



WILLIAMSON
& HENRY
Solicitors & Estate Agents



OLD SCHOOL HOUSE

DUNDRENNAN, KIRKCUDBRIGHT, DG6 4QH

An imaginative conversion of a former village school building to form a well-appointed bright and airy family home within a Galloway village setting. The property benefits from oil fired heating, uPVC double glazing, magnificent open plan great room, multi fuel stove, modern kitchen and bathrooms and with magnificent outlook over historic Dundrennan Abbey. The property must be viewed to be fully appreciated.

Accommodation:

Entrance Hall
Great Room comprising open plan
Living/Dining/Kitchen Area
Shower Room
Dining Room
Open Plan Hall
5 Bedrooms, one with En suite
Shower Room
Bathroom
Rear Hall

Lower Level:

Utility Room and Walk-in Store

Outside:

Easily maintained Garden Grounds



The former village school of stone under a slate roof which has been imaginatively and painstakingly converted to form a stunning family home. Magnificent views overlooking the historic remains of Dundrennan Abbey. Dundrennan itself lies on the scenic Solway coastal route within the heart of Galloway some 6 miles from Kirkcudbright. The remains of neighbouring Dundrennan Abbey, now in the care of Historic Scotland, is reputed to be where Mary, Queen of Scots spent her last night on Scottish soil. The property has been painstakingly converted and refurbished by the current proprietor to form an absolutely stunning family home which really has to be viewed to be fully appreciated.

The Southwest of Scotland is a genuinely rural area with its gentle rolling landscape, mild climate and dramatic coastline. The area has a good range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers and, of course, golf. The Solway is a popular destination and the nearby harbour town of Kirkcudbright has improved berthing facilities.

Nearby Kirkcudbright is of historic and architectural interest with its ancient High Street, Tolbooth Arts Centre, Stewartry Museum and numerous galleries. Long frequented by artists it was home to the renowned artist, EA Hornel, one of the “Glasgow Boys” who lived in Broughton House which is now in the care of the National Trust for Scotland. The town itself has a good range of local shops and professional services as well as primary and secondary schools.

ACCOMMODATION

uPVC double glazed storm door.

ENTRANCE HALL

Radiator. Stripped wooden floor in Canadian Maple. Wall mounted central heating thermostatic controller. uPVC double glazed door to rear with integral Venetian blind. Built in shelved storage cupboard.



BEDROOM 1

10'5" x 9'3" (3.19m x 2.82m)

uPVC double glazed sash and case style windows to side with wide window shelf. Radiator with thermostatic valve. TV point.

GREAT ROOM

41'8" x 19'1" (12.70m x 5.83m)

Magnificent split level open plan living/dining/kitchen area. uPVC Georgian style double glazed windows to front, side and rear with wide window shelves and window seats. uPVC Georgian style double glazed French doors leading to patio to side with views overlooking Dundrennan Abbey. Original school floor which has been painstakingly renovated. Stairs and split level areas attractively partitioned by wooden stairs and balustrades leading to the various levels. Integral staircase to basement level. Wall lights. Two radiators with thermostatic valves in main hall area. Underfloor storage.

Kitchen

Modern fitted kitchen with painted base units and butcher's block effect work surfaces. Enamelled sink. Range Master cooker hood. Range Master Classic 110 range cooker with double oven and grill and 6 plate hob. Built in Lamona dishwasher. Built in fridge. Stairs to:-

Dining Area

uPVC Georgian style double glazed French doors leading to patio to side with views overlooking Dundrennan Abbey.

Living Area

uPVC double glazed windows to sides and rear. Two radiators with thermostatic valves. Brick built inglenook style fireplace and hearth with oak beam mantel with Hunter cast iron multi-fuel stove. TV point. Telephone point.

SHOWER ROOM

6'8" x 5'2" (2.05m x 1.59m)

Suite of WC, wash hand basin, glazed double shower cubicle with Respatex shower wall and Mira Discovery mains shower. Shaver point. Low voltage down lighters. Extractor fan. Radiator with thermostatic valve.

DINING ROOM

13'6" in the main x 11'7" (4.11m in the main x 3.54m)

Open plan dining room leading from living area with hall. Digital room thermostat. Two large uPVC double glazed Georgian style windows to front with wide window shelves. Stripped wooden floor. Radiator with thermostatic valve. Access hatch to storage area.

HALL

36'0" x 4'0" (10.99m x 1.22m)

Two radiators. Partial stripped wooden floor. Partial carpet.

BEDROOM 2

17'9" x 11'11" (5.42m x 3.63m)

Two large uPVC Georgian style windows to front with wide window shelves. Radiator with thermostatic valve. Telephone point.

