



Westwater Cottage, Langholm, DG13 0LU

Offers Over £425,000

C&D Rural

Westwater Cottage, Langholm, DG13 0LU

- Three bedroom detached cottage with agricultural land
- Recently upgraded kitchen/diner with new worktops, solid cabinets, modern integrated appliances and double doors onto stone patio
- Master bedroom with fitted mirrored wardrobes and secret ensuite bathroom
- Fully insulated throughout with air source heat pump central heating
- Beautiful Indian sandstone patio, summerhouse, hot tub and large lawn
- Large driveway for parking and detached single garage
- Large stock proof paddock with natural water course running through
- All in about 7 acres (2.83 Ha)
- Excellent potential for equestrian or smallholding use

Three bedroom detached cottage situated in a beautiful rural setting, with modern fixtures and fittings, potential for equestrian use and agricultural land extending to roughly 7 acres.

Council Tax band: D

Tenure: Scottish Heritable Title

EPC Energy Efficiency Rating: D

CD Rural



Westwater Cottage is a traditional three bedroom detached stone cottage, which has been extended in the past several times to offer spacious and flexible accommodation across a single storey. The cottage has been lovingly upgraded by the current owners for the past 12 years, and with agricultural land extending to roughly 7 acres, the property would be perfect for equestrian buyers or lifestyle farmers.

The Accommodation

The front door opens into the entrance hall, featuring exposed stonework on both sides of the entrance, tiled flooring and traditional rustic doors through to the living room and primary bedroom. The living room features a woodburning stove set on a slate hearth with brick surround and original wooden flooring. Positioned in the centre of the property, the living room is perfect for entertaining the family.

The kitchen extension was completed about 17 years ago and now offers a fantastic, expansive space for cooking and dining. With an L-shape of wooden kitchen cabinets, with new solid timber worktops, the kitchen offers flexible space for moving around and storage. Featuring a modern Bosch oven and hob with overhead extractor, the kitchen also includes an integrated dishwasher, large pantry cupboard and black composite sink with mixer tap. Views of your own private land can be enjoyed from the window above the sink. Double glazed patio doors open onto a newly laid Indian sandstone patio.

The generous primary bedroom is complete with a range of mirrored wardrobes to the walls, wooden flooring and an alcove with fitted shelving. The highlight of the primary bedroom is the secret ensuite which is found by sliding open the wardrobe doors to reveal a modern bathroom comprising of a three piece suite with his and hers vanity basins

Towards the back of the house the corridor continues from the living room to the remainder of the ground floor accommodation. There are two further bedrooms with the largest bedroom located at the rear.













The family bathroom comprises a large walk-in electric power shower with rainwater head, WC and hand wash basin. There are fitted cupboards along one wall and this is where the hot water pressure tank is stored. There is an external door from the hallway for access to the rear yard and a stone built outhouse which has been transformed into a utility store.

Externally the owners have erected new fencing at the front of the property with double wooden gates which open onto a graveled driveway. There is no shortage of parking at Westwater Cottage with a detached single garage benefitting from an up and over door and additional parking available on the land to the right. There are sections of stone walling at the rear and side of the cottage and a large garden area which is laid to grass, complete with a large shed and lounging area. The sandstone patio extends to the back of the property where the owners have created a private haven, featuring a purpose built garden bar and hot tub.

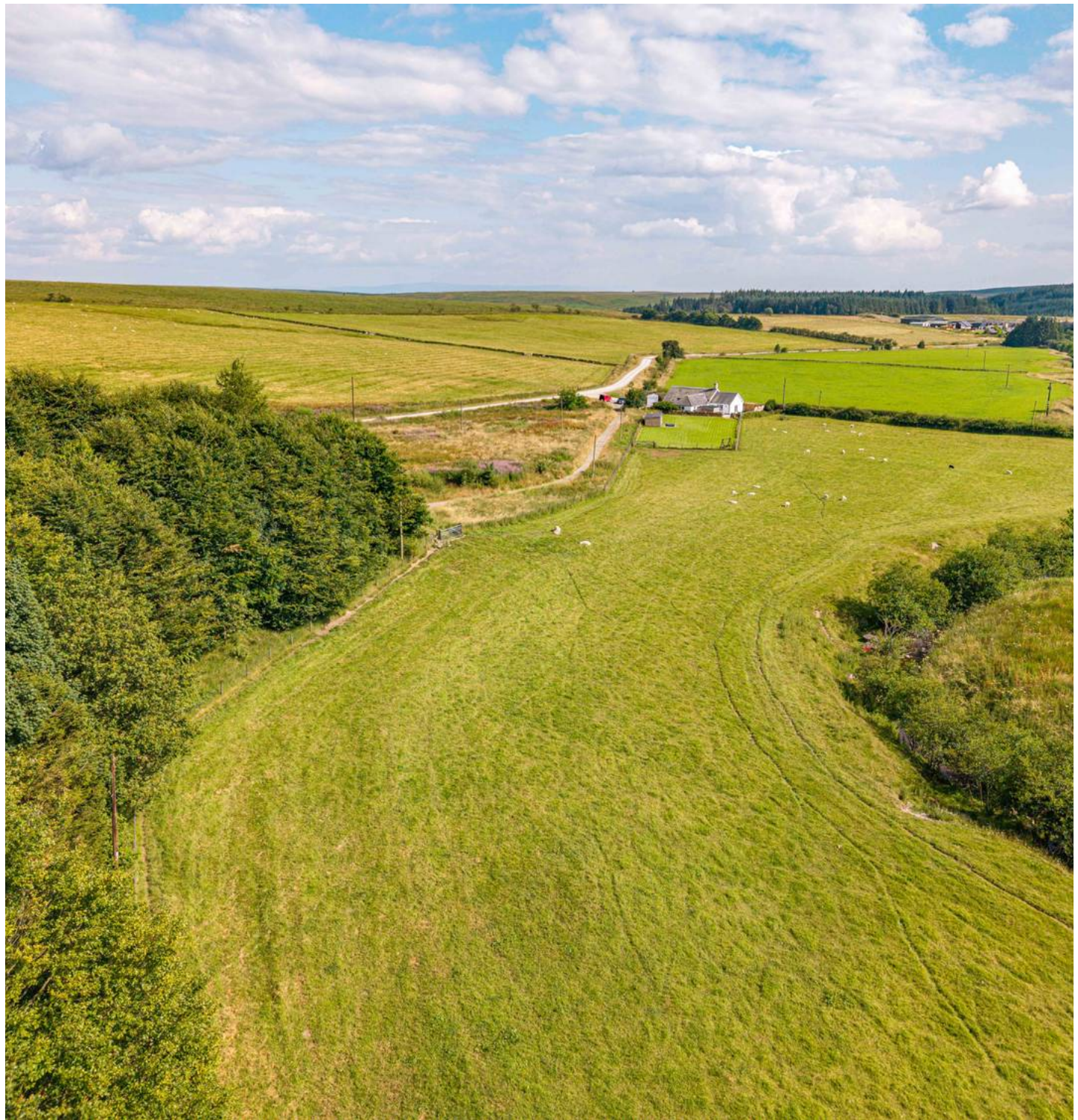




The Land

The land extends to approximately 7 acres and is in two separate parcels. The largest field benefits from good roadside access, is relatively flat and has a natural watercourse running through. The land is stock proof and has been actively grazed. The stock will be removed upon completion of sale. The second parcel of land has a rough track which separates it from the larger field. This area of land requires improvement however lends itself to the possibility of erecting stables or the installation of a horse riding area, subject to necessary planning consents.

Westwater Cottage is a rare opportunity and would suit equestrian buyers or those looking to establish a smallholding and therefore viewings are highly recommended to appreciate everything this property has to offer.



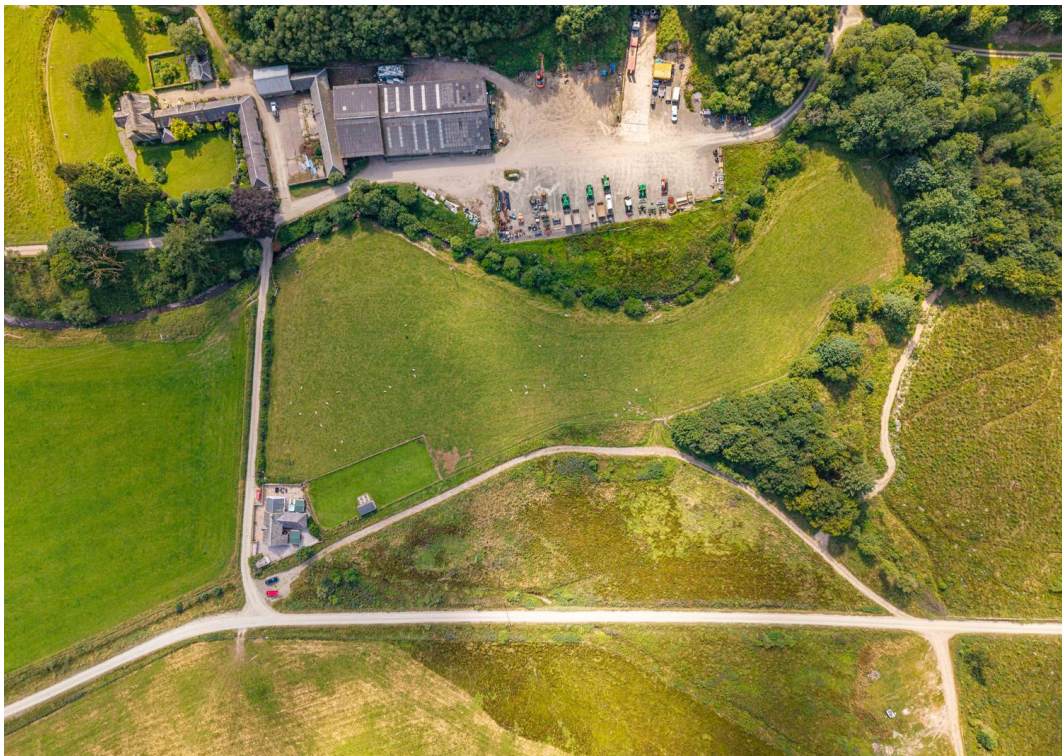
Location Summary

Westwater Cottage is situated about a mile from the B7068, which runs from Langholm to Lockerbie. This is an excellent area for exploring the upland areas of Dumfriesshire with many fine walks available together with much wildlife and ideal for country pursuits. The area is renowned for game shooting and fishing. There are excellent local facilities in Langholm to include a good range of shops, supermarket, primary and secondary schools, sport and leisure facilities together with a theatre. Most required amenities are also available in the City Centre of Carlisle to include wider range of shops, access to the M6 and the mainline trains. There are also further amenities and transport links in Lockerbie, approximately 13 miles away.

What 3 Words

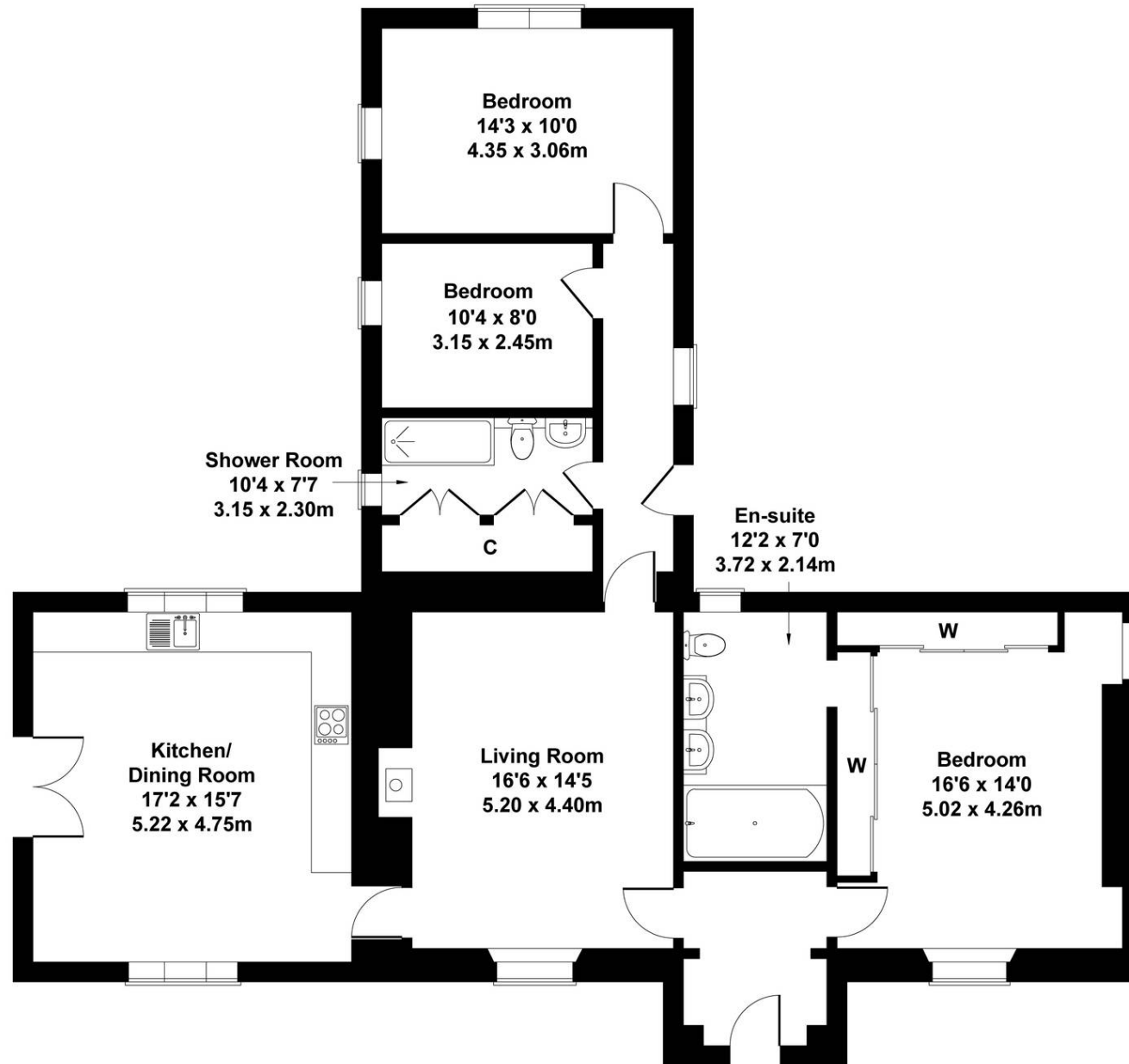
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Westwater Cottage

