



Traditional 3 bedroom country cottage (originally the village post office) having been modernised and refurbished to form an ideal family home. The property is situated in the hamlet of Bentpath, boasts open views over the surrounding countryside and is within a 5 mile drive of Langholm where all amenities can be found. To the rear is a good sized garden, garage/workshop, small paddock and 2 stables. EPC = C

Features:

- ✓ Full Double Glazing
- ✓ Large Garden
- ✓ Oil Fired Central Heating
- ✓ Outbuilding
- ✓ Paddock
- ✓ Parking
- ✓ Sheds
- ✓ Single Garage
- ✓ Under Floor Heating
- ✓ Workshop

***Vestibule:-***

Upvc door to vestibule. Tiled floor. Double glazed window to front. 1 double socket. Cupboard housing electric meter, fuse box and generator switch.

Wood/glass panelled door to hallway.

***Hallway:-***

Wood flooring. Cloakroom. Under floor heating. Doors to dining area and living room.

***Living Room: 11' 1" x 15' 2" (3.35 x 4.60)***

Multi-fuel stove (heats the water) set in stone surround. Double glazed window to front. Carpet to floor. 5 double sockets. T.V. point. Under floor heating. Central heating thermostat.



***Dining room: 15' 3" x 14' 11" overall (4.65 x 4.55)***

Wood flooring. Under floor heating. Central heating thermostat. Open staircase to first floor landing. large double glazed window to front. Telephone point. 4 double sockets. T.V. point. Door to bedroom 1. Open through to kitchen.

***Kitchen: 16' 2" x 13' 5" (4.95 x 4.10)***

Fitted floor and wall units. Wood flooring. Under floor heating. Central heating thermostat. Eyelevel double oven. Ceramic hob. Cooker hood. One and half composite sink and drainer. Plumbed for washing machine. Double glazed window and French doors to rear garden. Down lights to ceiling. 7 double sockets. Cooker point. Door to rear hall.

***Rear Hall:-***

Tiled floor. Coat hangin facilities. Under floor heating. Central heating thermostat. 1 double socket. Upvc door to rear garden. Door to bathroom.

***Bathroom: 12' 4" x 11' 1" (3.75 x 3.35)***

Corner shower cubicle with mains powered shower system and respotex to walls. tiled floor. Under floor heating. Part tiles to walls. Heated towel rail. Wash hand basin. W.C. Ectractor fan. LED down lights to ceiling. Shelving. Access to attic space. Shaver point. Two opaque windows to rear.



***Bedroom 1: 10' 4" x 15' 7" overall (3.15 x 4.74)***

Double glazed window to front. 4 double sockets. T.V. point. Carpet to floor.

***First Floor Landing:-***

Coomb ceiling. Velux window to front. Radiator. 2 double sockets. Central heating thermostat.

***Bedroom 2: 16' 3" x 11' 3" (4.95 x 3.40)***

Velux window to front. Double glazed window to rear. Radiator. 4 double sockets. T.V. point. Carpet to floor.

***Bedroom 3: 11' 7" x 8' 7" (3.50 x 2.60)***

Double glazed window to rear. Storage cupboard with hanging reail and shelves. Radiator. 4 double sockets. T.v. point.





***Study/Dressing Room: 10' 8" x 7' 8" (3.30 x 2.35)***

Coomb ceiling. Velux window to front. Wood flooring. 1 double socket. Radiator. LED down lights to ceiling. Double doors to bathroom.

***Upstairs Bathroom: 10' 7" x 8' 2" (3.20 x 2.50)***

Bath. Corner shower with mains powered shower system and respotex to walls. Wood flooring. Velux window. LED down lights to ceiling. Heated towel rail. Extractor fan.

***Outside:-***

To the side of the property there is off street parking and a large corrugated garage/workshop with power and water supply. Boiler room housing tank, pipes for under floor heating, power and sockets.



***Garden Ground and Stables:-***

To the rear is a large garden with patio and drying area, small lawn and raised flower beds. Oil tank. Gates lead to two wooden built stables with profile sheet roofing and storage shed to side. Water supply and power. Gates lead through to a small paddock area, hen run and apple trees.

**Address**

The Old Post Office  
Bentpath  
Langholm  
Dumfriesshire  
DG13 0PB

**Amenities:**

Mains water and electricity. Septic tank drainage. Oil fired central heating. Telephone and broadband.

**Extras:**

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

**Council Tax**

Band B

**Entry:**

by arrangement.

**Price**

Offers Over £195,000

**Viewing:**

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

**Tenure:**

Freehold