

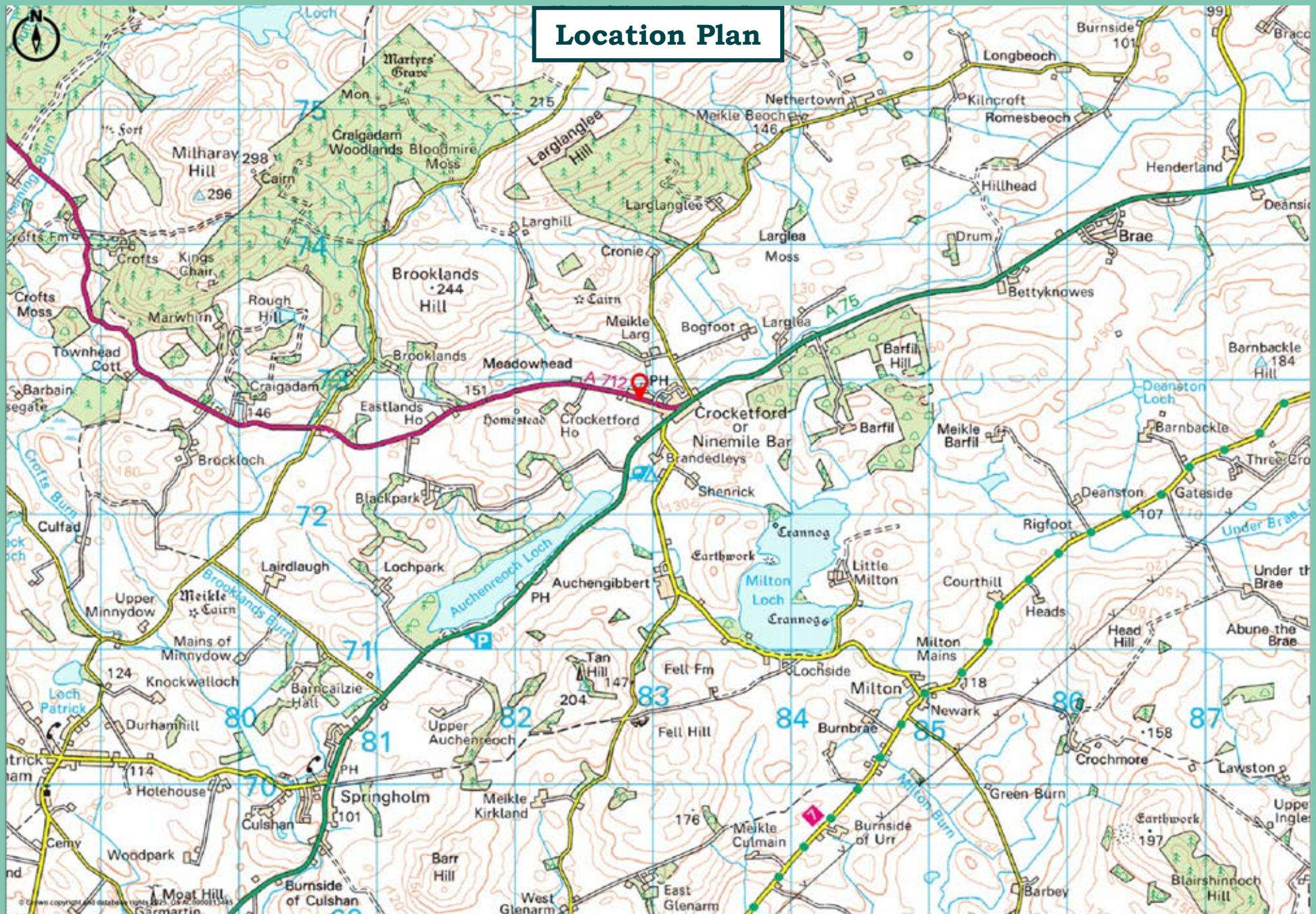


OLD SCHOOL

Crocketford, Dumfries, DG2 8RA



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



OLD SCHOOL

Crocketford, Dumfries, DG2 8RA

Castle Douglas 8 miles, Kirkcudbright 18 miles, Dumfries 10 miles, Carlisle 43 miles, Glasgow 79 miles

A BEAUTIFULLY RENOVATED SCHOOL HOUSE SET WITHIN GENEROUS MATURE GARDEN GROUNDS OCCUPYING AN IDYLIC LOCATION WITHIN THE VILLAGE OF CROCKETFORD

