

**Langholm**

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## Castlehill, Eskdalemuir

Langholm, DG13 0PJ

**Offers Over £400,000**



Nestled in the serene Scottish countryside near Eskdalemuir, Castlehill is a charming three-bedroom detached cottage that offers a perfect blend of historic character and modern comfort. Situated on a 1.7-acre plot, this mid-19th-century property provides an idyllic escape with stunning views overlooking the picturesque River Esk. Thoughtfully modernised while preserving its original charm, Castlehill presents a spacious and well-designed living space that seamlessly combines period features with contemporary amenities. The accommodation includes a welcoming entrance hall, generous living room perfect for family gatherings, modern functional kitchen, convenient utility room, three comfortable bedrooms, modern bathroom and a sun room offering panoramic landscape views.

The property's exterior is equally impressive, featuring meticulously maintained surrounding gardens, ample parking space, private paddock, functional stable, detached garage and a versatile workshop. There is also Planning Consent for the erection of 3 holiday camping pods.

Castlehill sits in the Heart of Castle o'er Forest and has many paths and trails perfect for the outdoor enthusiast including cycling, horse riding, fishing and walking.

Conveniently located approximately 12 miles from Langholm and 14 miles from Lockerbie, Castlehill offers the ideal balance of rural tranquility and accessibility. This exceptional property represents a rare opportunity for those seeking a peaceful countryside home with remarkable potential for personal living.





# Castlehill, Eskdalemuir

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Entrance Hall  
Living Room  
Kitchen  
Utility  
3 Bedrooms  
Bathroom  
Sun Room

Outside  
Surrounding Garden  
Garage  
Workshop  
Stable Block  
Various Storage Sheds  
Paddock

## Situation

Castlehill sits in the Heart of Castle o'er Forest in Eskdalemuir and has many paths and trails perfect for the outdoor enthusiast including cycling, horse riding, fishing and walking. The village of Eskdalemuir is approximately 2 miles North and is probably best known for the Eskdalemuir Observatory and for the Samye Ling Tibetan Buddhist monastery. The Eskdalemuir Hub is situated in the village and has a welcoming café, bar and village shop. It hosts a number of different community events and also has an exhibition hall. The town of Langholm is around 14 miles to the south and Lockerbie lies around 14 miles to the west.

## Fixtures and Fittings

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

## Services

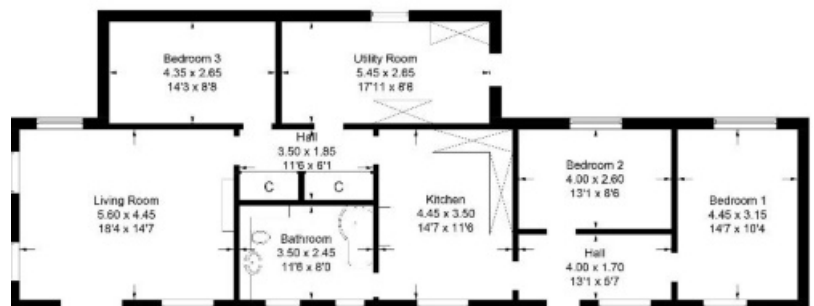
Mains water and electricity. Private septic tank drainage. Oil fired central heating.

## EPC

D.

## Council Tax

E.



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