

OLD KNOCK SCHOOL & KNOCK SCHOOL COTTAGE

Monreith, Nr Port William, Newton Stewart, Wigtownshire, DG8 8NJ



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

OLD KNOCK SCHOOL

GROUND FLOOR

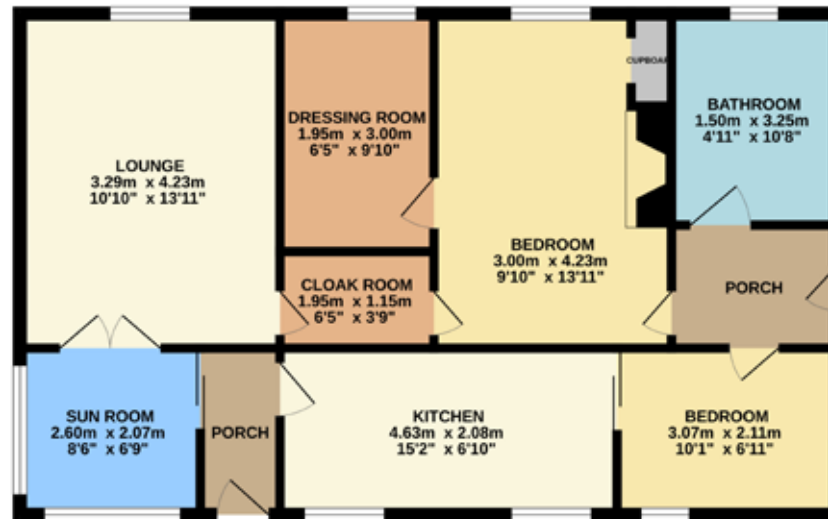


1ST FLOOR



OLD KNOCK COTTAGE

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OLD KNOCK SCHOOL & KNOCK SCHOOL COTTAGE

Monreith, Nr Port William, Newton Stewart, Wigtownshire, DG8 8NJ

Port William 3 miles, Wigtown 12 miles, Newton Stewart 18 miles, Stranraer 25 miles, Dumfries 66 miles, Carlisle 95 miles

AN HISTORICAL AND THOROUGHLY CHARMING FORMER SCHOOL HOUSE AND DETACHED COTTAGE INCORPORATING AN INTIMATE CARAVAN SITE SITUATED A SHORT DISTANCE FROM THE SPECTACULAR LUCE BAY

- FORMER SCHOOL, NOW BEING A WONDERFUL FAMILY HOME FOR NEARLY 60 YEARS
- TRADITIONAL TWO BEDROOM COTTAGE CURRENTLY UTILISED AS SUCCESSFUL HOLIDAY LET
- LAND CURRENTLY LICENSED FOR A COMBINATION OF CARAVANS, MOTORHOMES & TENTS
- EXTENSIVE GARDENS & GROUNDS WITH AMPLE PARKING FOR SEVERAL VEHICLES
- OUTBUILDINGS INCLUDING ORIGINAL SCHOOL TOILET BLOCK
- WONDERFUL RURAL SETTING CLOSE TO SPECTACULAR BAYS, BEACHES AND GOLF LINKS
- WITHIN AN EASY DRIVING DISTANCE TO MAJOR ROAD NETWORKS AND THE FERRY PORTS AT CAIRNRYAN

FOR SALE PRIVATELY AS A WHOLE

VENDORS SOLICITORS

Rankin & Aitken
4/6 S Strand St
Stranraer
DG9 7JW
Tel: 01776 702 336



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453

Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk





INTRODUCTION

Old Knock School is nestled within the spectacular coastal region of Dumfries & Galloway surrounded by open countryside views, with Luce Bay only a short distance away. Old Knock School has been in the same family for 59 years and is the type of property which oozes charm, character and has plenty of space. Old Knock School which originally had 2 classrooms has become the principle dwelling of the current owners and provides family, diverse four-bedroom accommodation over split floor levels.

