



OLD SCHOOL BUILDING

CHAIN ROAD • CREETOWN • DG8 7HJ

Smith &
Cough
BUSINESS ASSOCIATES



OLD SCHOOL BUILDING

- ◆ Unique opportunity to acquire a large, former school (with substantial, quality, owner's accommodation)
- ◆ Currently run as a successful private museum (attracting in excess of £70,000 in admission fees annually), but its size and layout lend the building to many varied uses (the current museum collection of gems, crystals, minerals and fossils on display, is available separately for purchase if required)
- ◆ 4 large display/retail rooms (total of c3800 square feet). In its current form, our gift shop turns over £150,000 pa (current stock also available for purchase if required)
- ◆ Large, 80+ seater tearoom and kitchen (total of 950 square feet) currently turning over in excess of £100,000 pa
- ◆ Reception and office areas
- ◆ Stores
- ◆ Ladies, gents and disabled toilets
- ◆ Asphalt car parking for 30+
- ◆ Large, airy, owner's apartment with four double bedrooms (one ensuite), large lounge, kitchen, dining room, utility room and family bathroom



**Freehold
Offers in the region
of £495,000**

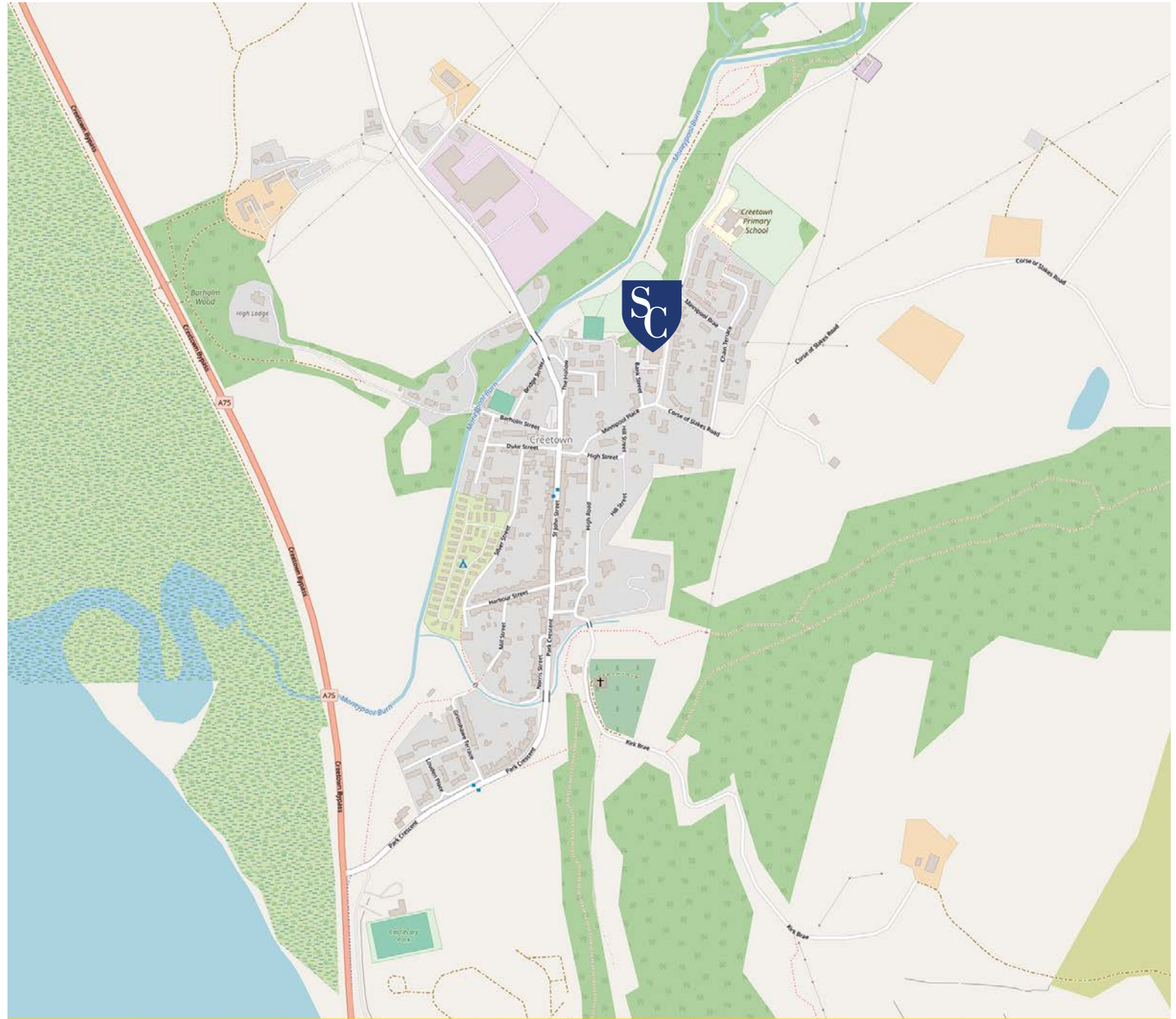
SITUATION

