

Langholm
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4 Douglas Square, Newcastleton

TD9 0QU

Offers Over £250,000



Dating from 1891 this substantial three-storey mid-terraced stone-built house offers an exceptional amount of accommodation retaining considerable period character while providing a wealth of versatile living and storage space across three floors. The property is entered via a vestibule leading into a spacious central hallway providing access to the principal ground-floor accommodation. This includes a generous lounge, separate dining room, sun room, bedroom, fitted kitchen, fitted utility room and a useful wet room. A particularly attractive feature is the traditional wood spindle and banister staircase leading to the upper floors. The first floor provides a spacious landing with four well-proportioned bedrooms and two shower rooms offering excellent accommodation for a large family or those requiring additional rooms for guests, home working or hobbies. A further staircase leads to the attic floor which comprises three interlinked rooms. This versatile space offers excellent potential for storage, hobbies or further use (subject to any necessary planning consents). The property does require some refurbishment, presenting an excellent opportunity for a purchaser to update and personalise the home to their own requirements while retaining its original character. Externally the property benefits from an impressive detached outbuilding situated to the rear. Constructed in a mixture of stone and block beneath pitched roofs covered with a combination of slate and profiled metal sheeting the building provides an extensive range of useful facilities including a double garage, workshop, stables and byre. The stable area benefits from a timber staircase leading to a timber-floored attic storage area providing further valuable space. The outbuilding has UPVC double-glazed windows, timber and UPVC pedestrian doors, lighting and power together with vehicular access through a metal up-and-over door. Timber double-glazed Velux windows provide natural light to the roof spaces. Between the main house and outbuilding is a large patio area creating an excellent private space for outdoor entertaining and relaxation. Beyond the outbuilding is a substantial parking area together with raised flower/vegetable beds offering excellent potential for those with an interest in gardening or self-sufficient living. Sliding metal and composite gates provide access from the rear parking area onto the rear lane. This unique property offers an exciting combination of period charm, substantial accommodation and exceptional ancillary buildings. With its three floors of living space, extensive attic accommodation, large detached outbuilding, garage, workshop, stables and generous outdoor areas it provides enormous versatility and scope for a variety of buyers. Early viewing is highly recommended to appreciate the scale, character and considerable potential of this impressive period home.



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Entrance Vestibule
Large open Hallway
Living Room
Dining Room
Kitchen
Utility Room
Bedroom 1
Wet Room
Sun Room

First Floor Landing
4 Double Bedrooms
2 Shower Rooms
Stairs to Attic
3 Interlinked Attic Rooms

Outside
Paved Patio Area
Very Large Stone Built Outbuilding
Garage and Workshop
Enclosed Parking Area
Raised Vegetable Beds

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 curtains, blinds, carpets and floor covering throughout the property are included in the sale price.

Services

Mains water, electricity and drainage. Oil fired central heating.

EPC

D.

Council Tax

E.