Knock School Cottage was the original 19th century Dame School provided by The Maxwell's of Monreith Estate to provide education for the surrounding children. Around 1888 Old Knock School was constructed to replace the Dame School, which had outgrown demand for school places, now offering as a spacious two-Bedroom Cottage.

In addition, and a fabulous feature of Old Knock School & Knock School Cottage is the land which currently operates as an intimate **caravan site** set within its boundaries. The site is licensed for 15 pitches, a combination of caravans, motorhomes & tents, with five hardstanding. It also has the original school toilet block which lends itself to the business. The site has been very popular over the years providing peace and tranquillity to new and returning customers every year. The location of Old Knock School is such that a plethora of native wildlife can be enjoyed on a daily basis, with the sunsets and dark skies being absolutely spectacular.

Old Knock School benefits from the best of both worlds being an opportunity to be a fantastic & successful lifestyle business in its current set-up providing immediate income along with the opportunity to grow subject to planning applications; it could also be used for a small scale horticultural, equestrian purposes or as a spacious multi-generational family home.

Knock School Cottage has been used as a Holiday Let for several years and complies with the Scottish Government requirements. However, it would be an ideal home for extended family wishing to come together in the Machars.

Knock School Cottage Holiday Lets have been managed by an agent in recent years, but with internet and social media presence could be managed in house. The Caravan Site although currently privately licensed could become a member of a 5 Van site organisation with the benefits of the memberships of customers

The properties are situated opposite a ½ mile single track road leading to two fantastic beaches and St Medan nine-hole Golf Links which is overlooked by Gavin Maxwell's memorial bronze otter on the cliff top and provides fantastic views over Lucy Bay to the Mull of Galloway Lighthouse, or further afield to the Isle of Man and Ireland beyond.

The properties are located close the working harbour village of Port William, with a Primary School, licenced grocery shop, post-office, old-fashioned ironmongers and the locally volunteered Lifeboat Café, which boasts wonderful sea views.

Wigtown, some 12 miles distant, is Scotland's Book Town which is a place to visit for book lovers of all ages. Many properties have opened their front parlours to accommodate thousands of books. Wigtown also hosts the annual book festival attracting many famous authors.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine courses, one of which is within walking distance of Old Knock School.

DIRECTIONS

As indicated on the location plan, which forms part of these particulars.

METHOD OF SALE

The properties are offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for Old Knock School are sought **in excess of: £450,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural

No' 3 Ring

New Market Street

Castle Douglas, DG7 1HY

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



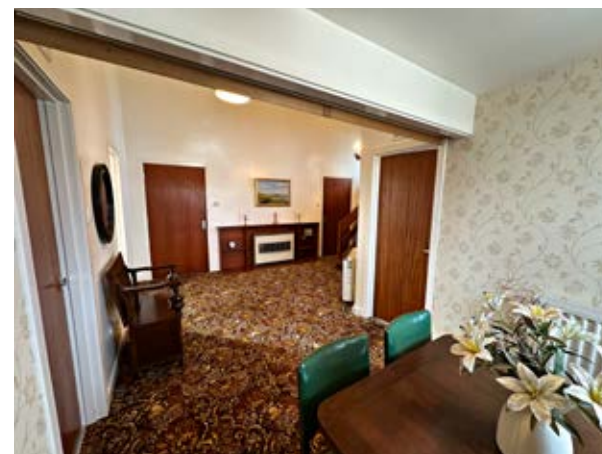


PARTICULARS OF SALE

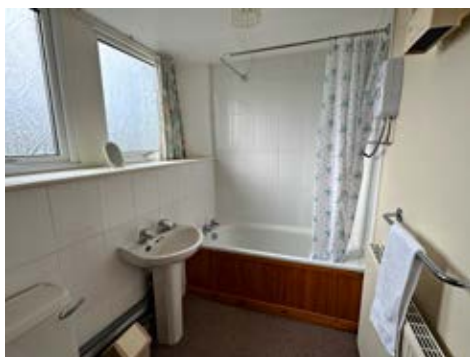
OLD KNOCK SCHOOL HOUSE

This wonderful historic building is of traditional stone-built construction set under a slated roof with double glazing throughout. The property is set over split levels and very briefly comprises:

- **Sunroom / Entrance Porch**
A bright welcoming entrance to Old Knock School which is glazed to two sides with views to the front.
- **Reception Hall & Dining Room**
A spacious reception hall which has sliding doors to separate the dining room for a more intimate dining experience. When opened up this a marvellous space for family and social entertaining. A low-level door gives access to storage space which spans beneath the living room.
- **Kitchen**
With a range of floor and wall units, triple aspect windows enhance the natural light.



