

Langholm
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Offers Over £450,000

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**Leafield House, Underburnmouth,
Newcastleton, TD9 0TQ**



An impressive and substantial five-bedroom detached residence, offering generous and versatile accommodation set within a peaceful rural setting near Newcastleton in the Scottish Borders. This beautifully maintained home boasts four spacious reception rooms, providing flexible living and entertaining space, alongside a bright and airy conservatory that enjoys views over the surrounding garden. The well-proportioned kitchen and living areas are complemented by five comfortable bedrooms (2 en-suite), making the property ideally suited to growing families or those seeking multi-generational living. The property benefits from LPG central heating and full double glazing throughout, ensuring comfort and efficiency year-round. Externally, the home is set within a large, well-established garden, perfect for outdoor living and enjoying the surrounding countryside. Further enhancing the appeal is a detached garage, workshop, and potting shed, offering excellent storage and practical space for hobbies or home working. The addition of solar panels provides improved energy efficiency and reduced running costs. Situated in a tranquil yet accessible location near Newcastleton, the property offers a wonderful balance of rural charm and convenience, with local amenities and scenic countryside walks close at hand.

This is a rare opportunity to acquire a substantial and versatile home in a highly desirable part of the Scottish Borders. Viewing is highly recommended.

Accommodation

- Entrance Vestibule
- Hallway
- Lounge
- Sitting Room
- Dining Room
- Large Study
- Conservatory
- Kitchen
- Utility
- Toilet
- First Floor Landing
- 2 Double Bedrooms with En-suite facilities
- 3 Double Bedrooms
- Family Bathroom

Leaffield House

Approximate Gross Internal Area = 256.5 sq m / 2761 sq ft

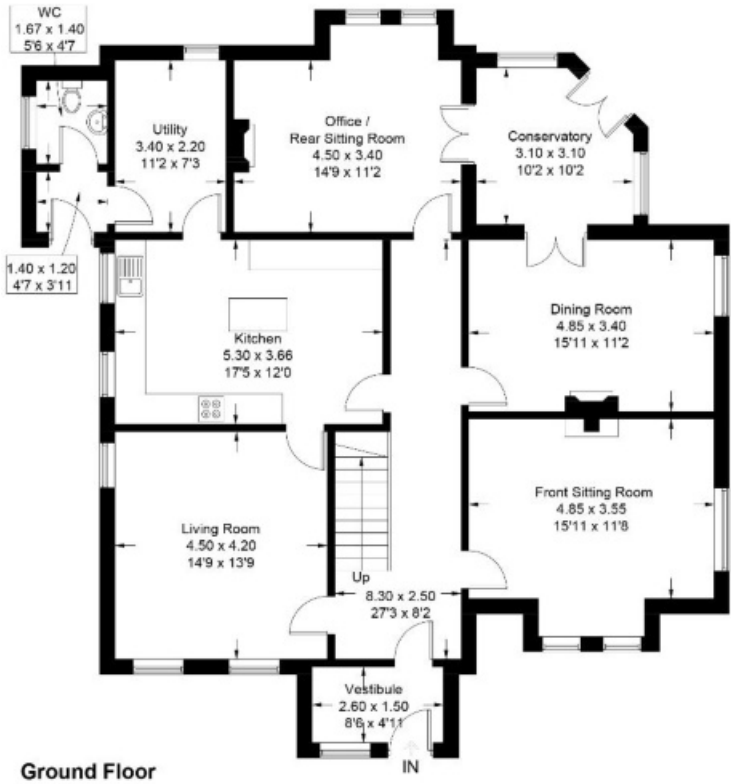


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1287337)

Situation

The small rural village of Newcastleton, nestled within the beautiful valley of Liddesdale, offers a wide range of local amenities, leisure facilities and a well-regarded primary school as well as a wealth of community spirit and functions - inclusive of 'Copshaw Festival'. A few miles from the border with England, on the Liddel Water, is the site of Hermitage Castle, a historic site which attracts tourists throughout the year and is open seasonally. Newcastleton is 10 miles east of Langholm, 17 miles south of Hawick, 24 miles north of Carlisle and 74 miles south of Edinburgh.

Fixtures and Fittings

All blinds, carpets and floor coverings are included in the sale price together with the workshop, potting shed and wooden gazebo in the garden.

Services

Mains electricity. Private Water supply. Private Septic Tank drainage. LPG Central Heating. Solar Panels. 2 x Wood Burning Stoves. 1 x Gas Fire. Outside electric charging point. CCTV.

EPC

C.

Council Tax

G.

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?
Langholm
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