

Hindshole, Langholm, DG13 0LN

Offers Over £245,000

C&D Rural

Hindshole, Langholm, DG13 0LN

- Detached character property in a rural location
- Three double bedrooms
- Two bathrooms
- Spacious living room with open fire
- Private parking
- Detached workshop with log store
- Stunning countryside views
- South facing garden
- No onward chain

Charming countryside home enjoying a peaceful setting near Claygate, with beautiful views and easy access to Langholm and the nearby Tarras Valley Nature Reserve.

Council Tax band: C

Tenure: The Scottish Heritable Title

EPC Energy Efficiency Rating: F

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Hindshole is a charming detached stone cottage believed to date back to around 1900, occupying a peaceful rural setting on the outskirts of Claygate. Surrounded by the rolling countryside of Eskdale and enjoying uninterrupted views across the surrounding landscape, the property offers an excellent opportunity to embrace country living whilst remaining within easy reach of Langholm and its range of amenities. Rich in wildlife and outdoor pursuits, the area also benefits from its proximity to the renowned Tarras Valley Nature Reserve, making this an ideal home for those seeking a tranquil lifestyle in a picturesque rural location. Retaining lots of character and offering scope for further improvement, the property represents a wonderful opportunity to create a bespoke countryside home.

The Accommodation

Upon entering the property, you are welcomed into an entrance foyer which leads through to a small hallway. Directly ahead is the family bathroom, fitted with a bath with electric shower over, wash hand basin and WC. To the right is the first of three double bedrooms, a bright and inviting room decorated in neutral tones.

The spacious living and dining room forms the heart of the home. Enjoying a double aspect, the room is flooded with natural light and features an open fire with back boiler, creating a warm and welcoming focal point. Generous proportions provide ample space for both lounge and dining furniture, making this an ideal setting for relaxing or entertaining.



Continuing through the property to the main hallway, a second double bedroom overlooks the front garden and surrounding countryside through a large picture window. The room also benefits from a useful fitted storage cupboard.

The kitchen is fitted with a range of base units incorporating a freestanding cooker, together with space for an under counter white goods. There is room for a dining table, while a loft hatch with pull down ladder provides access to the roof space. Located just outside the kitchen is a generous pantry offering excellent additional storage. Whilst fully functional, the kitchen would benefit from a degree of modernisation, presenting an excellent opportunity for purchasers to create a space tailored to their own tastes and requirements.

Accessed from the kitchen, the third double bedroom enjoys pleasant views across the neighbouring fields, where wildlife can often be observed. This room benefits from a modern wet room comprising a mains-fed shower, WC and heated towel rail, finished with a contemporary Respatex surround. The bedroom and wet room were thoughtfully designed with wheelchair accessibility in mind, with accessibility continuing throughout the property, including a ramped entrance at the front door.

The property further benefits from recently installed electric heating and has been newly decorated throughout.

Externally a private driveway leads to the property and provides parking for multiple vehicles. A gate offers convenient access to a rear entrance from the middle road. There is a substantial workshop with double doors which has recently benefited from a new roof, together with a timber log store positioned to the rear. The wrap around gardens are predominantly located to the front of the property and are mainly laid to lawn with mature shrubs and planting. The property and principal garden grounds enjoy a favourable south facing orientation, maximising sunlight throughout the day. A traditional stone dyke wall adds character and defines the various garden areas, while a patio provides the perfect place to sit, relax and enjoy the peace, privacy and beautiful rural surroundings that make Hindshole such a special home.



Location Summary

Hindshole is located just outside the village of Claygate. This is an excellent area for exploring the upland landscapes of Dumfriesshire, with many fine walks, abundant wildlife and a wealth of opportunities for country pursuits. The surrounding area also benefits from its proximity to the renowned Tarras Valley Nature Reserve, one of the UK's most significant community led nature restoration projects, helping to preserve and enhance the area's rich natural environment. Langholm offers an excellent range of local facilities including shops, a supermarket, primary and secondary schools, sport and leisure facilities, and a theatre. Canonbie nearby provides a range of local amenities including a primary school, doctor's surgery, post office and public house. A wider range of amenities can be found within the city of Carlisle, including extensive shopping, mainline rail services and access to the M6 motorway.