- **Utility Room / Inner Hallway**
Plumbed for white goods, UPVC door to outside.
- **Bathroom**
With a WC, WHB, bath with a shower over.



- **Double Bedroom 1**
With double aspect windows to the side and built-in storage cupboards.

- **Double Bedroom 2**
With a window to the rear and built-in low level storage cupboards

- **Living Room**
Stepping up to a split level from the reception hallway / dining room this wonderful family room is flooded with natural light from four, floor to ceiling glazing units to the front of the building and a window to the side. This is a fabulous space to enjoy the spectacular sunsets and magnificent dark skies.

- **Double Bedroom 3**
Stepping up another split level from the lounge, another spacious cosy living space with low level windows.

- **Double Bedroom 4**
Another room filled with natural light from two floor to ceiling windows and three low level windows. A built-in cupboard houses the hot water tank.



KNOCK SCHOOL COTTAGE

As mentioned earlier, for many years the cottage (formerly the original school) has been utilised as a successful holiday let with many returning customers. The cottage is of traditional stone construction set over a single floor with double glazing throughout, very briefly comprising:

- **Entrance Hall**
With a UPVC door to the front.
- **Sunroom**
With glazing to two sides, a lovely space to relax and enjoy the peaceful surroundings.



- **Living Room**
With a window to the rear and double part glazed doors through to the sunroom.
- **Central Hallway**
With the original lightshade and coat hooks from the cottage's former life as a school.
- **Rear Hallway**
A part glazed UPVC leads to the outside space.
- **Double Bedroom 1**
With a window to the rear, built-in wardrobe and **dressing room** off which has a window to the rear.
- **Bathroom**
With a WHB, WC and a bath with shower over, there is a window to the rear.
- **Double Bedroom 2**
With double aspect windows.
- **Kitchen**
With a range of floor units and two windows to the front, there is ample space for a dining table.





