

Langholm

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Rigfoot, Ewes

Langholm, DG13 0HN

Offers Over £380,000



Nestled amidst the breathtaking Ewes Valley countryside this traditional stone-built cottage offers a truly idyllic rural retreat. Imagine waking up each morning to panoramic views of rolling hills and verdant landscapes, a vista that greets you from this beautiful property.

This charming two-bedroom home has been lovingly maintained, blending timeless character with thoughtful modern enhancements. The addition of a feature sun lounge is a masterstroke, seamlessly connecting you with the stunning natural beauty that surrounds this peaceful haven.

For those with equine interest the property presents an exceptional opportunity. A versatile range of outbuildings stand ready to be transformed into stabling and the extensive garden ground further enhances this appeal providing ample space for your horse or pony to roam.

Beyond the cottage itself, the extensive garden grounds are a delight, offering endless possibilities for relaxation and recreation. Enjoy the tranquility from your charming summer house and for the ultimate indulgence an outdoor hot tub awaits you.

Practicality meets sustainability with full double glazing and an efficient oil-fired central heating system ensuring comfort year-round. Furthermore, the ground-level 5 KW solar panels offer a nod to eco-conscious living.

While offering a sense of seclusion this rural gem is surprisingly accessible. Located approximately five miles from the bustling town of Langholm you'll find all the amenities you need within easy reach. Access to the cottage is via a picturesque three-quarter-mile track leading you away from the main A7 Edinburgh to Carlisle trunk road and into your private sanctuary.

Come and discover the magic of this exceptional cottage.

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Entrance
Sun Lounge
Hallway
Living Room
Kitchen
Shower Room
Walk-in Storage Cupboard
2 Bedrooms
Adjacent Outhouse

Outside
Approximately 1.8 Acres of Land
Large Byre/Hay Shed
Large 45ft x 25ft Sheep Shed
Poly Tunnel
Summer House
Hot Tub
Solar Panels



Situation

Rigfoot is situated 5 miles away from the town of Langholm, also known colloquially as the 'Muckle Toon', which 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, Newcastle 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, curtains, carpets and floor coverings throughout the property are included in the sale price together with the outdoor hot tub.

Services

Mains electricity. Private spring fed water supply. Private septic tank drainage. Oil fired central heating. Ground sited Solar Panels.

EPC

C.

Council Tax

B.

Approximate Gross Internal Area = 109.5 sq m / 1178 sq ft



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