

THE OLD SCHOOLHOUSE

RINGFORD, CASTLE DOUGLAS



Galbraith



THE OLD SCHOOLHOUSE, RINGFORD, CASTLE DOUGLAS

An elegant former headmaster's house with attached school rooms, now offering a spacious family home with huge potential.

Kirkcudbright about 4.5 miles ■ Castle Douglas about 6 miles.
Gatehouse-of-Fleet about 8 miles ■ Dumfries about 24 miles

Offers In the Region of £455,000

- Delightful 4/5 bedroom house.
- 3 reception rooms, including stunning family kitchen/dining room/lounge
- Private car park and garden
- Former school rooms and detached unit suitable for retail/leisure/hospitality
- Extensive car park
- Potential for further development

Galbraith

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SITUATION

The Old Schoolhouse is situated just off the A75 near to the village of Ringford. The property enjoys far-reaching countryside views with a mix of both residential and commercial premises, offering huge potential for combined residential and business use. Twynholm, a mile away, provides a primary school, village shop, garage and is on major bus routes being immediately accessible to the A75 Euro-Route. The Cocoa Bean, a renowned chocolate factory with children's workshops, and both indoor and outdoor children's play areas sits on the edge of the village. Kirkcudbright, known as the "Artists Town", a vibrant small coastal town on the Solway with a secondary school, shops, pubs, restaurants etc, is just 4 miles away. Castle Douglas, the main town in the region is 6 miles to the east.

Communications to the area are very good, The A75, connects Stranraer to the west with the M74 (M6) network at Gretna about 50 miles to the east, thus providing links both north and south. There are mainline railway stations in both Dumfries and Lockerbie. The ferry link with Northern Ireland from Cairnryan (near Stranraer) is about 52 miles west. Regular flights to parts of the UK and Ireland as well as continental Europe depart from Prestwick Airport, which is 60 miles to the north. Both Edinburgh about 102 miles, Glasgow about 94 miles, have international airports.

DESCRIPTION

The Old Schoolhouse offers a unique and rare opportunity to partner delightful family living with your specific business or interest. It was formerly the local primary school (circa 1830) with Headmaster's House attached, until it closed about 1992. Until recently the school was trading as a very popular restaurant. It now provides a spacious 5 bedroom family home, garden and outbuildings together with a large business space.

The Schoolhouse is an elegant, spacious family home offering a fine balance of living space and bedrooms over two floors. Entering the house from the carpark is a welcoming Garden Room



overlooking the courtyard, leading to the stunning open-plan Kitchen, Dining and Living space at the heart of house. This impressive room is flooded with natural light from 8 tall windows. A bespoke kitchen, central breakfast island, a range of original pantry cupboards, high ceilings and wooden flooring all contribute to this charming space. The Lounge is accessed through double French doors from the Kitchen and has a wood burning stove and garden view with door into the front entrance hall. A unique wooden sliding door from the Kitchen also leads into the Utility Room with wash hand basin, WC and walk-in shower. It houses the boiler and has space for various domestic appliances. The cosy Snug, opposite the Lounge, has the original fireplace and window seat. Off to one side is a corner nook which the owners have set up as a bar facing a good-size storage cupboard opposite. This flexible room offers further entertaining, hobby or office space or could be set up as a ground floor Bedroom.

From the hallway a door leads to the front entrance porch and also to the graceful curved staircase which goes up to a split landing. Stairs go the left lead to two large garden-facing Double Bedrooms. Both bedrooms have original panelling and open shelving. Between them is a small room that could be used as a Dressing Room or Office. The righthand staircase leads to a spacious landing with useful Linen Cupboard and access to large floored loft. The Family Bathroom has a luxurious corner bath and walk-in shower. The charming Master Bedroom benefits from double aspect windows and the original fireplace. Next to this is another large Double Bedroom and a Single Bedroom, currently being used as a Wardrobe Room.

The adjoining School Room is presently fully-fitted as a restaurant with a 60 cover capacity. It includes a modern washing area, sizeable kitchen area plus Mens, Women and Disabled Toilets. It is a delightful, beautifully-lit space, with high ceilings, sprung maple wooden flooring, creating a warm and a relaxing atmosphere. This stylish area would lend itself to a variety of different retail/leisure or craft uses or development options. Contents of the restaurant are available by separate negotiation.

This highly desirable property in a popular location is a unique opportunity for family living & business to run side by side offering huge potential to adapt to suit the specific needs of the buyer.

