

Langholm

Call 013873 80482



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Castlehill, Eskdalemuir

Langholm, DG13 0PJ

Offers Over £390,000



Nestled within approximately 1.7 acres of beautiful Scottish countryside, Castlehill is a charming three-bedroom detached cottage offering a rare combination of historic character, modern comfort and exceptional potential. Set in the heart of Castle O'er Forest, the property enjoys a peaceful rural setting with stunning views overlooking the picturesque River Esk. Dating from the mid-19th century, Castlehill has been thoughtfully modernised while retaining much of its original charm. The spacious accommodation is well suited to family life and countryside living, comprising a welcoming entrance hall, generous living room, modern fitted kitchen, useful utility room, three comfortable bedrooms, contemporary bathroom and a delightful sun room. The sun room provides a wonderful space to relax and take in the panoramic views across the surrounding landscape. Outside, the property is equally impressive. The extensive grounds have been carefully maintained and offer a wonderful combination of formal garden areas, open space and practical facilities. There is ample private parking, a paddock, stable, detached garage and versatile workshop, providing excellent opportunities for equestrian use, hobbies or storage. Castlehill's setting is a particular highlight. Surrounded by the beautiful Castle O'er Forest, there are numerous paths and trails on the doorstep, making the property ideally suited to those who enjoy walking, cycling, horse riding, fishing and exploring the great outdoors. Despite its peaceful rural position, Castlehill remains conveniently accessible, lying approximately 12 miles from Langholm and 14 miles from Lockerbie. This provides a superb balance between tranquil countryside living and access to a range of shops, services, schools and transport links. Offering a unique lifestyle opportunity, substantial grounds, versatile outbuildings and exciting development potential, Castlehill is an exceptional rural property with considerable charm and scope. Early viewing is highly recommended to fully appreciate the setting, accommodation and potential this special property has to offer.



Castlehill, Eskdalemuir

Langholm, DG13 0PJ

Offers Over £390,000

Entrance Hall
Living Room
Kitchen
Utility
3 Bedrooms
Bathroom
Sun Room

Outside
Surrounding Garden
Garage
Workshop
Stable
Various Storage Sheds
Paddock

Situation

Castlehill sits in the Heart of Castle o'er Forest in Eskdalemuir and has many paths and trails perfect for the outdoor enthusiast including cycling, horse riding, fishing and walking. The village of Eskdalemuir is approximately 2 miles North and is probably best known for the Eskdalemuir Observatory and for the Samye Ling Tibetan Buddhist monastery. The Eskdalemuir Hub is situated in the village and has a welcoming café, bar and village shop. It hosts a number of different community events and also has an exhibition hall. The town of Langholm is around 14 miles to the south and Lockerbie lies around 14 miles to the west.

Fixtures and Fittings

All blinds, carpets and floor coverings throughout the property are included in the sale price.

Services

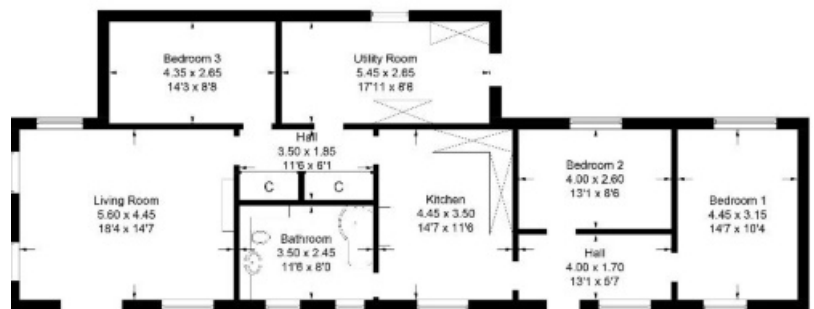
Mains water and electricity. Private septic tank drainage. Oil fired central heating.

EPC

D.

Council Tax

E.



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Langholm Call 013873 80482

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

Also at
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.

Full members of:

