

Langholm
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OFFERS OVER £450,000

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Myredykes Farm, Newcastleton
TD9 0SR



We are delighted to bring to the market Myredykes Farm near Newcastleton in the Scottish Borders. This unique property provides total off-grid living, allowing the purchaser the ability to unwind, de-stress and enjoy the peace and tranquility of the beautiful surrounding countryside.

Myredykes is a detached dwellinghouse dating back to 1720 together with well maintained expansive outbuildings dating back to 1832 and ideal for developing (subject to planning consent). The property is completely self sufficient hosting off-grid solar panels with backup batteries, new generator and software, old diesel generator for backup, natural untreated water supply to the rear and a new borehole with treated and pressurised water supply to the front.

Situated in approximately 5 acres of land made up from garden ground, steadings, woodland and paddock the property could be easily adapted for equestrian purposes if desired. The outbuildings are made up as follows:- Shed 1 - has a large sliding wooden door and is utilized as a tool shed. Shed 2 - has a wooden entrance door and houses the generators. Barn 3 - has a wooden entrance door and is utilized as a chicken shed. Barn 4 - is a long cobbled floor barn with two wooden entrance doors. To complete the range of steading buildings is a three arched coach house.

The house itself has many original features and the accommodation briefly comprises:- Downstairs - Entrance Hall, Kitchen, Dining Room, Living Room, Bedroom, Bathroom. Upstairs - Toilet, 2 Double Bedrooms, Dressing Room/Boxroom. There is double glazing throughout and heating is by way of Lpg gas heaters, solid fuel fire and stove.

The closest amenities can be found in the busy rural village of Newcastleton which lies approximately 10 miles South West of Myredykes Farm. Newcastleton is nestled within the beautiful valley of Liddesdale and 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'. For outdoor activities the very scenic and popular Kielder Water and Forest Park is only 5 miles South of Myredykes and the busy city of Carlisle is around 40 miles South West.

Accommodation

- Ground Floor

Entrance Hall

Living Room

Dining Room

Kitchen

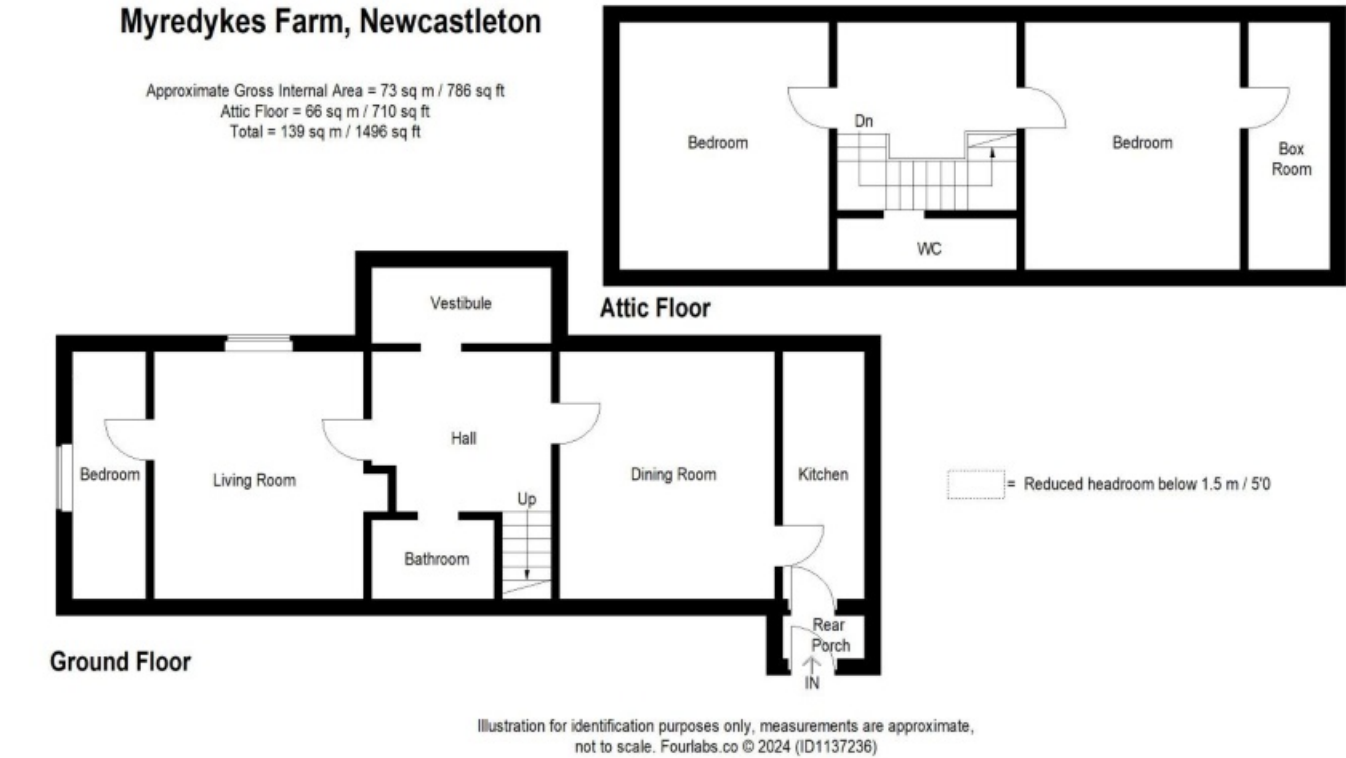
Bedroom

Bathroom
- First Floor

Toilet

2 Double Bedrooms

Box Room



Fixtures and Fittings

All light fittings, blinds, curtains, carpets and floor coverings are included in the sale price.

Services

EPC

G.

Council Tax

D.

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Langholm

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