ACCOMMODATION

House:

Ground Floor: Garden Room, Family Room - Kitchen/Living/Dining area, Lounge, Snug, Utility/Shower Room. Entrance Porch.

First Floor: 4 Double Bedrooms and 1 Single Bedroom. Box Room. Family Bathroom.

Former School Premises

Entry from the Public Car Park, Entrance Hall. Toilet Facilities (Mens/Women/Disabled). Large Lounge and restaurant with service area.

Side Entrance/Storage. Washing space. Kitchen.

HOUSE GARDENS

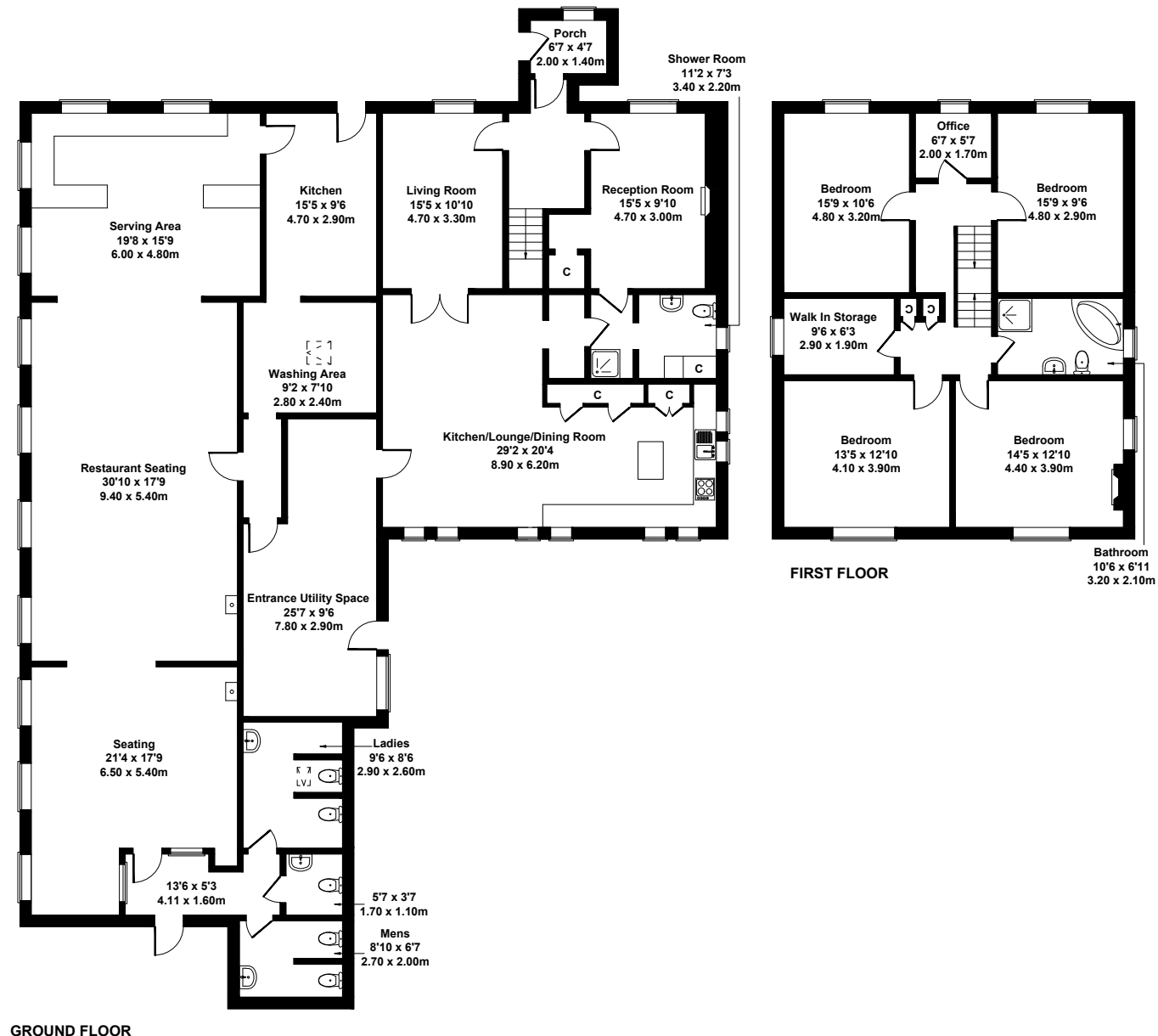
The front of the house and extensive south-west facing gardens can be approached through a gate from the private road to a gravelled parking area. Outside the porch is a patio area for seating and entertaining. The Main Garden is an attractive combination of lawn and paths with mature trees and shrubs. Beyond that is a good sized Kitchen Garden with terraced fruit beds, vegetable borders and small fruit trees. A wooden Storage Shed and secure fenced area has access directly from the private road.