Creetown is in an unspoiled area of outstanding natural beauty, on the north side of the Solway Firth, 7 miles from Newton Stewart in Dumfries and Galloway. A former fishing village, founded in the 18th century, it became a busy port from which locally quarried granite was shipped all over the world. Creetown has a host of local amenities which cater for everyday needs, including a primary school and doctors' surgery, with nearby Newton Stewart offering further amenities including a secondary school, supermarkets, pubs, restaurants, shops, leisure centre with swimming pool and other services.

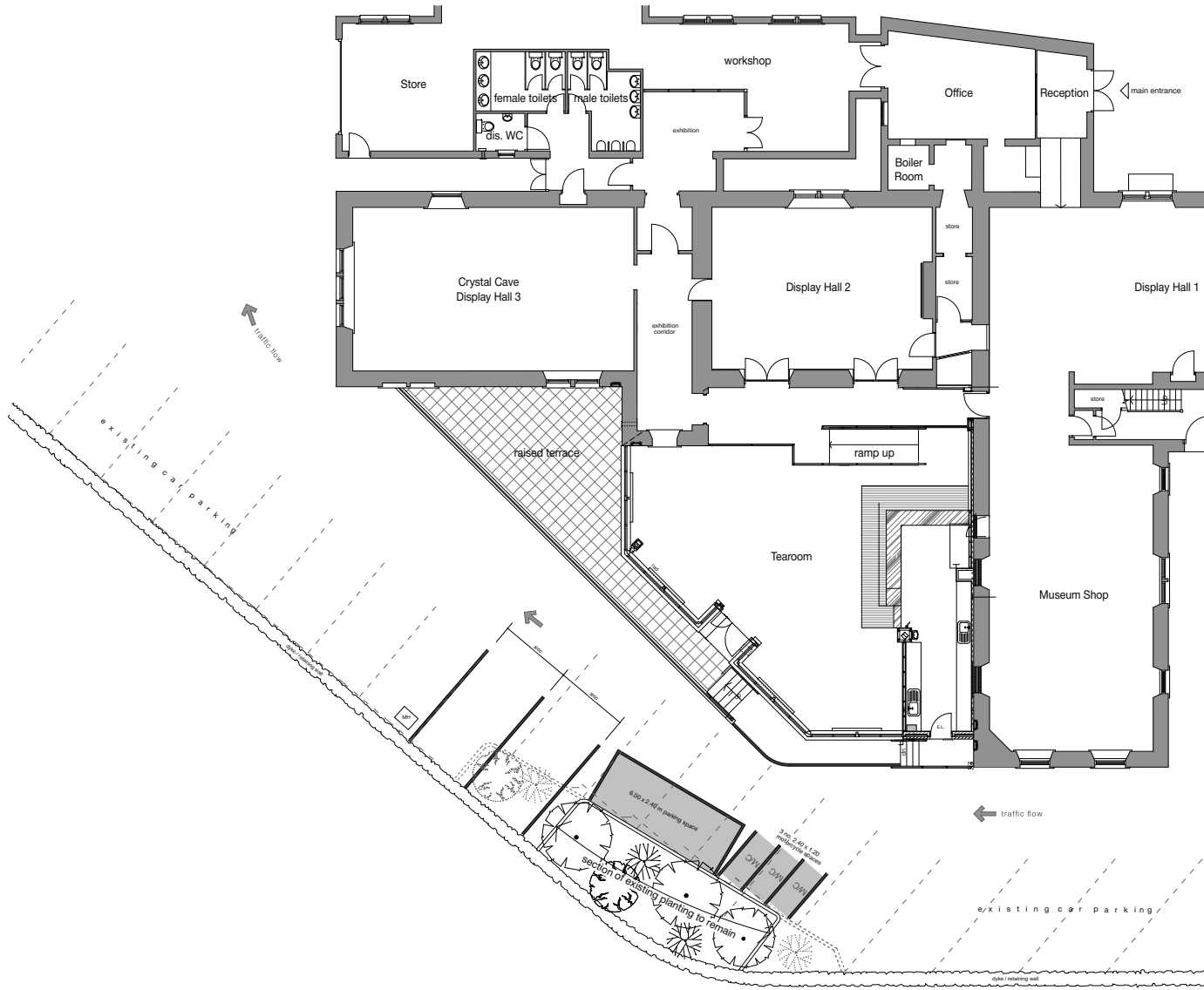
Newton Stewart is at the centre of the Galloway Forest and Galloway Hills and has become a popular base for the abundance of tourists and outdoor sporting enthusiasts that visit the area throughout the year. It is also home to Scotland's only Dark Sky Park. The surrounding area offers a vast array of outdoor activities including fishing (River Cree and Bladnoch), shooting and golf. The open countryside also plays host to some of the finest mountain bike trails in the UK with the world famous 7 Stanes trails located close by and for the walkers the Southern Upland Way, all making Galloway an outdoors paradise with activities to suit all tastes.

