Hayward Tod

**6 Bed Detached House** | The Glen | Hallpath | Langholm | DG13 0EG

**£795,000**

A grand Victorian residence perched on the hillside in a sought after area of Langholm. Set amongst the trees within sprawling private grounds. Six beds. Three reception rooms. Significantly improved at the hands of the current owners.

entrance vestibule | hall & stairs | cloakroom & W.C. | drawing room | living room | dining room | study/bar room | utility | pantry | dining kitchen | rear hall | cellar | en-suite double bedroom | shower room | five further bedrooms | bathroom | large attic room | two outhouse stores | courtyard | gravel driveway | lawned garden and raised terrace | single glazing | gas central heating | mains drainage | EPC pending

## APPROXIMATE MILEAGES

Carlisle 19 | M74 12.5 | Langholm centre 0.5 | Edinburgh 75 | Glasgow 96 | Gretna 13 | Newcastle 70

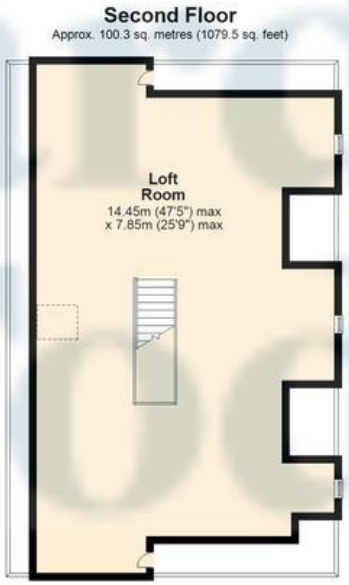
## WHY LANGHOLM?

The Historic town of Langholm is nestled in the picturesque hills of the Scottish Borders on the banks of the River Esk and provides an excellent range of local amenities and a golf course. Readily accessible for travel in all directions, Langholm is well placed for those wishing to explore the wider region or to work in one of the major cities close by.

## ACCOMMODATION

An impressively grand home, The Glen sits nestled amongst the trees in a beautifully private site and is afforded wonderful views from the main living rooms and bedrooms through a break in the trees. There are three principal reception rooms across the front of the property, with the two at either end having large square corner bay windows. The hallway houses a grand staircase leading to a large gallery landing, with the space being flooded with light thanks to a large picture window on the stairs. In addition to the three reception rooms there is a small room currently being utilised as a small bar room but would make an

equally useful study. There is also a good size utility room and large pantry/store. The kitchen, at the rear of the property has been recently upgraded and provides a wide range of units and quality appliances and has a large island at its centre. There is also a large stove at the opposite end of the space which can be used for both casual seating and dining. The rear porch provides access to the courtyard, where there are two outside stores. The rear hallway also provides access to a small cellar. On the first floor there are six bedrooms, all of which are generously proportioned, with the sixth being a large single. There is an en-suite bedroom, with shower over bath, a second shower room adjacent and a third bathroom with with an elegant freestanding bath. The three double bedrooms across the front of the property mirror the reception rooms below, with the exception of the bay windows. Of particular interest though is the large attic space on the second floor. Accessed via a proper staircase which rises in to the middle of the space, the attic, with windows, light and power, offers significant scope for further development. Already a habitable space, but in need of cosmetic improvement the space would make a fabulous master suite, games room or substantial office or hobby space. Externally the property occupies a wonderful site extending to almost 2 acres. Sat high atop the bank and nestled amongst the trees there is a private lawned area and raised sun terrace. A small formal lawn sits in front of the property and there is an ample gravelled driveway. There is vehicular entrance via a driveway to the rear of the property. There is a secondary entrance from the bottom of Hallpath, which winds up the hill and through the trees, currently only utilised for foot traffic but could be superb if reinstated for vehicular use. The property is beautifully private and has a wonderful elevated outlook.




Total area: approx. 458.7 sq. metres (4937.1 sq. feet)

## Contact

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## Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.