and wall mounted shaker style units with solid oak work surfaces surround the kitchen and an island of the same style provides additional storage and extra work surface space. Integrated dishwasher and fridge freezer and space for a range style cooker along with an under counter Belfast sink and integrated wine racks. Decorated in neutral tones with laminate flooring and attractive ceiling lights. An open doorway leads through to the utility room which is located to the rear of the property with a double glazed window providing open countryside views. This useful space offers additional storage with floor and wall mounted units, sink and drainer, space and plumbing for a washing machine and houses the floor standing oil boiler. A double glazed door provides access to the rear of the property. Finally on the ground floor is the 3pc shower room comprising of WC, wash hand basin set in a vanity unit and double walk in shower enclosure with chrome shower run off the boiler. Tiled to full height within the enclosure, laminate flooring and chrome heated towel rail.

The upper level has two good sized double bedrooms, both with stunning open views. Decorated in neutral tones with carpet flooring, central heating radiators and ceiling lights. The upper landing has eaves storage and a small seating area that would make an ideal reading nook.

### Room Sizes

SITTING ROOM 3.90 x 5.00  
DINING KITCHEN 3.92 x 5.15  
UTILITY ROOM 3.35 x 1.75  
SHOWER ROOM 2.55 x 2.15  
DOUBLE BEDROOM 3.90 x 3.66  
DOUBLE BEDROOM 4.00 x 3.95

### Externally

Set in stunning rolling hills of the Scottish Border countryside, Carret Rigg sits on approx. 1.65 acres which includes 3 paddocks with outbuildings including a hen house, enclosed garden with seating area, lawn, mature trees and shrubs and wild flower meadow, all bounded by dry stane dykes and fencing. To the rear is a large area of garden ground also with parking for several vehicles and provides access to the outbuildings. The expansive barn benefits from power, water and light and is split into multiple sections, currently housing a home gym, plant room, large storage area and workshop. This huge space could easily be converted to provide

further living accommodation or adapted for equestrian use. Two outhouses to the rear of the cottage offer additional storage and one has plumbing in place.

### Directions

Leaving Langholm on the A7 heading North, continue for approx 8 miles and take a right signposted for Hermitage Castle. Continue straight on for approximately 3 miles and the property is located on the right hand side. What three words address: REMEMBER.PROFILE.SUBSTATION

### Sales and Other Information

#### Fixtures and Fittings

All carpets, floor coverings, light fittings and integrated appliances included in the sale.

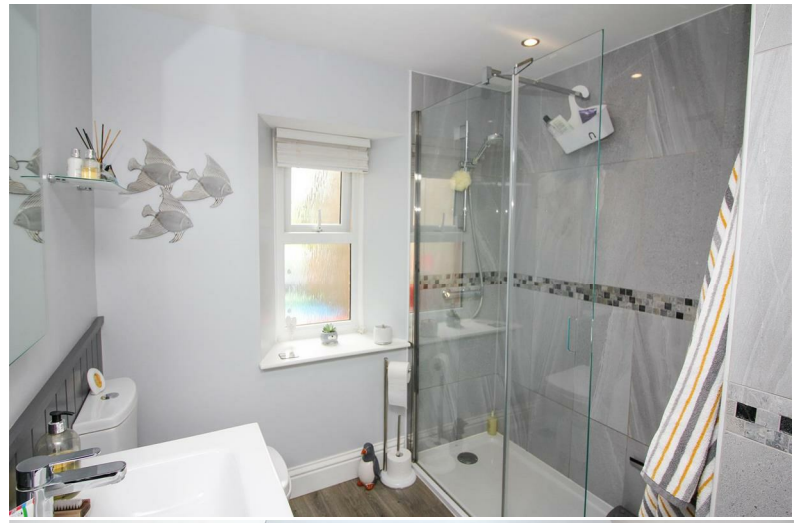
#### Services

Off grid system consisting of 5.5Kw solar array (15 photovoltaic monocrystalline panels), a 1Kw Airforce1 wind turbine standing on a steel tower, a 10KVA diesel backup generator and the 840Ah 48V deep cycle traction batteries. These components (other than the turbine) are controlled by a state of the art Victron Quattro system with an LCD monitoring / control screen adjacent to the batteries within the power supply room in the barn. The turbine is controlled by a separate controller located adjacent to the Victron LCD screen. It is currently completely 'stand-alone', self monitoring, and can be isolated in the event of high winds.

The broadband provider is GoFibre (26.0 Mbps download and 8.34Mbps upload)

The water supply is straight from a spring, and is filtered by a Calutra 22 system under the utility room sink.

Oil fired central heating system.



**Offers:**

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

**Viewings:**

Strictly by appointment through Bannerman Burke Properties Ltd.

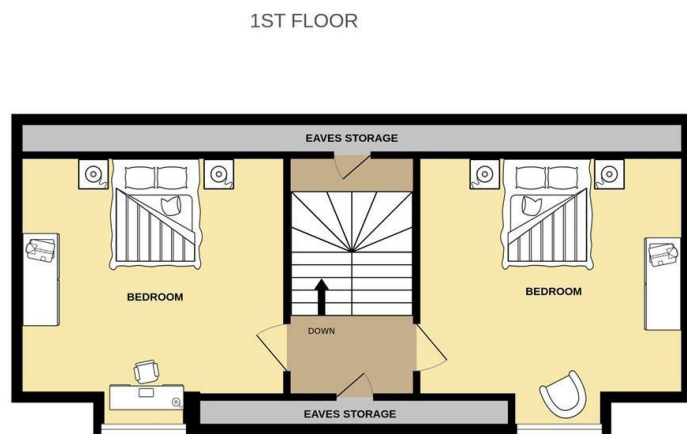
**Notice:**

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	



CARRET RIGG, LANGHOLM

**Important:**

You may download, store and use the material for your own personal use and research. You may not republish, re transmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. Bannerman Burke Properties Ltd copyright must remain on all reproductions of material taken from this website.