



Traditional, two bedroom detached former school set
within 1.5 acres of beautiful gardens with double garage

The Old School, Corrie, Lockerbie, DG11 2NN

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Property Details

The Old School, Corrie, Lockerbie, DG11 2NN

Offers over

£335,000

Description

Traditional, two bedroom detached former school set within approximately 1.5 acres of beautiful and private gardens with an array of outbuildings.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY





KEY FEATURES

- Former school constructed in 1726
- Two spacious double bedrooms
- Open plan, raised living area with period features and plenty of natural light
- Relaxing porch with heating and open views of the stunning gardens
- Snug and cosy reading area with multi-fuel stove
- Scope to extend subject to necessary planning consents
- Double garage, segregated children's play area, studio, workshop, sheds, kennels and outbuildings
- Set within approximately 0.5 acres of beautiful gardens and grounds
- Situated in a private and rural setting in the pleasant hamlet of Corrie
- Additional 1 acres of land rented from Castlemilk Estates on an annual lease

Situation

Situated near the small hamlet of Corrie and just under 6 miles from Lockerbie, Old School has easy access to Glasgow, Edinburgh, Carlisle and Dumfries, with excellent road and rail links (Lockerbie has a mainline railway station). Two Primary Schools are located nearby in Boreland and Bankshill - The school bus has a pick up point 100 yards away, while Lockerbie Academy is the nearest Secondary School and is only 10 minutes away; there is a bus service available. All local amenities can be found in the nearby towns and include a good variety of banks, building societies, dentists, doctors surgeries, hairdressers, supermarkets, veterinary surgeries and a number of independent shops.

What 3 words

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Set in the heart of the peaceful and secluded village of Corrie, this truly unique two bedroom converted former school is something to be desired and gives a whole new meaning to the word, individuality, being tastefully renovated throughout whilst retaining many of its original character features. The school dates back to 1726, being extended later in 1845. The property is constructed of local, solid stone under a pitched slate roof which has just recently been ventilated and pointed.

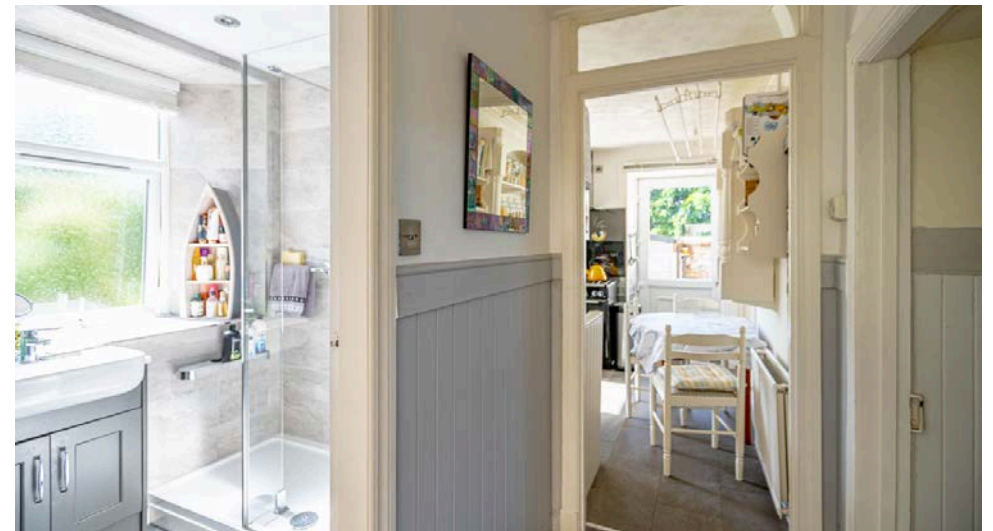
The property sits in approximately 0.5 acres of beautiful and private gardens, with a selection of outbuildings, double garage, studio and workshop. The gardens are further extended through a lease with Castlemilk Estates where the current owners rent an additional 1 acre of grounds and amenity woodland. The Estate is willing to continue the lease subject to negotiation.



The Accommodation

A garden path under a mature wooden pergola provides access to the main entrance where a uPVC door welcomes you to a snug and cosy, sun room with the benefit of being double glazed and fitted with two radiators, however this sun trap rarely needs heated.

The sun room enjoys pleasant views of the blossoming gardens. A door from the sun room steps into the main building with a hallway providing access to the bathroom, kitchen and former school hall. The bathroom is modern and sleek, featuring a fantastic walk-in mains shower with rainwater head and glass screen, hand wash basin with mixer tap and vanity unit underneath and W.C.



The kitchen, benefiting from electric underfloor heating, is a generous size currently fitted with contemporary floor and wall cabinets, 1.5 bowl drainer sink with gold mixer tap and dual fuel Rangemaster with overhead extractor fan. There is space in the kitchen for a breakfast/dining table and a back door allows easy access to the rear gardens and outbuildings.



The main hall is a sight of magnificence, boasting beautiful period features including ceiling coving, original fireplace with multi-fuel stove set on a stone hearth and the six large windows which flood the room with natural light. The majority of the living space is open plan and raised above the snug area of the multi-fuel stove, laid with maple wood flooring, which is accessed via wooden steps which also provide access to the two bedrooms. Both bedrooms are excellent doubles and benefit from beechwood fitted wardrobes. The main bedroom boasts a lovely dual aspect overlooking the garden.



