



Staplegordon
Langholm | Dumfriesshire | DG13 0NE

STAPLEGORDON

Beautifully positioned in a lovely rural setting close to Langholm, Staplegordon offers a highly impressive, detached dwelling set in glorious gardens that extend to approximately 0.5 acre.

This superb country home has well-presented accommodation primarily situated on a single main floor, with high quality modern fixtures and fittings throughout. The present owners have spared no expense in upgrading the property during their time here.



KEY FEATURES

Local History

The area around the Staplegordon property has a long, rich history.

The immediate area had numerous prehistoric, iron age settlements and forts whose outline can still be clearly identified in the landscape.

Long before the town of Langholm existed, the original settlement in the area was the village of Staplegordon, formed in the 1300s with its parish church, which was adjacent to where the property sits. The church has long gone although its outline is still evident within the kirkyard. This must have been a thriving rural community in the past, when so many more people lived on the land than is now the case.

The 12th century Castle of Barntalloch was built on a natural eminence overlooking the River Esk near the edge of the village. The famous Johnnie Armstrong then built a tower here when he held the lands of Staplegordon from 1525 until his untimely demise at the hands of James V in 1530.

In 1703 a great redistribution of Border parishes took place. Parts of Staplegordon were annexed to Westerkirk and Wauchope, and the remainder formed the present parish and town of Langholm.

Accommodation:

The property can be accessed via the main entrance porch and hall, or directly from the lower-level garage and staircase. The principal accommodation is on the upper/ground floor, with ancillary stores, a WC, laundry room and the double garage at the lower level.

The part stone, part glazed porch has a glazed door that leads into the hall, which is a spacious, bright area offering three built-in storage cupboards and a further cupboard that houses the hot water tank and boiler.

The kitchen has been recently installed by the present owners and has been done to a very high standard. There are an excellent range of solid oak cabinets with black granite worksurfaces, and a Belfast sink. Integrated appliances include a single oven with microwave over, induction hob and dishwasher, while a central island with breakfast bar provides the ideal informal dining/entertaining area. Like all rooms in the house, the kitchen is flooded with natural light and enjoys a dual aspect, with lovely views to the surrounding hills.

The great room is a fantastic double height reception room with sitting and dining areas, with exposed beams, windows on two elevations as well as velux rooflights, a living-flame electric stove set in an impressive surround, and a solid wood floor. This room enjoys a wonderful 'flow' through to the adjacent living room. This room is very spacious in size and again enjoys a dual aspect with lovely views over the garden and surrounding countryside. There are bespoke fitted display cabinets and bookcases to each wall with custom made glass doors, and a tile effect floor.

From the living room a glazed door leads into the third reception room, or what could be utilised as a third double bedroom. This fantastic room enjoys a double height ceiling, slate floor, and velux windows as well as glazed patio doors, which open straight out to a covered terrace and the garden. The separate access from the garden makes this a very versatile room.

















The principal bedroom is well proportioned and offers lovely views to the hills opposite via large windows. Sliding doors open to a generous walk-in wardrobe, fitted with ample drawers, open shelving and hanging space. There is a contemporary, newly installed and fully tiled ensuite shower room, comprising a generous walk-in shower, two heated towel rails and a WC and wash hand basin that are set in a vanity unit.

The adjacent double bedroom enjoys the same lovely views and boasts a full wall of bespoke built-in wardrobes.

A modern, newly installed and fully tiled shower room, comprising generous walk-in shower, heated towel rail, WC and a wall hung vanity unit, completes the upper level accommodation.

Carpeted stairs from the hall lead down to two cloak cupboards, a wine cellar/store and a further shelved store/pantry. An internal door then leads into the integral double garage, which has electronically operated doors, a concrete floor, power, light and a water tap. Directly off the garage is a useful laundry room and a separate WC.









OUTSIDE

Staplegordon is approached via a gated entrance with cattle grid, and a long private driveway that culminates in a sizeable gravel parking and turning area by the garage.

The gardens have been extremely well maintained and beautifully planted. The gardens enjoy the sun all day and there are fabulous open views all around. Fully enclosed and predominantly laid to lawn, there are mature shrubs and bushes, established flower beds, paved areas and a charming summer house. A large glass canopy over a paved terrace has been added to the end of the house offering the ideal spot for alfresco entertaining, and there is a decorative gravelled area offering a water feature with built-in lighting. There is extensive outdoor lighting across the garden grounds and around the house, and external power sockets.