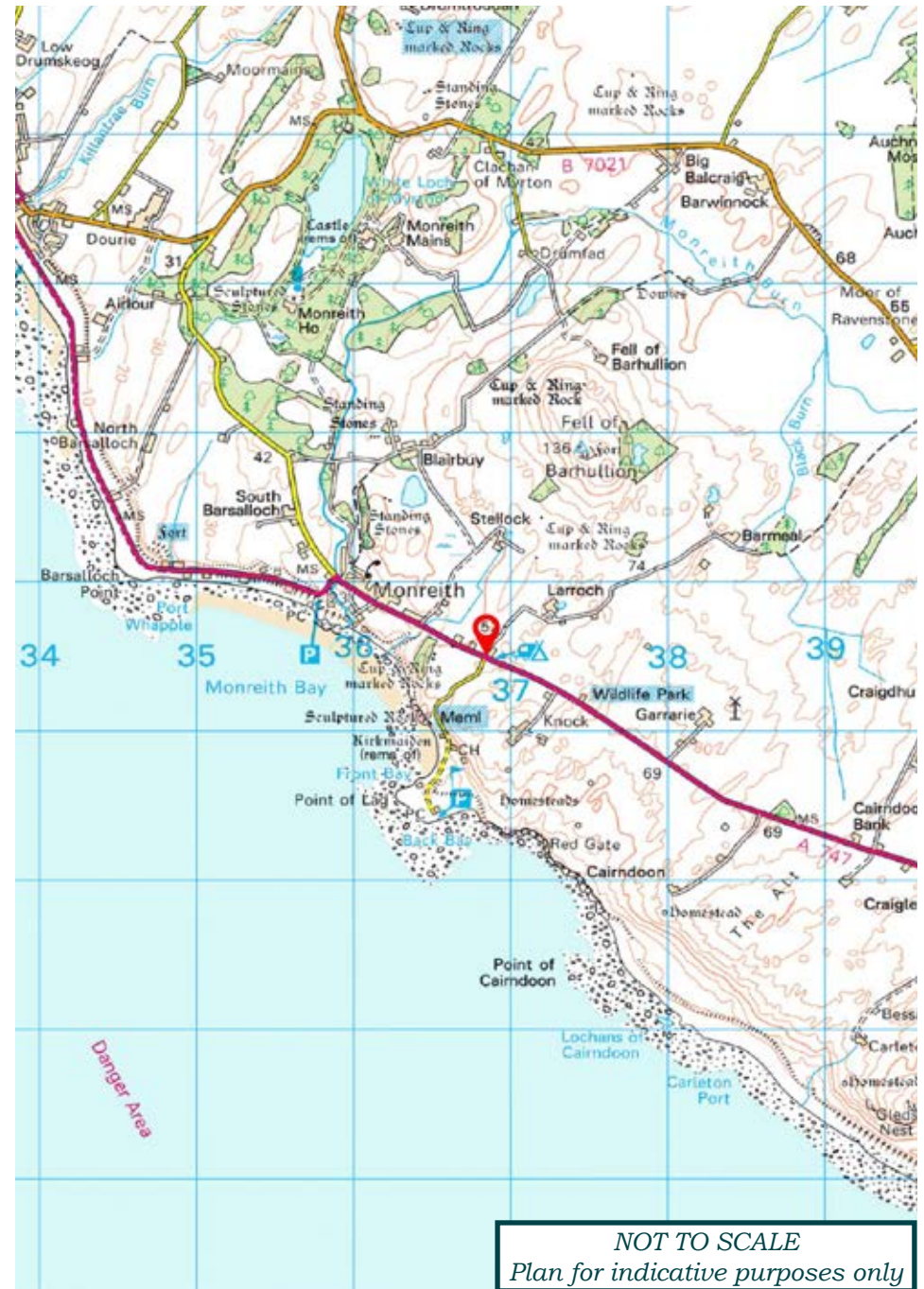
SERVICES

	Water	Drainage	Electricity	Heating	Council Tax /Rateable Value
Old Knock School	Mains	Septic Tank	Mains	Oil fired Central Heating / night storage heaters	E
Old Knock Cottage	Mains	Septic Tank	Mains	Bottled gas Central Heating / night storage heaters	£1,850 effective from 01-APR-23

EPC: Old Knock School – E

EPC: Old Knock Cottage – G

Please note: The caravan site's rateable value is £600 p.a effective from 01-APR-23. Although a rateable value has been applied, the business benefits from small business rates relief, therefore there are no payments to be made.



OUTSIDE

Old Knock School benefits from its own tarmac driveway providing private parking. There are two timber storage sheds, and a traditional stone-built coal shed. To the side there is a stone built detached garage and ample parking for several vehicles.

The caravan site is accessed via its own gravel road and is currently licensed for 15 being a combination of Caravans, Motorhomes & Tents with five of the pitches benefitting from concrete pads. **In addition**, there are ladies and gents' facilities containing showers and WCs all housed within the original school toilet block. The pitches are surrounded by neat lawns with some flowering borders and beds providing a tapestry of scent and colour throughout the summer months. The site has been extremely popular within the current ownership with many new and returning visitors. The caravan site provides the perfect **ready-made business** situated in one of the most scenic unspoilt areas of Dumfries & Galloway.



HOME REPORT

Given that this is a portfolio of property and operated as a trading business, there is no requirement to provide a home report. EPC's are available for Old Knock School and Cottage.



MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Rankin & Aitken** for a definitive list of burdens subject to which the property is sold.

MINERAL & SPORTING RIGHTS

Insofar as these rights form part of the property's title they are included in this sale at no additional charge.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.



GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared November 2024

