



Moodlaw, Eskdalemuir, DG13 0QT

Offers Over £470,000



Moodlaw, Eskdalemuir, DG13 0QT

- Substantial detached property
- Rural setting
- Flexible living accommodation
- Detached studio/annexe
- Grounds extending to approximately 2.5 acres
- Idyllic setting with open views all around
- Oil central heating

An impressive detached family home located in an idyllic rural setting close to Eskdalemuir with flexible living accommodation, superb views and 2.5 acres of land.

Council Tax band: F

Tenure: The Heritable (Scottish equivalent of Freehold) title

EPC Rating: E



Moodlaw is an impressive, substantial detached family home with attractive features, flexible living accommodation and an idyllic rural setting. The property sits in 2.5 acres of land including extensive gardens, yard, grazing land and a detached studio with views of the burn.

The Accommodation

The front door opens into a welcoming reception hall with parquet flooring, an understair cupboard and timber stairs leading to the first floor. The sitting room is an excellent size and boasts three large windows, an attractive wooden and tiled floor and a wood burning stove set in a stone surround. The house has been split for the purpose of multi-generational living however there is a former doorway from the sitting room into the kitchen which could be opened up again. The kitchen/dining room in the annex is spacious and bright, featuring an oil fired AGA and patio doors to outside. There is also a secondary kitchen used as a scullery/breakfast room, which comprises of built in storage cabinets and plumbing for white goods. There is a parquet floor and multifuel stove and this room also houses the oil fired boiler.



There are two sets of staircases in the property. The stairs from the reception hall lead up to the primary bedroom where an attractive wood burning stove can be found and his and hers wardrobes. This room could be partitioned to create an additional room if so desired. The views from this bedroom are phenomenal. There is a further double bedroom and a modern bathroom on this level. The bathroom is finished to a very high standard and benefits from electric underfloor heating.

The secondary stairs rise from the annex kitchen and lead to a first floor landing, where a double bedroom (enjoying a dual aspect and lovely views), an adjacent wet room and a dressing room/office, with fitted hanging and shelving, can be found. The stairs continue to the second floor, where three well-proportioned attic rooms can be found.

Moodlaw is set in an idyllic rural setting surrounded by hills, woodland and with a burn running along the western boundary of the property. The shared track leads to a private gated driveway with parking and turning for several vehicles. The house sits within extensive, well-established grounds that extend to approximately 2.5 acres in all. The garden area is predominantly laid to lawn with an array of mature shrubs and bushes, and flowering borders. There is a timber shed and a patio area. The rest of the land is laid to grass with mature trees. Within the grounds is a substantial detached studio, which would make an ideal home office or even a one bedroom cottage, as plumbing in a kitchen and bathroom would be straightforward.



The studio consists of two large rooms with exposed stone walls, timber flooring, sliding doors out to a small terrace overlooking the burn, and an Aztec wood burning stove. The current owners use this space as a gym/yoga studio.

