



THE SCHOOLHOUSE

Gelston, Castle Douglas, DG7 1SH



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



THE SCHOOLHOUSE

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Castle Douglas 2.5 Miles, Kirkcudbright 8 miles, Dumfries 19 Miles, Carlisle 55 Miles, Glasgow 87 Miles

A CHARMING, BEAUTIFULLY PRESENTED TWO STOREY DETACHED HOUSE SET WITHIN GENEROUS MATURE GARDEN GROUNDS OCCUPYING AN IDYLIC LOCATION WITHIN THE STEWARTRY VILLAGE OF GELSTON

- CHARACTERFUL THREE BEDROOM FAMILY HOME RETAINING MANY ORIGINAL FEATURES
- GENEROUS GARDEN GROUNDS WITH MATURE TREES, ROSE GARDEN AND LAWNS
- A RANGE OF USEFUL OUTBUILDINGS
- WALKING DISTANCE TO VILLAGE PRIMARY SCHOOL
- WITHIN AN EASY DRIVING DISTANCE OF LOCAL AMENITIES & MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Gillespie Gifford & Brown
135 King Street
Castle Douglas
DG7 1NA
Tel: 01556 503744



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453

Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



INTRODUCTION

The Schoolhouse is situated on the periphery of the pretty Galloway village of Gelston and only a short drive to the market town of Castle Douglas.

This charming, full of character, two storey detached house has been in the same ownership for 47 years which is a testament to this wonderful family home. The accommodation within is beautifully presented and still retains many original features. The property is surrounded by mature garden grounds with lawns, mature hedges, trees & shrubs along with a paved patio creating a wonderful space to enjoy alfresco dining during the summer months. The Gelston Burn bounds to the rear of the property, with the whole garden attracting a variety of native wildlife. The Schoolhouse enjoys beautiful views from most of the accommodation and given its countryside location, offers a peaceful lifestyle with huge potential for some self-sufficient living.

The Schoolhouse is located on the periphery of the pretty village of Gelston with the primary school a very short distance away and secondary schooling available at Castle Douglas. Castle Douglas (The Food Town) offers the nearest local services with a modern health service, wide range of professional services as well as three national supermarkets. The high street is renowned for its niche retailing with a wide range of traditional shops, delicatessens, butchers, bakers, grocery stores and craft outlets. Castle Douglas is a thriving community with lots of community run events taking place throughout the year, including the fabulous Soapbox Derby and Civic Week celebrations.

A further range of local services are available at the busy harbour town of Kirkcudbright, which is situated on the banks of the River Dee. Kirkcudbright is extremely popular with tourists and as well as craft shops and niche retailers the town is well served with a full range of leisure, retail and professional services. Both primary and secondary schooling are also available within the town, with both being highly regarded.

Communications to the area are good with the property lying in close proximity to the main A75 EuroRoute, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75 and the international airports of Prestwick and Glasgow are within an easy driving distance. There are mainline railway stations at both Dumfries and Lockerbie.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exists the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local clubs with the region boasting no fewer than twenty-nine courses.

DIRECTIONS

As indicated on the sale plan which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for The Schoolhouse are sought **in excess of: £280,000**



VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

The School House is estimated to have been constructed circa 1870 and offers beautifully presented accommodation over two floors, briefly comprising:

- **Front Entrance Vestibule**

A later addition to this wonderful family home and a welcoming entrance which is also utilised as a comfortable reading area.

- **Central Hallway**

With stairs off to the first-floor accommodation. The walk-in understairs cupboard has been cleverly repurposed as a **cloakroom** containing a WC & WHB



- **Family Kitchen / Diner**

A generous family room with ample room to accommodate a dining table and relaxing lounge area. There are windows to the front and rear enhancing the natural light within. The kitchen has a generous range of floor and wall units, induction hob and is plumbed for white goods. In addition, a superb Total Control electric AGA range with independently operable ovens and hotplates and can even be programmed and remotely operated via a handset.



- **Rear Entrance Porch / Utility Room**

With a wall and base unit, sink set in beneath a window. A door gives access to the rear garden grounds. The utility room also houses the central heating combi-boiler, which was replaced in April 2024, and a washing machine.

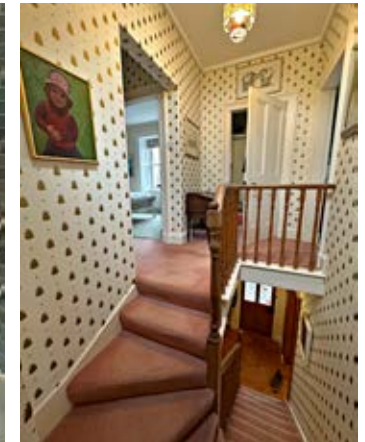
- **Lounge**

A lovely cosy lounge with a beautiful feature fireplace and wood burning stove setting the scene for those cosy winter nights. A window is to the front with views over the surrounding countryside.



