



SCHOOL HOUSE

Holywood, Dumfries, DG2 0RF



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

SCHOOL HOUSE

Holywood, Dumfries, DG2 0RF

Dumfries 4 miles, Carlisle 39 miles, Glasgow 83 miles, Edinburgh 81 Miles

A BEAUTIFULLY PRESENTED DETACHED THREE BEDROOM HOUSE RECENTLY REFURBISHED TO AN EXTREMELY HIGH STANDARD INCORPORATING GENEROUS GARDEN GROUNDS AND OFF-ROAD PARKING

- CONTEMPORARY BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME
- LARGE GARDEN GROUND AND OFF-ROAD PARKING TO THE FRONT
- POTENTIAL FOR CREATING A SECONDARY ACCESS TO THE REAR
- POTENTIAL FOR SOME SELF-SUFFICIENT LIVING
- RURAL VILLAGE LOCATION YET WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS

VENDORS SOLICITORS

Stephen McLean
Brazenall & Orr
104 Irish Street
Dumfries
DG1 2PB
Tel: 01387 255695



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 School House is situated within the village of Holywood occupying a very generous plot benefitting from off-road parking. **A program of refurbishment has recently been completed with the property now offering a contemporary, beautifully presented three-bedroom family home with quality fixtures and fittings throughout including a new kitchen, bathroom and flooring along with fresh neutral décor.**

The living accommodation is set on the first-floor level with the ground floor having a utility room, single garage and storage space, this area of the building could have further development potential to create additional living space. At present there is off-road parking to the front, however, the opportunity may exist to create a separate dedicated access to the rear over the existing garden grounds. Any interested party wishing to pursue this would need to make their own enquiries with the regional council.

Location: Holywood is a charming village with a primary school just a short walk from the property. Dumfries, only 4 miles away, offers retail parks, a university campus, sports facilities, and a modern hospital. The area is rich in history and outdoor opportunities, with nearby forests, castles, and the Solway Coast offering walking, cycling, and wildlife experiences.

Rich in history and culture, Dumfries is famously associated with Robert Burns, Scotland's national poet, whose legacy is celebrated across the town. The wider area is equally appealing, with local landmarks such as Caerlaverock Castle and Nature Reserve, Criffel Hill, and Mabie Forest offering a range of walking, cycling, and wildlife experiences.

Southwest Scotland is renowned for its unspoiled and scenic landscape, ranging from the rugged moorlands of the Southern Uplands to the sandy shores of the Solway Coast. This varied terrain offers endless opportunities for outdoor enthusiasts, with walking, cycling, sailing, fishing, and equestrian pursuits all readily available. The region is also home to an impressive selection of golf courses, with twenty-nine to choose from locally.

Transport links are excellent, with regular train services to Glasgow and Carlisle, and easy access to the A75, connecting to the M6 and M74 - making it ideal for commuting or wider travel across southern Scotland and northern England.

DIRECTIONS

As indicated on the location plan which form part of these particulars.



METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers in Excess of: £230,000 | Detached | 3 Bedrooms | Generous Garden Grounds | Garage & Parking

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

PROPERTY OVERVIEW: The School House is a beautifully refurbished three-bedroom detached home, perfectly blending modern comfort with rural charm. Set within the peaceful village of Holywood, the property enjoys expansive countryside views, including the iconic Criffel Hill, generous gardens, and off-road parking. With stylish interiors, development potential, and excellent transport links to Dumfries and beyond, it offers an ideal lifestyle for families, professionals, or those seeking a tranquil retreat with easy access to town amenities.

ACCOMMODATION: The living spaces are thoughtfully arranged on the first floor to maximise light and outlooks, while the ground floor provides utility and storage areas with potential for further development. Key features include:

Lounge: A bright and welcoming family room with dual-aspect picture windows, flooding the space with natural light and framing expansive countryside views, including the iconic Criffel Hill. A brick-built fireplace with open fire adds warmth and character.



Kitchen: Modern fitted units with breakfast bar, ample dining space, and a rear-facing window overlooking the gardens.

Bedrooms: Three well-proportioned rooms, each with built-in storage and views across the surrounding landscape.

Bathroom: Contemporary suite with shower over bath and glazed screen.

Entrance Hall & Balcony: Central hallway with glazed UPVC door opening onto a raised timber balcony with steps down to the garden grounds.

SERVICES

Water	Drainage	Electricity	Council Tax	EPC
Mains	Mains	Mains	E	E (45)

Heating is provided via an oil-fired central system, offering reliable warmth throughout the home, with the added charm and comfort of an open fire - ideal for cosy evenings and rural resilience.

OUTSIDE

The property is approached via School Road with a driveway and garage providing off-road parking. The rear garden offers scope for a dedicated access from Manse Road (subject to council approval). Lawned gardens to front and rear provide a blank canvas for gardening, play, or outdoor entertaining.

HOME REPORT

The home report can be downloaded from our website: www.threaverural.co.uk/property

MATTERS OF TITLE

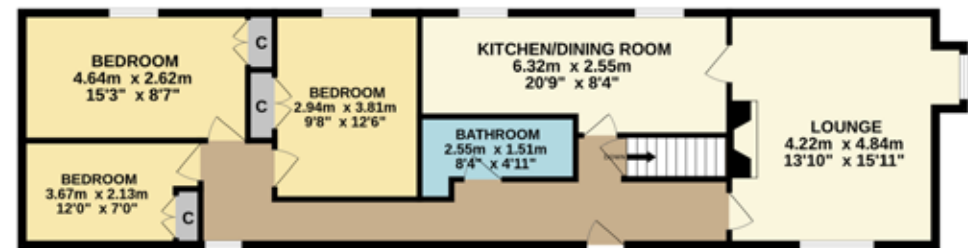
The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens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



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.
Made with Metreplan 12/2025

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 central heating system and 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 November 2025