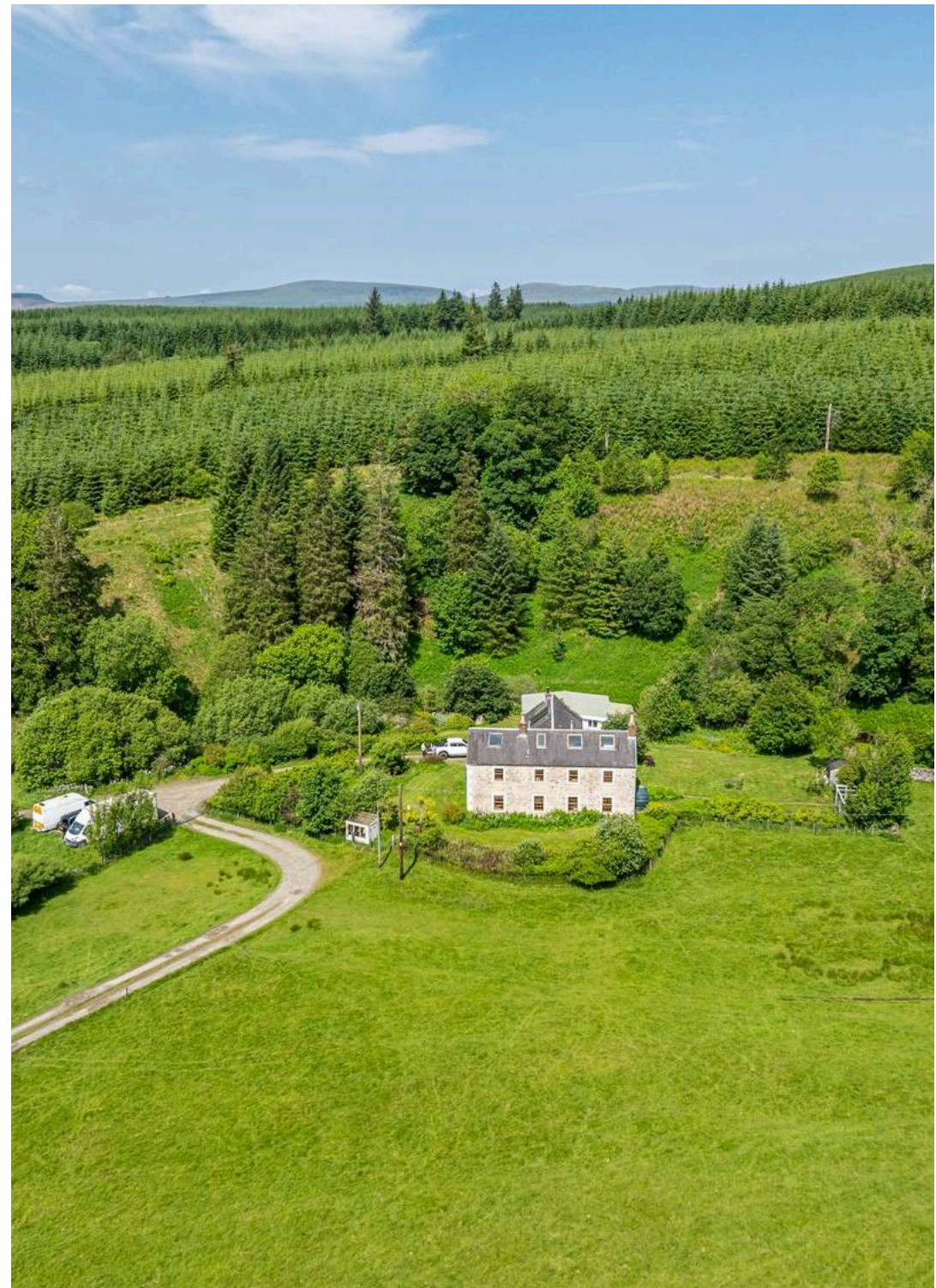
Location Summary

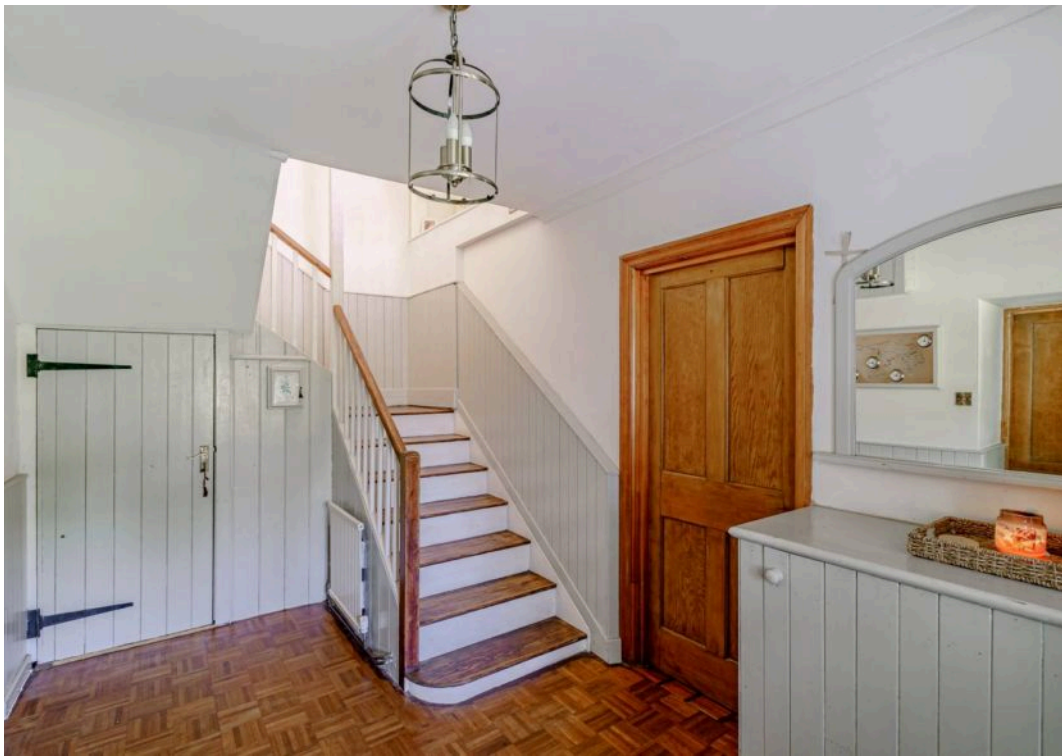
Moodlaw is accessed via a 2.5 mile track from the main road, and it would be desirable to have an AWD or 4x4 in winter months. It sits by itself on a shared track with a nearby farm and cottage for neighbours. Nearby Eskdalemuir is a village on the River Esk with ready access to the surrounding hills and extensive forests which are ideal for walking and country pursuits. The village benefits from a café, shop and village hub offering Yoga and other classes, as well as being home to the Kagyu Samye Ling Monastery and Tibetan Centre, a worldwide visitor attraction.

Directions

From Langholm follow the B709 to Eskdalemuir. Just before the village, as the road bends sharply to the left (before going over the bridge), turn right (signed Moodlaw, Raeburns and Clerkhill). Turn left at the farmhouse and follow this track for approximately 2.5 miles, passing through two sets of gates.

What3words code: marshes.jumps.stalemate

















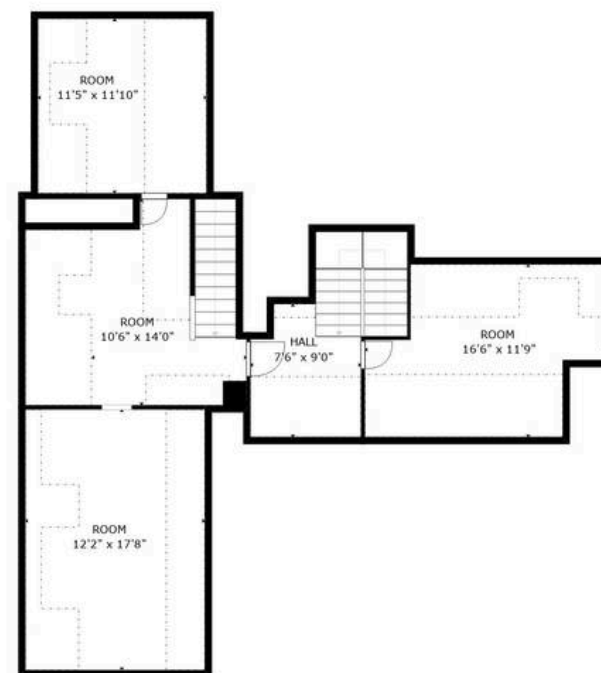




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 1302 sq. ft, FLOOR 2: 1295 sq. ft
 FLOOR 3: 454 sq. ft, EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 376 sq. ft
 TOTAL: 3052 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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General Remarks & Stipulations

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Access: There is a legal right of access down the track.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: E

Broadband: Starlink has been installed and there is intermediate mobile coverage available.

Services: The property is serviced by mains electricity, private water supply (spring water supply and borehole). There is a private septic tank (registered with SEPA). Oil fired central heating and woodburning stoves (one stove has a back boiler and contributes towards the heating). Solar tubes on the roof also feed the hot water. Double glazed throughout.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band F.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

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Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

T: 01228 792 299 | E: office@cdrural.co.uk

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