



‘The Old School House’

Drummore, DG9 9HB

Detached 5-bedroom
property with expansive
views over the shores of
Luce Bay.

Offers Over: £650,000 are invited

‘The Old School House’, Drummore, DG9 9HB



Key Features:

- . Recently renovated former school and schoolhouse
- . Walk in condition
- . Oil fired central heating
- . Open plan kitchen/ dining area / public room
- . Master bedroom with ensuite wet room
- . 4 further double bedrooms
- . Spacious luxury bathroom
- . Swimming pool complex
- . Enclosed & well-maintained gardens, approx. 2 acres
- . Extensive parking





Property description

Located just outside the coastal village of Drummore, The Old School House sits in the Rhin's of Galloway, approx. 5 miles north of the Mull of Galloway, the most southernly point of Scotland. There are stunning views over the shores of Luce Bay and beyond as well as surrounding countryside. Having recently being renovated, there are plenty of splendid features to appreciate with both traditional and modern touches throughout.

Providing spacious family accommodation over two levels with at one time, being two separate entities now, having been integrated into one outstanding family home. Benefitting from a large, locally handcrafted open plan oak kitchen/ dining area with limestone flooring, luxury bathroom, ensuite as well as swimming pool / gym. Approximately 3.35 x 10 metres and a depth of approx. 1.3 metres, the water and air temperature can be controlled via a heat exchange unit as well as benefitting from a separate shower room, WC and kitchenette.

The property also sits on a generous sized plot boasting mature and well-maintained garden grounds as well as providing ample off-road parking. A conservatory to the rear provides a bright and generous sized public room offering an outlook over the surrounding garden ground and countryside views. The Old School House sits on an elevated plot overlooking the village of Drummore and coast beyond. Viewing of this first-class home is to be thoroughly recommended.

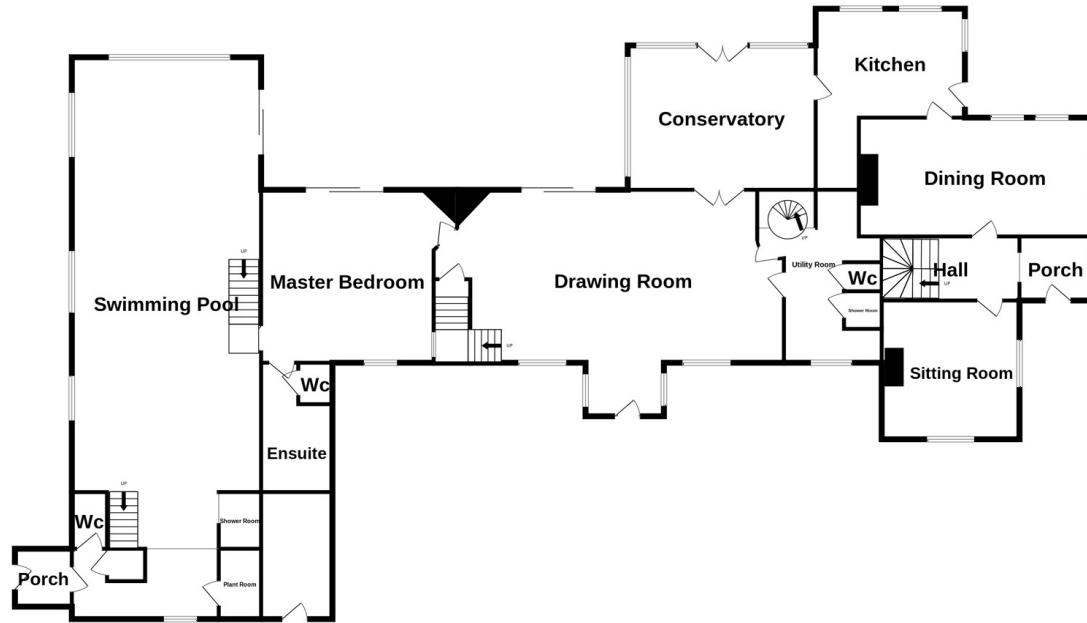
Local amenities are to be found in the village of Drummore on the shores of Luce Bay and include general store / post office, hotel as well as a doctor's surgery, primary school and pubs . All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located within the town of Stranraer approximately 18 miles distant to the north. There is a town centre and secondary school transport service available from the village. The area is well known for its mild climate, outdoor pursuits and scenic beauty. Walking, fishing, sailing and golfing facilities are all located within easy reach.



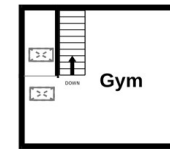
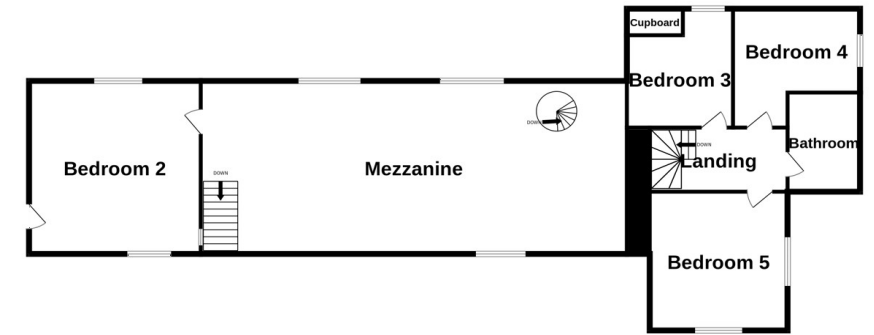




Ground Floor



1st Floor



Gross internal floor area:
5739.4 sq ft (approx.)

Measurements are approximate. Not to scale. Illustrative purposes only
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. **Pre-sale Appraisal** If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.







NOTES

It is understood that, on achieving a satisfactory price, the vendors will include integrated kitchen appliances, fitted floor coverings and blinds throughout.

COUNCIL TAX

Band G

EPC RATING

F

SERVICES

Mains electricity & water. Drainage to septic tank. Oil fired central heating.

VIEWING ARRANGEMENTS

Through the selling agents, South West Property Centre Limited at their Stranraer office. 01776 706147

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.