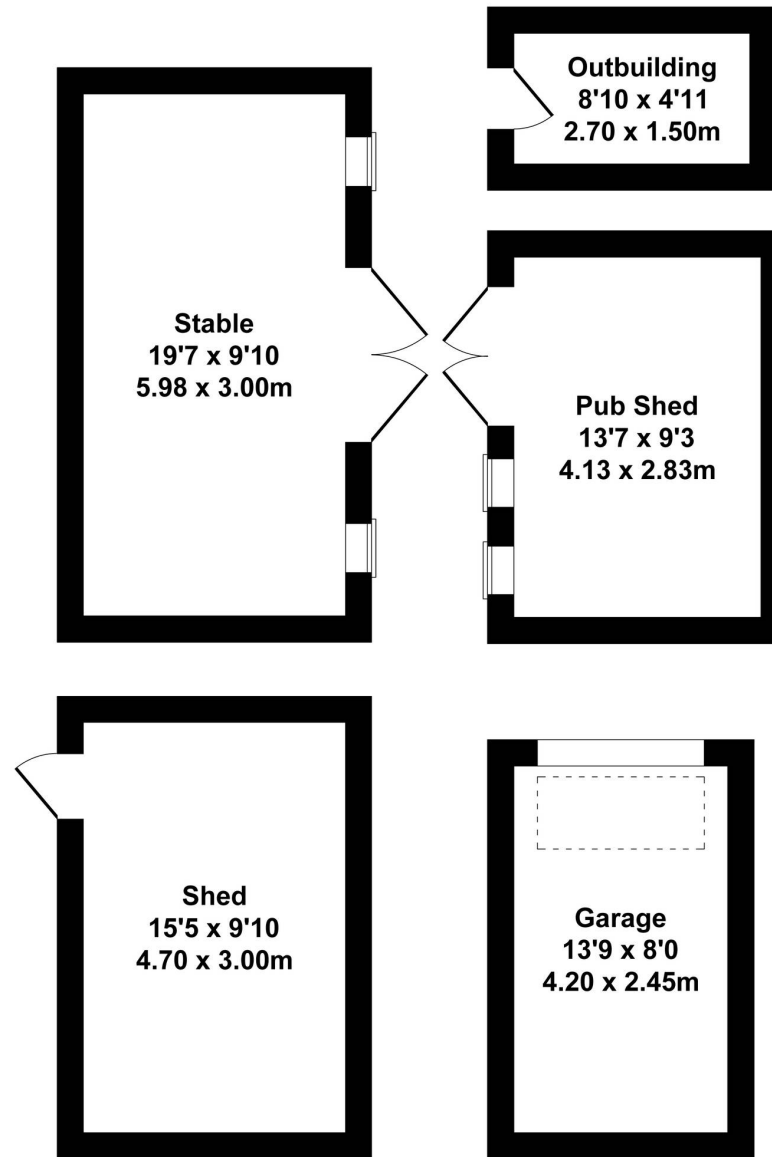
Approximate Gross Internal Area
1959 sq ft - 182 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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OUTBUILDINGS

GARAGE

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General Remarks & Stipulations

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale. The hot tub can be included for acceptable offers.

Windfarm: The owner of the property receives a yearly grant of £257 which is paid directly to your energy supplier from the nearby windfarm.

Services: Westwater Cottage is serviced by private water supply, mains electricity, private septic tank and air source central heating.

Access: The track from the B7068 is private, with a right of access to the cottage. The track is maintained by a third party with no responsibility held by Westwater Cottage.

Septic Tank: The septic tank is registered with the Scottish Environment Protection Agency (SEPA).

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



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