

Langholm

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Tollbar Cottage Townfoot

Langholm DG13 0EB

OIRO £125,000



Tollbar Cottage is A Historic Gem in the Heart of Langholm. Step back in time with this charming Category B listed stone cottage, a beautiful piece of 19th-century architectural heritage nestled at the southern edge of Langholm. This detached two-bedroom property offers a perfect blend of historical character and modern comfort.

Built in the early 1800s as a single-storey tollhouse, Tollbar Cottage has been thoughtfully preserved and updated to provide contemporary living spaces. The ground floor features a welcoming living room, practical kitchen, and one bedroom, while the basement level houses a second bedroom, convenient box room, and modern shower room with direct access to the rear garden. Key Features include fully double-glazed windows, gas central heating, enclosed side and rear garden, off-street parking and convenient edge of town location.

Perfectly situated, this cottage offers easy access to all local amenities while providing a tranquil retreat. For those seeking a broader range of amenities Carlisle is just a 30-minute drive away and also offers convenient motorway access and a train station.

A rare opportunity to own a piece of local history with all the comforts of modern living.



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Entrance Hall
Living Room
Bedroom
Kitchen
Walk-in Storage Cupboard

Basement
Hallway
Bedroom
Box Room
Shower Room

Outside
Fully Enclosed
Garden and Patio

Situation

Langholm, also known colloquially as the 'Muckle Toon', is a burgh in Dumfries and Galloway in southern Scotland. Langholm lies between four hills in the valley of the River Esk in the Southern Uplands. It is the traditional seat of Clan Armstrong with its most famous descendant being Neil Armstrong, the first man to walk on the Moon. Langholm sits 8 miles North of the Anglo-Scottish Border on the A7 road running between Edinburgh in east central Scotland and Carlisle in North-West England. Edinburgh is 73 miles to the north, Newcastleton is around 10 miles to the East and Carlisle 19 miles to the South. The town hosts various amenities including a health centre, primary and secondary school and youth facilities. There is a library, supermarket and a range of independent shops and businesses, hotels, a 24 hour petrol station, a sports centre and a golf course. The Buccleuch Centre is a busy venue for entertainment and community events and also has its own café.

Fixtures and Fittings

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

Services

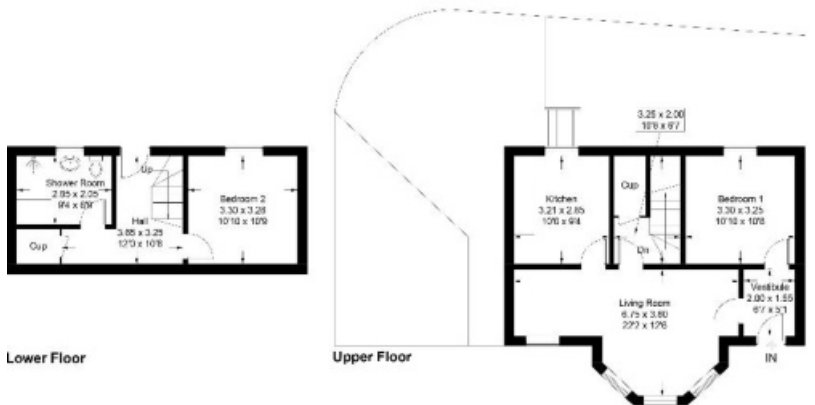
Mains water, electricity, gas and drainage.

EPC

E.

Council Tax

B.



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