The Courtyard Garden is at the rear of house, opposite the back door, with an entrance from the car park. It has a gravel seating area and various planting in front of the two outbuildings.



The Old Schoolhouse, Ringford

Approximate Gross Internal Area
4176 sq ft - 388 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Outbuildings:

Car Park Outbuilding (2.8m x 7.3m)

Large brick-built outbuilding currently used as a storage area. Has previously has been successfully let as retail and workshop/office space. Electricity and water supply. Potential for accommodation and other development.

2 Large Outbuildings (2.5m x 3.2m & 2.5m x 2.9m)

Two brick-built outbuildings in the Courtyard, currently divided into a utility space/storage area and a fuel store. With electricity, water supply and plumbing.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Mobile	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband
YES	Mains	Mains	Septic Tank	Freehold	Oil C-H	Band E (House) **	E 46	Fibre to Premises

Current Rateable Value on the The Old Schoolhouse £3700.00 Effective from April 2023.

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

POST CODE

DG7 2AL

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

fitter.aquatic.cadet

SOLICITORS

Hall Baird LLlp ,

LOCAL AUTHORITY

Dumfries & Galloway

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

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. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

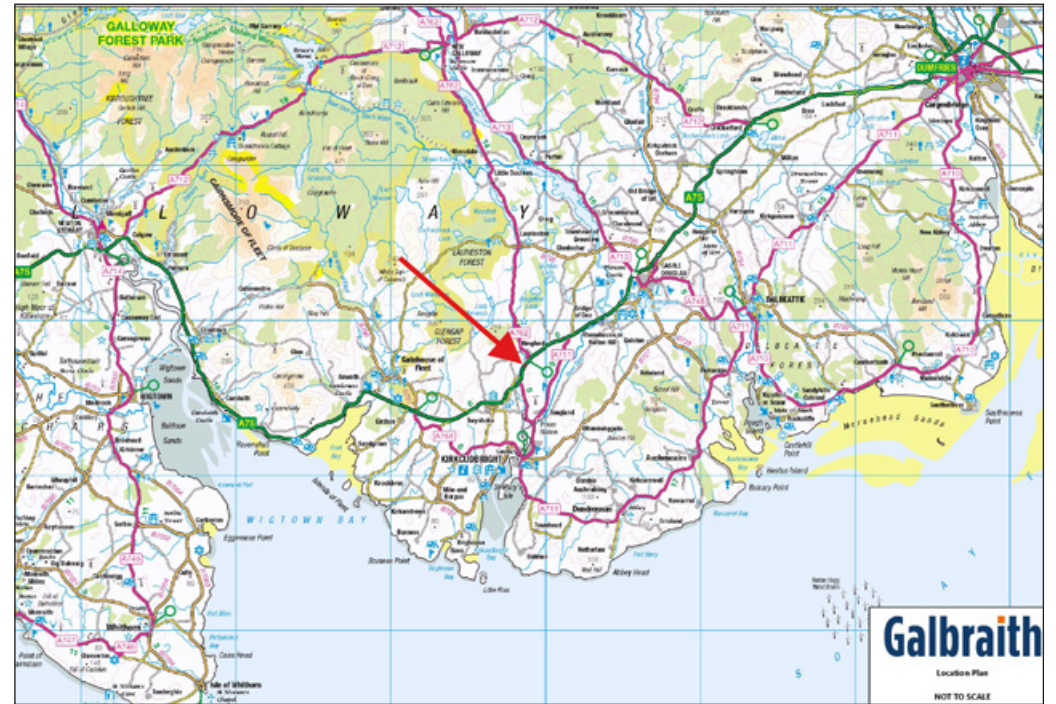
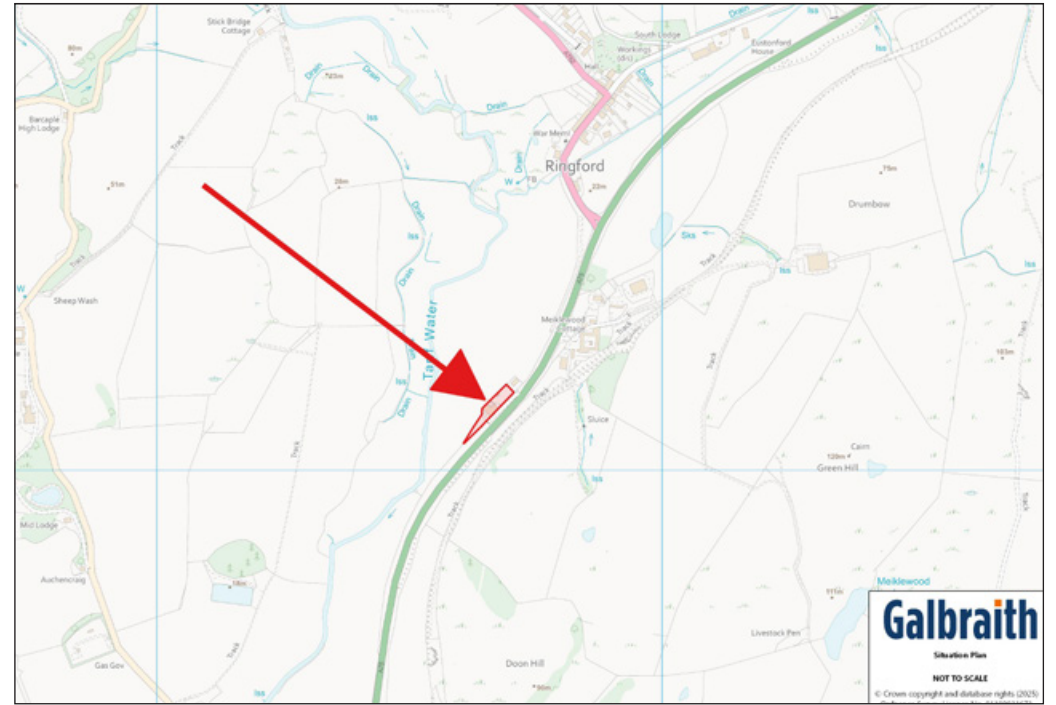
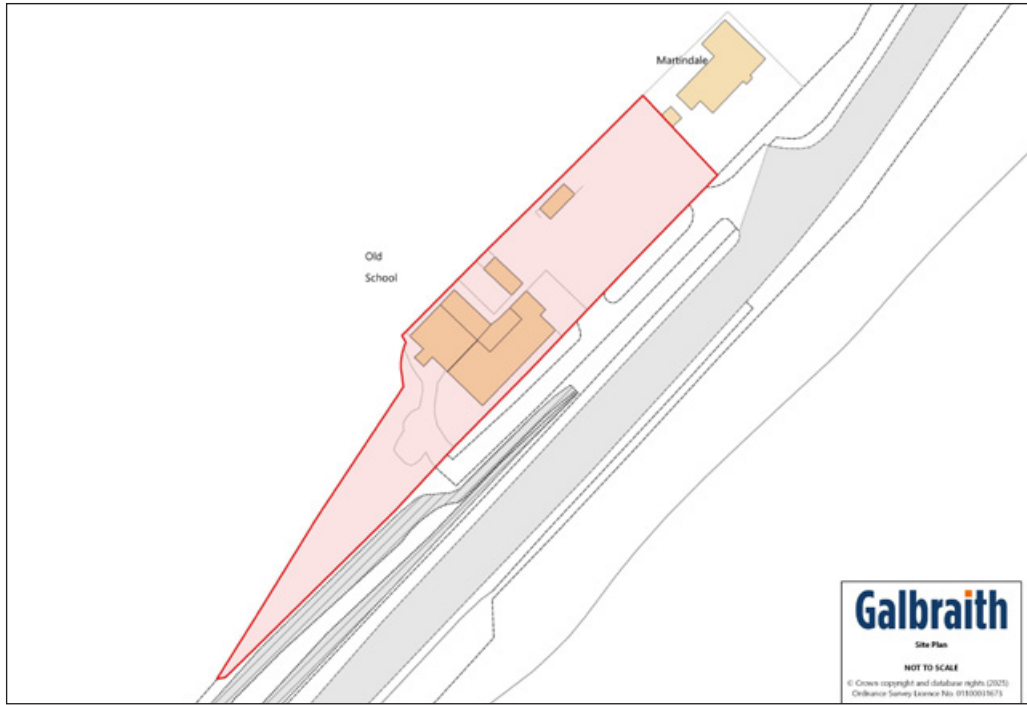
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in February 2025









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