

Stevenson & Johnstone

solicitors and estate agents

WAULKMILL Westerkirk Langholm



Traditional stone built 4 bedroomed detached dwellinghouse with an additional 1 bedroomed annex ideal for holiday lets or a granny flat. The property is located in peaceful rural surroundings approximately 6 miles from Langholm. Set in around 2 acres of land with open views along the Westerkirk Valley it is bounded to the West by the River Esk on which there are single bank fishing rights. To the front is a large paddock with wild fowl pen and to the side is a detached double garage. EPC = F.

Offers Over £249,950.00

Features

Living/Dining Room. Kitchen. Utility Room. Toilet. 4 Bedrooms (1 en-suite). Family Bathroom. Annex - Living/Dining Room. Kitchen. Utility Area. Toilet. Sun Room. Gallery Floor. Bedroom (en-suite bathroom). Gas Central Heating. Double Glazing. Garden. Paddock. Double Garage.

Property Shop
38 High Street
Langholm
Dumfries & Galloway
DG13 0JH

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Entrance:-

Double glazed door to Living Room.

Living/Dining Room: 24' 5" x 20' 6" (7.45 x 6.25)

Wood burning stove set on slate hearth. Wood beams to ceiling. Tiles to floor. Slate built central pillar. Open wooden staircase to first floor landing. 2 full length windows to rear. 1 window to front. 3 radiators. Television point. Door to kitchen. Door to annex.



Kitchen: 14' 4" x 12' (4.35 x 3.65)

Fitted floor and wall units. One and half stainless steel sink and drainer. Tiled floor. Tiles to part walls. Down lights to ceiling. Hotpoint range cooker. Cooker hood. Radiator. Central heating thermostat. Door to Utility room. Double glazed door to garden.



Utility Room: 11' 7" x 9' 8" (3.50 x 3.00)

Fitted floor and wall units. Tiled floor. Part tiles to walls. Wood panelling to one wall. Wood panelling to ceiling. Built-in cupboard. Plumbed for washing machine. Water tank. Door to rear. Window to rear. Door to toilet.

Toilet:-

Wash hand basin. W.C. Radiator. Window to side.

First Floor Landing:-

Wood beams to ceiling. Access to loft space.



Master Bedroom: 14' 6" x 14' 1" (4.40 x 4.25)

Coombed ceiling. Down lights to ceiling. Walk-in wardrobe. 2 radiators. 3 windows. 2 velux windows. Door to en-suite bathroom.

En-suite Bathroom: 10' 3" x 6' 6" (3.10 x 2.00)

Full tiles to walls. Down lights to ceiling. Extractor fan. Wash hand basin. W.C. Bidet. Bath. Large heated towel rail. Radiator. window to rear.



Bedroom 2: 10' 3" x 13' 8" (3.10 x 4.15)

Coombed ceiling. Full length window to front. Radiator.

Bedroom 3: 12' 3" x 10' 5" (3.75 x 3.20)

Coombed ceiling. Full length window to front.

Bedroom 4: 12' 8" x 9' 6"

Coombed ceiling. Full length window to rear. Radiator. Wood beams to ceiling.



Family Bathroom: 8' x 6' 4" (2.45 x 1.90)

Tiles to walls and floor. Wood beams to ceiling. Velux window. Wash hand basin. W.C. D shaped bath with mains shower over and screen. Extractor fan. Radiator.

**Annex Living/Dining Room: 29' 9" x 14' 5" (9.05 x 4.40)**

Wood burner set on slate hearth with original stone wall behind. Full length window to rear. 5 further windows to front and sides. Stone floor. 4 radiators. Wood rafters and beams to ceiling. Wall lights. Spiral staircase to gallery landing. Door to hallway.

Gallery Landing: 14' 4" x 9' 3" (4.40 x 2.80)

2 x velux windows. Wood beams to ceiling. Wrought iron effect rails and bannister. Door to bedroom.

**Bedroom: 10' 8" x 12' 9" (3.25 x 3.95)**

Velux window. Built-in wardrobes. Radiator. Coombed ceiling with wood beams and down lights. Door to bathroom.

En-suite Bathroom: 10' 8" x 7' 1" (3.25 x 2.15)

Large walk-in mains powered shower. Jacuzzi bath. W.C. Bidet. Wash hand basin. Chrome ladder radiator. Full tiles to walls. Coombed ceiling with wood beams and spot lights.

Annex Hallway:-

Stone floor. Radiator. Shelved area. Doors to kitchen, sun room and toilet.

Toilet:-

Wash hand basin. W.C. Radiator. Down lights to ceiling. Window to rear.

Kitchen: 11' 1" x 10' 7" (3.35 x 3.20)

Fitted floor and wall units. Original stone to one wall. Wood panelling to ceiling with down lights. Belfast sink. Gas cooker. Plumbed for washing machine and dishwasher. Radiator. Cooker point. 2 windows to rear. Stone floor. Wall mounted combi boiler. Central heating controls.

Sun Room: 6' 9" x 11' 1" (2.05 x 3.35)

Original stone to 2 walls. Double glazed full length glass windows and door. Sloped slate roof. Wood panelling to ceiling with down lights. Radiator. T.V. point. Door to wood storage area and garden.

Outside:-

A gate to the side of the property leads to gravelled off road parking. Firewood storage area. Storage shed. Gate to large paddock with fenced area for hens & chickens etc. Patio area to front of house. Boiler house and storage area. Further firewood storage areas. Large detached double garage. To the rear is a gravelled area with low boundary wall. There is a petrol generator mains wired for backup should the electric supply fail.

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General

Address:

WAULKMILL Westerkirk
Langholm
Dumfries & Galloway
DG13 0NJ

Amenities:

Mains water and electricity. Private septic tank drainage. Calor gas cylinder central heating. Double glazing. Telephone and broadband connection. There are two separate heating systems serving the individual properties.

Extras:

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

Council Tax:

Valuation Band E.

Entry:

By arrangement

Price:

Offers Over £249,950.00

Viewing:

By arrangement with the selling agents Stevenson & Johnstone (Tel: 013873 80482)

Offers:

Offers should be submitted in correct Scottish legal terms to the selling agents Stevenson & Johnstone Solicitors and Estate Agents, 38 High Street, Langholm through whom all negotiations must be conducted.

Location:

Rural Location

Directions:

From Langholm take the B709 towards Eskdalemuir. On reaching Bentpath take a right turn down over the river and a left turn opposite the Church. Follow this road for approximately 1 mile and Waulkmill is the first property on the left.

Tenure:

Freehold

N.B

These particulars, whilst believed to be correct, are not guaranteed and intending purchasers must satisfy themselves as to the accuracy of the information and measurements contained herein.