Local Area

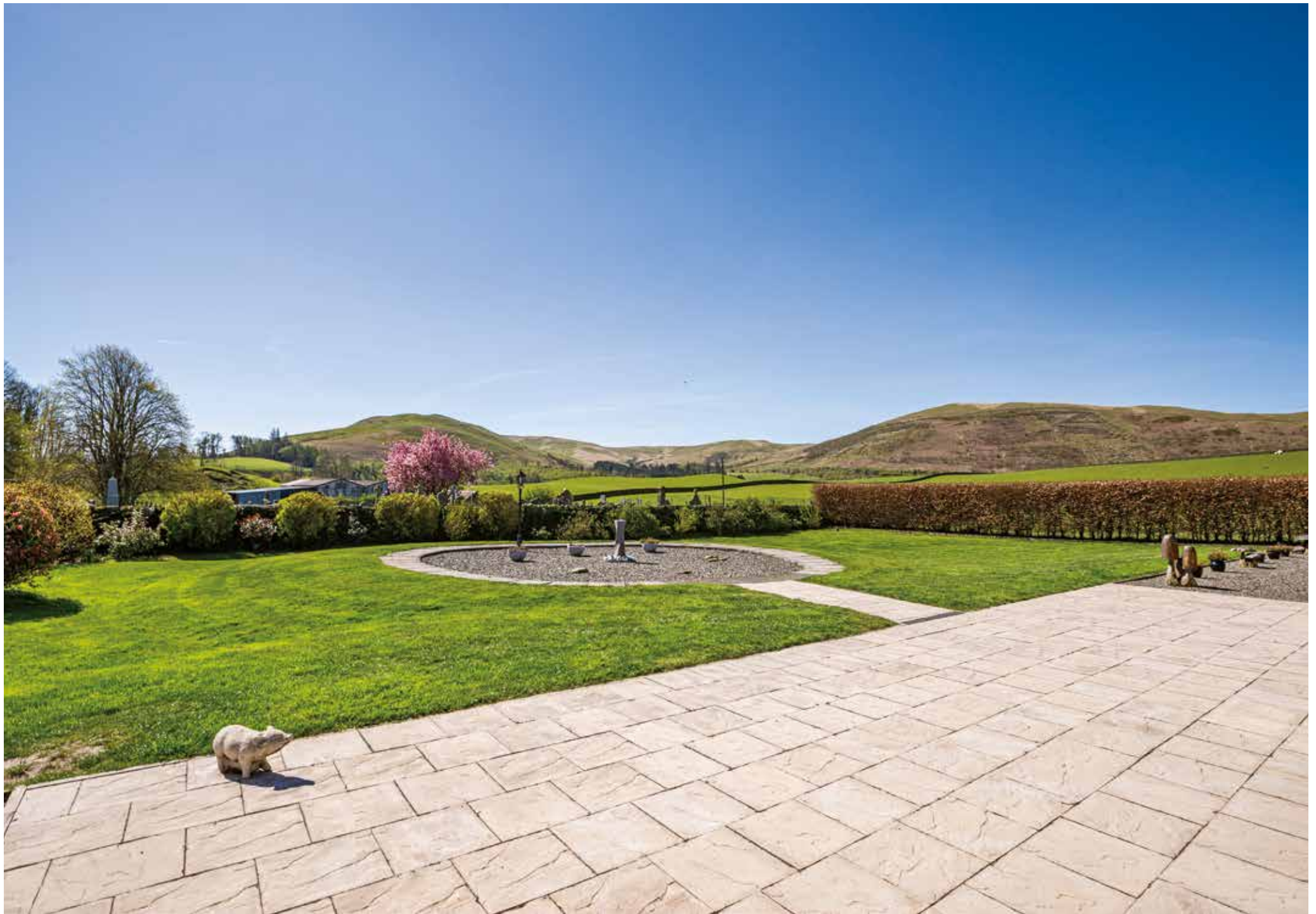
Staplegordon sits approximately 3 miles north of the popular town of Langholm and is situated just off the B709, which runs through Eskdale from Langholm to Eskdalemuir. The road follows the River Esk with hills rising on either side. This is an excellent area for exploring the upland areas of Dumfriesshire and into the Scottish Borders with many fine walks available together with much wildlife and ideal for country pursuits. The area is renowned for game fishing and shooting. There are excellent local facilities in Langholm to include a good range of shops, supermarket, primary and secondary schools, sport and leisure facilities together with a theatre. Most required amenities are also available in Carlisle to include a wider range of shops, hospital, access to the M6 and the mainline trains.

Directions:

From Langholm take the B709 and follow this road for less than a mile. Take the first right fork off the road after exiting Langholm (look for the low-level brown sign for "Staplegordon"). Continue on this road until you cross a bridge. Turn left, passing the farm on your right-hand side, and the entrance to Staplegordon can be found a little further along, on the right.

What3words: ///amuse.heartened.chatting











Services:

Mains electricity, mains water and drainage to septic tank. The septic tank has recently had a video inspection and has been emptied. LPG central heating, with a new high efficiency boiler installed along with a new high capacity water tank (can all be remotely operated). Living flame electric stove to sitting room. Double glazed throughout. Interlinked smoke, heat and CO detectors. CAT5 ethernet wiring added to principal rooms. TV satellite box wired to living room. Fibre broadband is available at the poles on the driveway, ready to be connected to the house if required.

Note: Certain contents may be available by separate negotiation, namely the kitchen appliances and the ride on lawnmower.

Additional Note: a full list of refurbishment works carried out by the owners, can be provided upon request.

Local Authority: Dumfries & Galloway Council. Council Tax Band: G

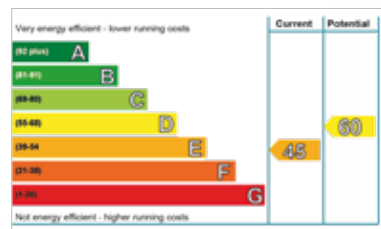
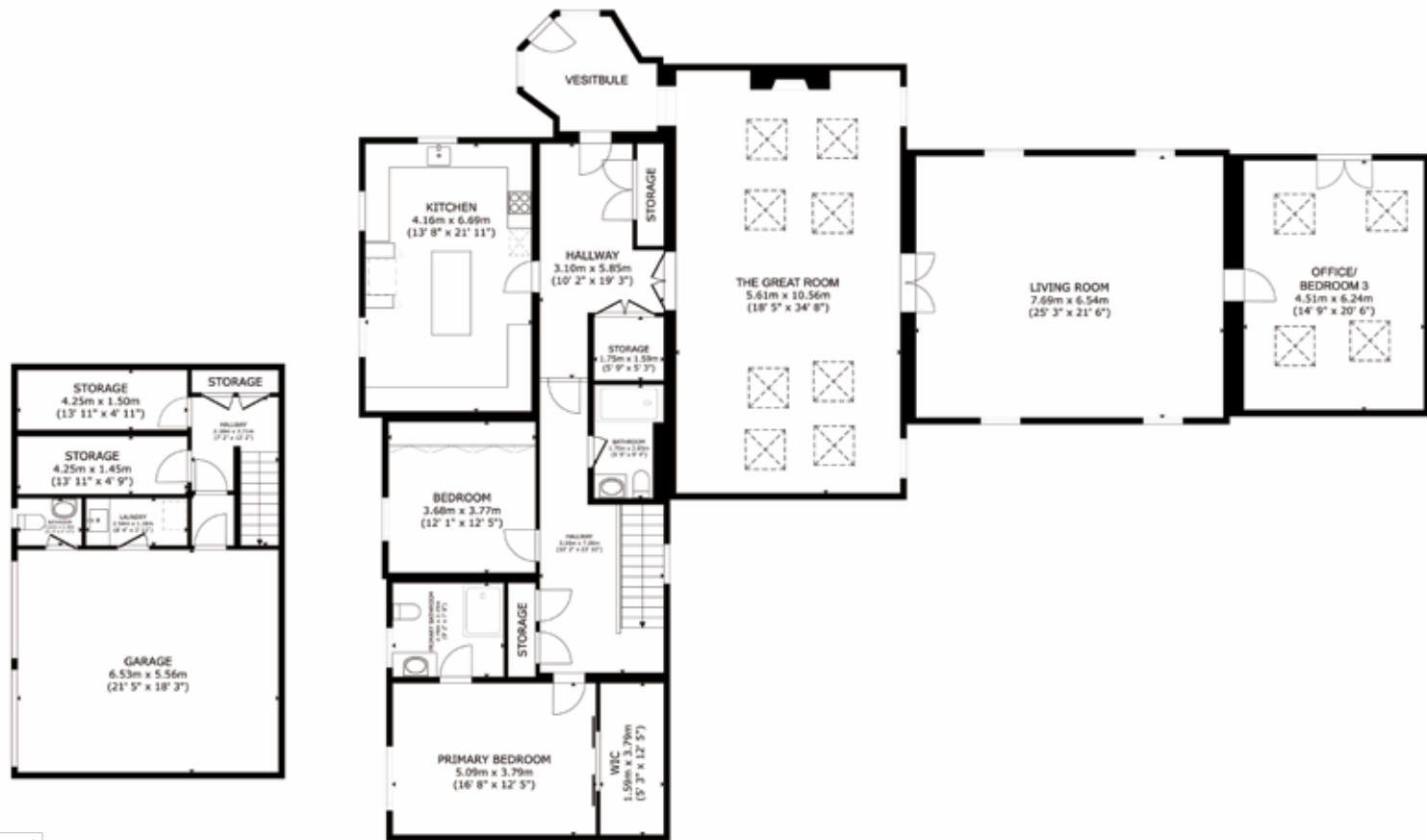
EPC: E

Viewings: Strictly by appointment with the sole selling agents, Fine & Country Scotland.

Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country Scotland by email to scotland@fineandcountry.com

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

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks once an offer is accepted. 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.



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 29.3 m² (315 sq.ft.) FLOOR 2 267.9 m² (2,884 sq.ft.)
 EXCLUDED AREAS : GARAGE 36.3 m² (391 sq.ft.) PATIO 7.7 m² (83 sq.ft.)
 TOTAL : 297.2 m² (3,199 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





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