BATHROOM

8'2" x 6'4" (2.49m x 1.93m)

Modern suite of shower bath with curved glazed shower screen, Respatex shower wall and Mira Discovery mains shower. WC and wash hand basin. Low voltage down lighter. Extractor fan. Shaver light. Radiator with thermostatic valve.

BEDROOM 3

11'11" x 9'6" (3.65m x 2.89m)

uPVC double glazed Georgian style windows to front with wide window shelves. Radiator with thermostatic valve.

MASTER BEDROOM

16'10" at longest narrowing to 13'2" x 11'6"

(5.13m at longest narrowing to 4.02m x 3.51m)

Two uPVC double glazed Georgian style windows to front with wide window shelves. Radiator with thermostatic valve.



EN SUITE SHOWER ROOM

7'3" x 6'2" (2.21m x 1.87m)

Large double shower tray and glazed shower cubicle. Mira Discovery shower. Suite of WC and wash hand basin. Shaver light. Respatex shower wall. Radiator with thermostatic valve. Extractor fan.

BEDROOM 5

14'7" x 10'0" (4.45m x 3.06m)

Stripped wooden floor. uPVC double glazed Georgian style windows to rear and side. Wide window shelf. Telephone points. Wall cupboard housing electric switchgear. Radiator with thermostatic valve. Smoke alarm.

REAR HALL

Stripped wooden floor. uPVC double glazed window to rear with integral Venetian blind and Georgian style double glazed screen above.

LOWER LEVEL:

UTILITY ROOM

14'1" x 8'9" (4.29m x 2.68m)

Clothes pulley. Smoke alarm. Worcester Bosch floor mounted electric boiler with separate high pressure cylinder. Base unit with stainless steel sink and single drainer. Radiator with thermostatic valve. Further base and wall units. Butcher's block work surfaces. Tiled floor. Plumbing for automatic washing machine. uPVC double glazed stable door to rear. Vent Axia extractor fan.

WALK-IN STORE

14'1" x 7'7" (4.29m x 2.33m)

Double opening doors from utility room. Matching tiled floor.

OUTSIDE

GARDEN

Entering through double gates to an extensive tarmacadamed parking and turning area to the front of the house. There is a tastefully landscaped garden to the side of the property laid mainly to lawn with a mix of shrubs and on the far side there is an ornamental slabbed private courtyard type of patio/outside dining area with elevated view overlooking Dundrennan Abbey.

BURDENS

The Council Tax Band relating to this property is F.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is C.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/> virtual-viewings to access a full virtual tour of this property.

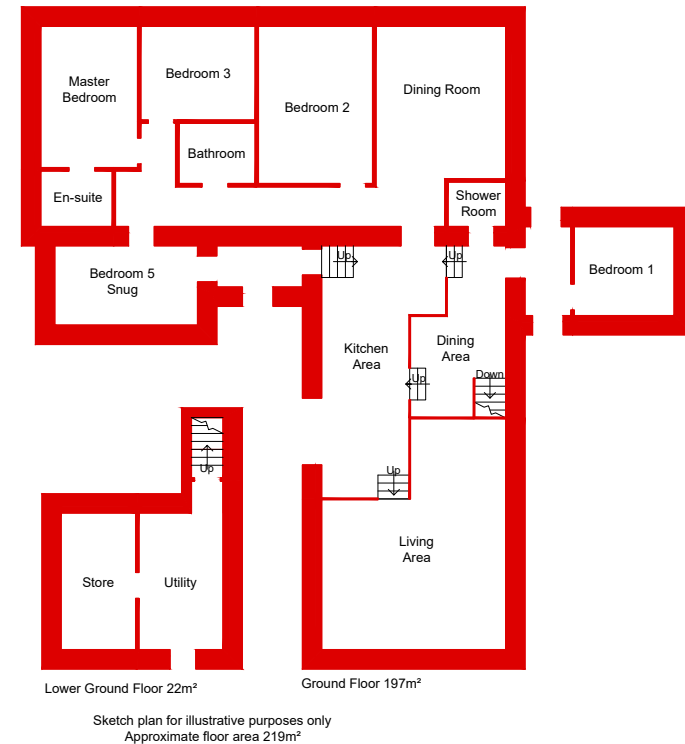
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332057.

Ref: RDI/TAYLB01-01

Old School House, Dundrennan, Kirkcudbright



PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

GENERAL OFFICE: 13 St. Mary Street, Kirkcudbright, DG6 4AA Tel: (01557) 330692

NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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