Externally, The Old Corrie School is accessed down a private drive through double wooden gates. Although there is parking available at the top of the garden for several vehicles, the driveway does continue around the property to the double garage where there is additional parking available. There are several outbuildings including a modern studio, built for future potential as a holiday let/granny annex, a large timber workshop with garage door and two loft spaces for extra storage, dog shed and kennel and stone built outbuilding with log burner and power supply, currently being utilised as a crafts room. There are several other outbuilding stores allowing for a utility space for additional white goods.

The grounds comprise of 0.5 acres in total however there is an additional two strips of land which is rented from Castlemilk Estates which has been transformed into a gardeners' paradise with two polytunnels, vegetable plots and large drying green before flowing into a natural area of wildness and woodland.



History

The School was established as one of the few free schools in Scotland at the time. It was funded privately by donation and endowments for the building of the school and the schoolmaster for the education of the children of the Parish. The schoolmaster lived in the school until 1815 when a schoolhouse was provided. On the 22 June 1874 the school was officially signed over to the Board of Education at Edinburgh under the auspices of 'The Education (Scotland) Act 1872 and to remain free education for all as previous. All ages of children were educated until 1930 when only primary age children were taught. It remained a school until 1985 and due to dwindling numbers sadly closed.

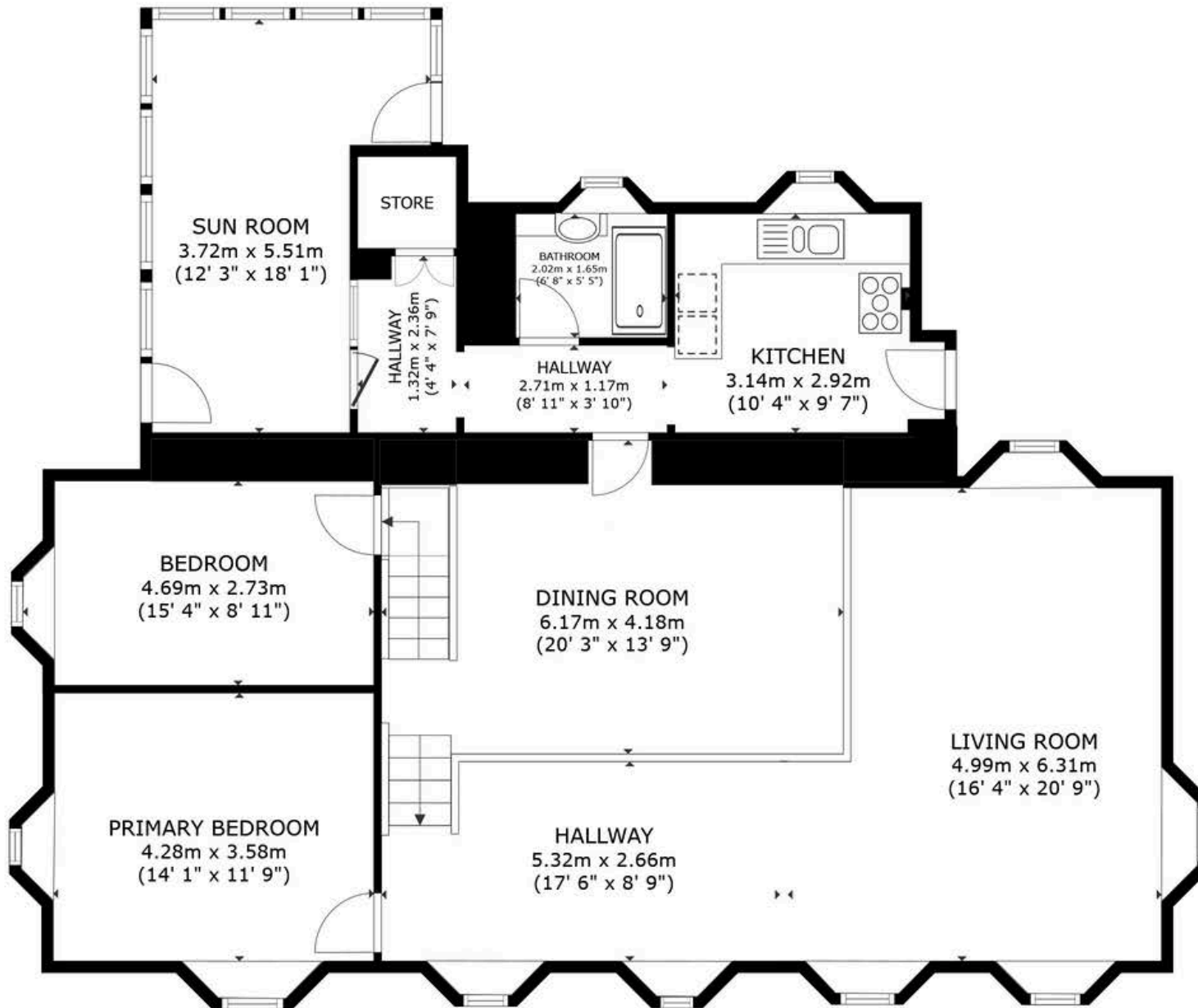












FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 145.7 m² (1,568 sq.ft.)
 TOTAL : 145.7 m² (1,568 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: F

Broadband: Fibre Optic Broadband (Estimated speeds up to 1000mb)

Services: Old School is serviced by mains water supply, mains electricity, private septic tank and LPG gas central heating. The septic tank is registered with SEPA.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band E

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

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