Langholm
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Offers in The Region of £300,000

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Carlesgill Steading, Westerkirk, Langholm, DG13 0NZ

Located in the picturesque parish of Westerkirk near Langholm, Carlesgill Steading is a stunning stone-built property that seamlessly blends traditional charm with modern comforts. This impressive three-bedroom residence is part of a beautifully converted steading, restored in 2002 to preserve its original character while incorporating contemporary amenities in a peaceful, rural setting yet a short drive to the town of Langholm. As you step inside, you'll be greeted by the warm and inviting atmosphere of three spacious reception rooms with dual aspect windows. The conservatory, with its abundance of natural light, offers a serene retreat to unwind and soak in the breathtaking views of the rolling hills and surrounding countryside. The master bedroom has the addition of a dressing room and en-suite shower room, offering the perfect blend of comfort and convenience. With the bonus of downstairs bedrooms, the Steading's layout offers a variety of living choices. The potential of study/studio rooms at the top of the property offers the ideal setting for those who require a workspace or hobby area. Outside the detached garage and mature gardens await, providing ample space for outdoor pursuits and relaxation. The shared courtyard has parking for two cars and room for visiting guests. The property's tranquil setting, nestled in a quiet rural area, ensures both a restful and rejuvenating living experience.

Accommodation

Entrance Hall
Reception Room
Sitting Room
Conservatory
Kitchen
Utility Room
Inner Hall
Three Shower Rooms
Three Bedrooms
Dressing Room
Office
Studio Room

OUTSIDE
Large Private Garden
Detached Double Garage
Shared Courtyard
2 Parking Spaces

Carlesgill Steading

Approximate Gross Internal Area = 229.4 sq m / 2470 sq ft

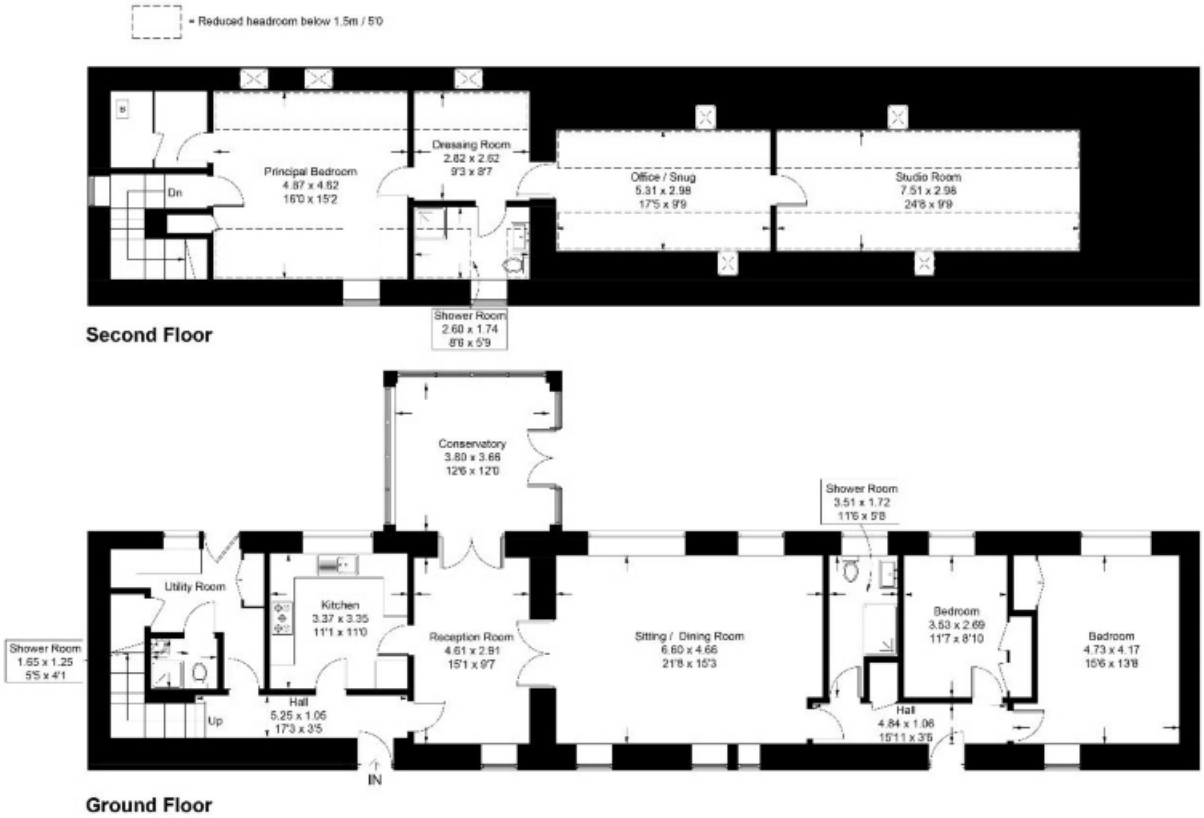

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1212610)

Situation

WESTERKIRK is a parish in the district of Eskdale in Dumfriesshire. It extends 10 miles in length and 6½ miles in breadth. It is bounded on the North by Roxburghshire, and on the other sides by the parishes of Ewes, Langholm, Tundergarth, Hutton and Corrie, and Eskdalemuir. The parish is in the presbytery of Langholm which is 6 miles to the South East. The hamlet of Bentpath is in the heart of the Westerkirk. The Parish Church can be found there, it was erected in 1788, and the churchyard contains the mausoleum of the Johnstone family. A public library is also located there and was founded and endowed in 1795 by Thomas Telford, the Civil Engineer who was a native of the parish.

Fixtures and Fittings

All blinds, carpets and floor coverings are included in the sale price.

Services

Mains water and electricity. Septic tank drainage. Oil fired central heating.

EPC

E.

Council Tax

E.

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Interested in this property?

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