



***Lochfoot Mission Hall, Main Street
Lochfoot, Dumfries
DG2 8NR
Offers in the region of £70,000***



 01387 739000
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Lochfoot Mission Hall, Main Street, Lochfoot, Dumfries, DG2 8NR

PROPERTY SUMMARY

Attractive stone-built semi-detached hall in the popular Lochfoot area of Dumfries, currently used as a church with full planning permission in place for residential conversion. This unique property offers excellent development potential, including scope to extend (subject to consents).

The interior features a spacious, high-ceilinged main hall with abundant natural light, a fitted kitchen, WC, and useful storage areas, providing a strong foundation for redesign.

Set on a generous plot, the property benefits from ample off-street parking and a large rear area with beautiful views over Lochrutton Loch, offering great potential for landscaping into a private garden.

A rare opportunity to create a distinctive home in a peaceful semi-rural setting within an established community.

D & G Planning Application Ref. 25/1701/FUL.

- ***Semi-Detached Church Hall***
- ***Development Opportunity***
- ***D & G Planning Application Ref. 25/1701/FUL for change of use to Residential***
- ***Entrance Hall, Main Hall, Rear Hall, Kitchen and WC***
- ***EPC = E***

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW

8 Bank Street, Dumfries, Dumfries and Galloway,
DG1 2NS

Tel: 01387 739 000

Email: info@jhslaw.co.uk

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Property Description

Attractive stone-built semi-detached bungalow situated in the popular area of Lochfoot, Dumfries. Currently operating as a church hall, this unique property presents an exciting development opportunity and offers the potential to be transformed into a beautiful home.

Full planning permission has been granted to change the use of the building back to residential (REF available), making it ideal for buyers seeking a project. There is also scope to extend to the rear, subject to the necessary planning approvals.

The main hall, presently used as a worship space, is a bright and impressive room featuring three front-facing windows and an additional rear window. With its high ceilings and generous proportions, it offers excellent versatility for redesign.

The entrance hall includes a useful and spacious storage area, providing practical everyday functionality. The is also a fully fitted kitchen with a range of base and wall units, worktops and a stainless steel sink with drainer.

A WC with wash hand basin completes the internal accommodation, while a rear hallway also benefits from additional storage space.

Externally, the property boasts a substantial area to the rear, currently used for parking but offering excellent potential to be landscaped into a generous garden with views over Lochrutton Loch. To the front and side, there is further space suitable for off-street parking.

The charming village of Lochfoot has a lovely community feel, with both a primary school and well utilised village hall. The village is some 6 miles from the town of Dumfries, with its' multitude of amenities, whilst Castle Douglas, the region's "food town" is around 15 miles away.

The property is just a short car journey from the new Dumfries & Galloway Royal Infirmary, local farm shop & garden centre. The property is also well located for the A75 Euroroute linking the English border with the Irish ferry terminal at Cairnryan, hence giving easy access for onward travel.

This is a rare opportunity to acquire and design a characterful property in a popular semi-rural location.

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Entrance Hall

11'1" x 3'11" (or thereby)

Access into the building is directly into the Entrance Hall.



Storage Area

6'10" x 5'10" (or thereby)

Main Area

24'11" x 16'8" (or thereby)

Currently used as a worship space, the main hall is a bright and well proportioned area featuring dual-aspect windows and high ceilings. This versatile space offers excellent potential to be adapted and redesigned to suit a variety of residential layouts.

Rear Hallway

8'10" x 3'3" (or thereby)

Rear Storage

7'2" x 3'3" (or thereby)

Kitchen

9'2" x 4'11" (or thereby)

The kitchen consists of a range of fitted base and wall units and complementary work surfaces, with an integrated stainless steel sink and drainer unit. Further spaces are available for various free-standing white goods.

WC

6'6" x 5'6" (or thereby)

Comprising a wall-hung wash hand basin and WC, with associated disabled support rails.

Outside

The property occupies a generous plot, offering off-street parking to the front and side. To the rear, there is a substantial area currently used for parking, which enjoys attractive views over Lochrutton Loch and offers excellent potential to be landscaped into a private garden, creating a peaceful outdoor space.

EPC = E

Viewing

Please contact JHS Law on (01387) 739000 to arrange a viewing.





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House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
Cottage Semi Detached	-Freehold			

We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.