What3Words

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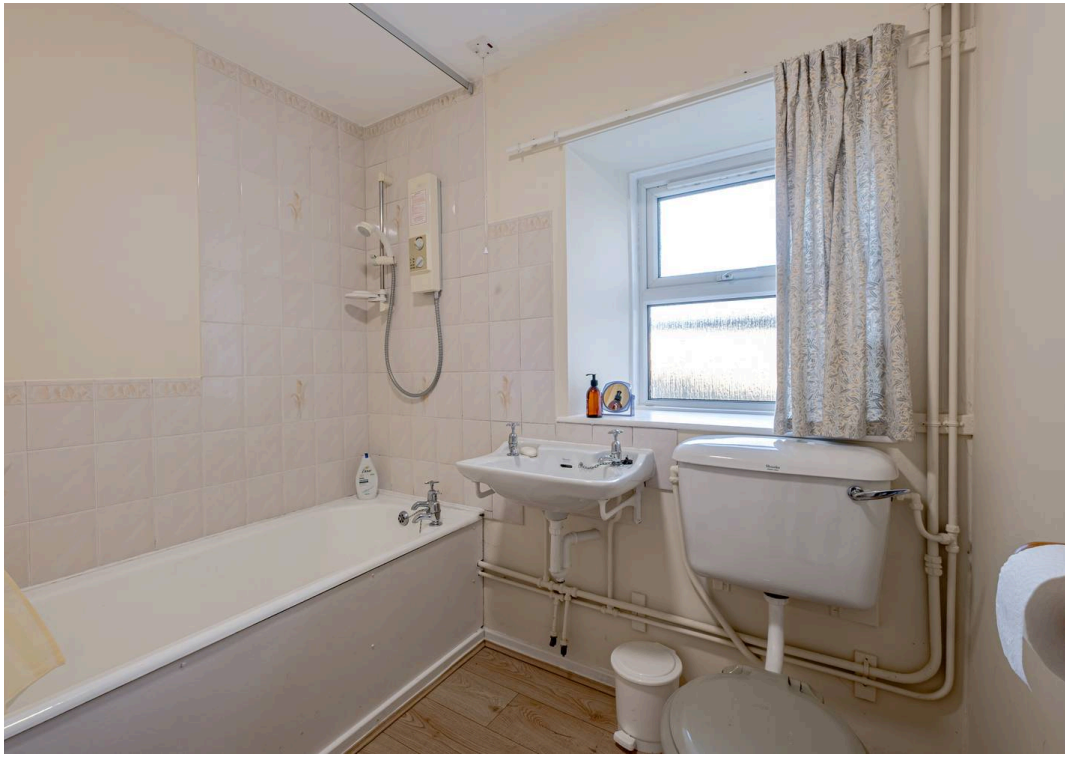










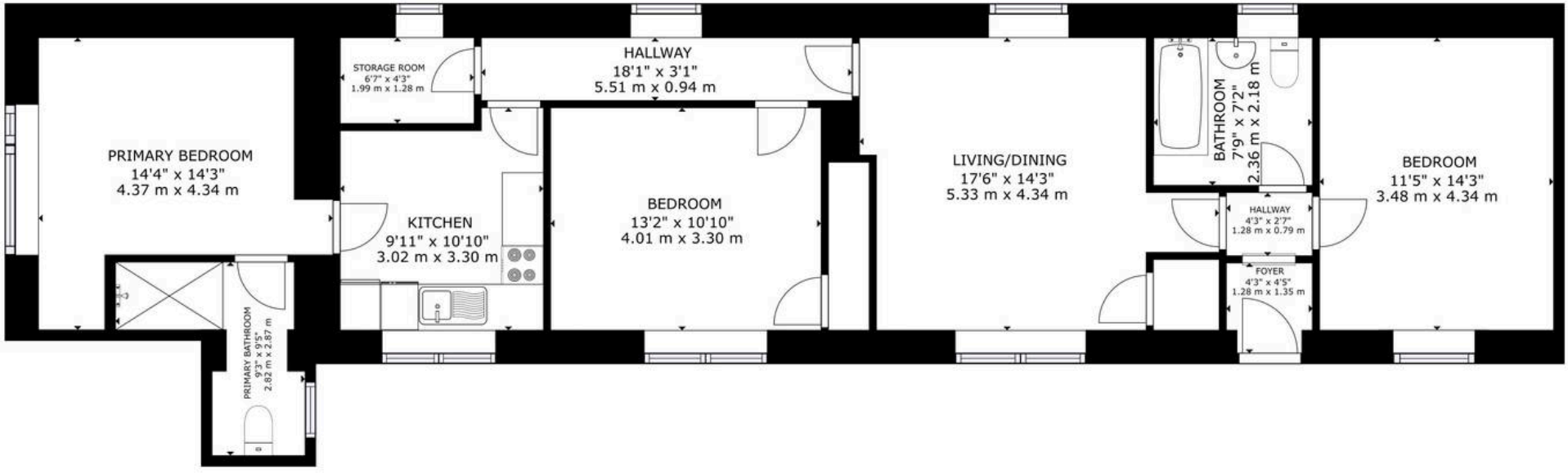












GROSS INTERNAL AREA
FLOOR 1: 1246 sq ft, 115.79 m²
TOTAL: 1246 sq ft, 115.79 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

General Remarks & Stipulations

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.

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

Services: The property is served by a private septic tank along with mains water and electric.

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: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

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