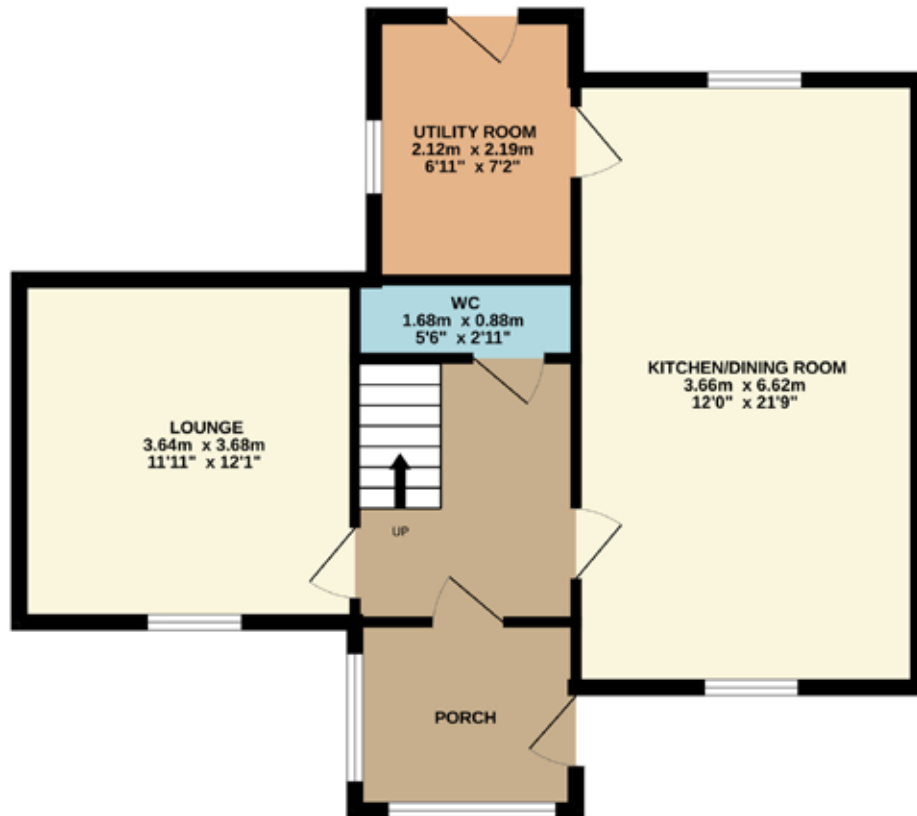
FIRST FLOOR

- **Mid-Landing**
With the family bathroom off.
- **Family Bathroom**
Containing a bath with a shower over, WC, WHB & heated towel rail, a window is set over the WHB.

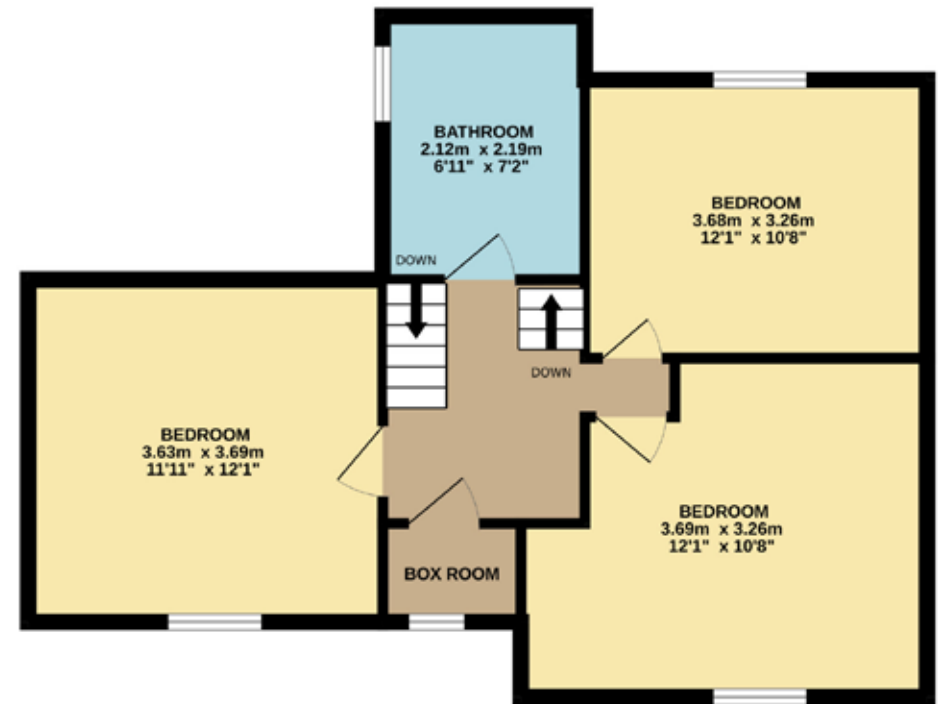


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- **Upper Landing**
With a Velux window.
- **Double Bedroom 1**
With picture window to the front.
- **Office / Box Room**
With a window to the front.
- **Double Bedroom 2**
With picture window to the front.
- **Double Bedroom 3**
With picture window to the rear.



OUTSIDE
As mentioned earlier, generous mature garden grounds wrap around the Schoolhouse and are mostly laid down to lawned areas with mature trees, specimen trees, a rose garden and shrubs along with space for plots and flowerbeds. A patio offers a fabulous area for alfresco dining or family and social entertaining. There are a range of useful outbuildings and the Gelston Burn makes up the rear of the boundary.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil fired (new boiler April 2024)/ wood burning stove	E	E 39





MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Gillespie Gifford & Brown** for a definitive list of burdens subject to which the property is sold.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared February 2025