Due to its location Creetown is easily accessible via the A75 Stranraer to Dumfries road with Ayr and Prestwick Airport being circa 1.5 hours' drive via the A714 or the more scenic coastal route A77.

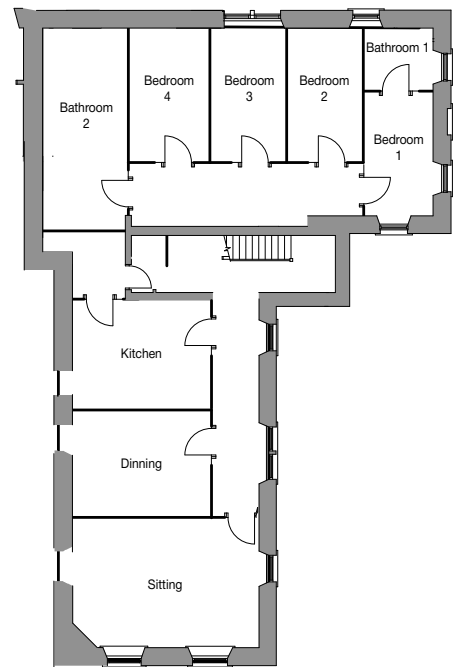
This is a lovely part of the country to live in, it offers a wonderful lifestyle and environment. Viewing is essential to fully appreciate what is on offer.





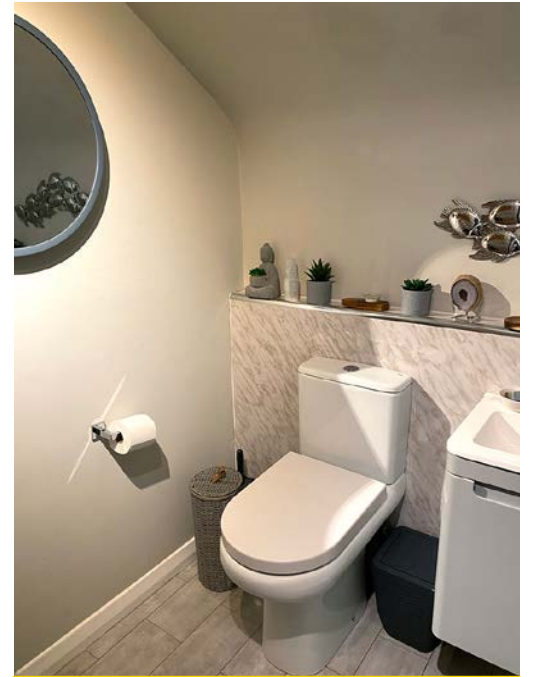


GROUND FLOOR



FIRST FLOOR
OWNER'S ACCOMMODATION







AML

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

VIEWING & FURTHER INFORMATION

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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change without our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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All plans are indicative only - not to scale

MAP © OpenStreetMap contributors