- BEAUTIFULLY PRESENTED THREE BEDROOM HOME RETAINING MANY ORIGINAL FEATURES
- LANDSCAPED GARDEN GROUNDS WITH A VARIETY OF MATURE TREES, PLANTS, AND LAWN AREAS
- USEFUL OUTBUILDING AND A SUMMERHOUSE
- STUNNING REAR VIEWS OVER THE COUNTRYSIDE
- SHOP AND PUB WITHIN CROCKETFORD VILLAGE
- WITHIN AN EASY DRIVING DISTANCE OF LOCAL AMENITIES & MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Braidwood Solicitors
One Charlotte St
Dumfries
DG1 2AG
Tel: 01387 257272



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

Old School is conveniently located within the pretty village of Crocketford. Built in 1912 as Crocketford School, Old School was converted into a dwelling and has been sympathetically modernised to create the perfect modern home while retaining original features such as high ceilings and the original arched doorway in the living room.

The accommodation is immaculately presented and offers three generously sized bedrooms. The property is approached by its own gated driveway, adding to the privacy of the dwelling, and has ample space for parking several cars. Old School is surrounded by mature garden grounds attracting a variety of native wildlife and enjoys beautiful views over the fields towards the A75.

Old School is within walking distance of the convenience store in Crocketford and the Galloway Arms Hotel, which is also a popular pub and restaurant. A private swimming pool available for booking can be found at Brandedleys Caravan Site approximately half a mile away on the outside of the village. A wide variety of countryside pursuits are available right from the doorstep, such as fishing, shooting, hiking and cycling. Primary schooling is available at Springholm (3 miles) or Shawhead (4 miles), and secondary schooling can be found at Castle Douglas (8 miles).



A further range of local services can be found at Castle Douglas, known as Scotland's Food Town, offering many local individual shops and businesses, with a wide range of traditional shops, delicatessens, butchers, bakers, grocery stores and craft outlets. As well as supermarkets, professional and health services, and a golf course. There is also a thriving community with lots of community run events taking place throughout the year, including the excellent Soapbox Derby and Civic Week celebrations. Dumfries (10 miles) is the principal town and provides further amenities including a major hospital, university campuses, retail parks and other services.

Communications links to the area are excellent with the property lying in close proximity to the main A75 EuroRoute, which provides quick access from the south via the M6 & M74. The ferry links to Northern Ireland run from Cairnryan in the west of Galloway, and airport connections are good with domestic and international flights available at Glasgow Prestwick (58 miles), Glasgow International (87 miles) and Edinburgh (91 miles). Railway stations can be found at 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.

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 Old School are sought in excess of: **£350,000**

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

This charming former school offers beautifully presented accommodation with high ceilings over a single floor, briefly comprising:

- **Front Entrance Porch**
Entered through a part-glazed UPVC entrance door, offering a practical space with a durable concrete floor and space for coats and boots.
- **Central Hallway**
Providing access to all the rooms, with a useful store cupboard.



- **WC**
Fitted with a wash hand basin and WC, with a side window for natural light.
- **Dining Room**
Accessed via a part-glazed panel door, the dining room enjoys windows to the front and side, creating a bright and versatile space.
- **Utility Room**
A functional washroom, plumbed for white goods and housing the main boiler, alongside the original school boiler which adds a touch of character.



- **Kitchen**
A light and welcoming space with plenty of room for a kitchen table. Two front-facing windows, one looking into the entrance porch, and an additional side window filling the room with natural light. The kitchen is fitted with a generous range of floor and wall units along with an electric cooker.
- **Living Room**
A spacious living area with high ceilings, entered through the original school door. Large windows overlook the side of the property, while a multifuel stove creates a cosy focal point. A rear door opens to the enclosed garden with views over the surrounding countryside, and another door leads to the library room.
- **Library Room**
A quiet retreat entered through a part-glazed timber door, with a rear-facing window.
- **Bedroom 1**
With a built-in cupboard and two front-facing windows.





- Bedroom 2**
 With a built-in cupboard and rear-facing window.
- Bathroom**
 Comprising a wash hand basin, WC, and bath with shower over, with a side window.
- Bedroom 3**
 With a built-in cupboard and two windows to the side and one to the rear.

OUTSIDE

Old School’s garden grounds provide a generous plot with well-established planted beds, mature trees, and shrubs, along with neatly maintained lawn areas bordered by stone-edged beds and gravel paths. There is a well in the front part of the garden grounds, which adds a beautiful feature to the garden. To the rear, the garden is fully enclosed, creating a safe and secure space for children and pets. The grounds also feature an outbuilding and a summerhouse. To the side of the house is a storeroom for housing the oil boiler. The property is accessed via two ironed gates and has a resin-bound gravel surface. There is ample space for parking several cars.



SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Oil	E	D (55)

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, **Braidwood Solicitors**, 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.

GROUND 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.
Made with Veluxplan (2020)

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 August 2025



