

17 School Brae, Haugh of Urr, DG7 3LY

GG&B
PROPERTIES



17 School Brae, Haugh of Urr, DG7 3LY

“Opportunity rarely presented to the market to purchase two detached cottages with a lovely semi-rural location and countryside views.”

Rose Cottage Accommodation

Ground Floor

- + Hall
- + Lounge
- + Dining Room
- + Kitchen
- + Bedroom
- + Bathroom

First Floor

- + 3 Bedrooms
- + Shower Room

External

- + Rear Garden Grounds
- + Off Street Parking
- + Shepherd's Hut

EPC Rating (Rose Cottage)- D

EPC Rating (Oak Cottage) - C

Oak Cottage Accommodation

Ground Floor

- Lounge/Dining Room/Kitchen
- Bedroom
- Bathroom
- Utility/Bootroom

First Floor

- Bedroom



LOCATION

The property is located on the edge of the desirable village of Haugh of Urr and backs onto countryside. Haugh of Urr has a church, village hall, public house and park. The popular Hardgate primary school and nursery only a short walk away. The village is situated approximately 4 miles from both the market town of Castle Douglas and from 'The Granite Town' of Dalbeattie, where a range of amenities can be found. The A75 Euro route can be accessed nearby, from which the regional centre Dumfries is some 14 miles distant.

The area provides excellent outdoor activities such as yachting at Kippford, various golf courses (Dalbeattie, Castle Douglas, Colvend and a Championship course at Southernness), fishing in lochs and rivers, various nearby beaches, the 7 Stanes mountain bike trails and walks in the nearby Dalbeattie and Mabie Forests and along the Solway Coast. There is a Wildlife Reserve at Mersehead on the Solway Coast and Bainloch Deer Park at nearby Sandyhills.

DESCRIPTION

17 School Brae comprises two separate cottages, Rose Cottage and Oak Cottage, each with their own period charm and character. Each property has its own garden grounds and parking.

Rose Cottage is a detached 4 bedroom traditional cottage which has been extended by the current owners to form first floor accommodation. The property benefits from two bright reception rooms, gas central heating, partial double glazing (where specified) and excellent storage space throughout. There is a parking bay to the front of the property and sunny aspect garden grounds to the rear.

Oak Cottage is an architect designed, detached 2 bedroom cottage built in 2011 and extended in 2019. It sits back from School Brae and is accessed via its driveway. It benefits from bright, spacious accommodation, double glazing and a new air source heat pump heating system, installed in March 2025. It also boasts several pleasing features such as the cast iron spiral staircase, Juliette balcony and exposed beams. Sunny aspect garden grounds and a large shepherd's hut, suitable for a range of uses, complete the accommodation on offer.

17 School Brae is an opportunity rarely presented to the market offering two detached cottages suitable for a variety of uses such as family accommodation with separate accommodation for elderly/dependant relatives or as holiday let or long term letting properties. The village location is perfect for those wishing to experience a semi-rural lifestyle, whilst still being close to local town centres and all they have to offer.

Viewing is highly recommended to appreciate the unique accommodation on offer.

ROSE COTTAGE ACCOMMODATION

Wooden single glazed door with decorative obscure glass panel into hall.

Hall

Central heating radiator. Stairs to first floor. Small under stair cupboard with shelving. Smoke alarm. Wall light. Coat hooks. Small wall mounted cupboard housing electricity meter and fuse box. Telephone point. Shelved cupboard with further cupboard above. Glazed doors to kitchen and lounge and further doors to dining room, bedroom and bathroom.

Lounge 5.26m x 3.75m (at widest, excluding doorway)

UPVC double glazed window to front. Fireplace with brick surround. Large wood burner with wooden mantelpiece and brick surround. Central heating radiator. Television and telephone points. Heating controls. Smoke alarm and carbon monoxide alarm. Small cupboard with light. Wooden single glazed door to side with curtain rail, giving access to Oak Cottage's driveway.

Dining Room 3.9m x 3.3m

UPVC double glazed window to front and further wooden single glazed window to side. Open fireplace with grate, wooden mantelpiece and brick surround. Central heating radiator. Smoke alarm and carbon monoxide alarm..

Kitchen 5.27m x 2.04m

Wooden single glazed window to rear with venetian blind. Range of wall and floor mounted kitchen units with wooden worktops. Tiled flooring and splashback at units. Concept electric cooker, Beko tall fridge freezer and Indesit dishwasher. Stainless steel sink and drainer. Modern Worcester combi boiler. Central heating radiator. Heat alarm. Pantry cupboard with shelving. Expelair extractor fan. Wooden single glazed door to rear, giving access to rear garden.

Bedroom 4 4.73m x 2.96m (at widest)

Single glazed window to rear. Central heating radiator. 2 built in double wardrobes with hanging rail and shelving and further cupboards above. Shelving. Smoke alarm.

Bathroom 2.08m x 2.07m

Wooden single glazed, part obscure window to rear with roller blind. White suite of W.C, wash hand basin and free standing bath. Central heating radiator and heated towel rail. Wood panelling to half height. Washing pulley. Shelving. Wooden vanity cabinet. Towel rail. Coat hooks.

Landing

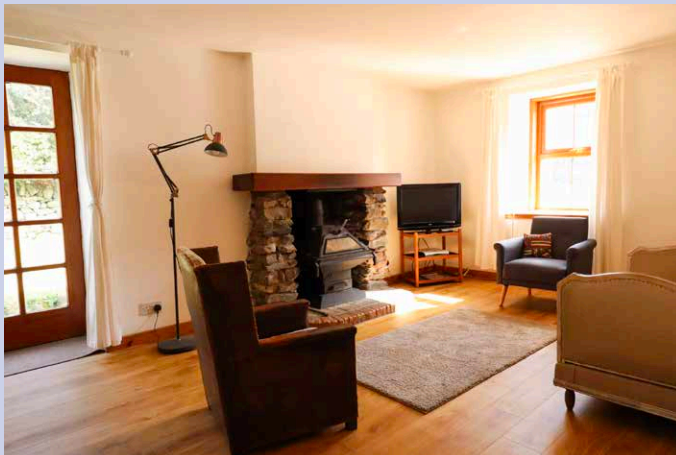
Smoke alarm. Hatch to attic. Wooden flooring. Doors to 3 bedrooms and shower room.

Bedroom 1 5.82m x 3.15m (at widest)

2 double glazed skylight windows to front with shutters and wooden single glazed window to rear with roller blind. Range of built in cupboards with shelving and hanging rail and further cupboards above. Small eaves cupboard. Central heating radiator. Telephone point. Smoke alarm. Wooden flooring.

Bedroom 2 4.73m x 2.49m

2 double glazed skylight windows to front with shutters. Central heating radiator. Shelving. Small eaves cupboard. Telephone point. Smoke alarm. Wooden flooring.



Bedroom 3 3.39m x 3.25m

Wooden single glazed window to rear with roller blind. Central heating radiator. Smoke alarm. Small eaves cupboard. Shelved cupboard. Wooden flooring.

Shower Room 2.13m x 2.02m

Double glazed skylight window to rear. White suite of W.C., wash hand basin and shower cubicle with Triton TBO electric shower. Tiling to full height at shower cubicle and tiled splashback at wash hand basin. Wooden worktop with Indesit washing machine and shelf below. Central heating radiator. 2 towel rails. Shelving. Coat hooks. Wooden flooring.

EXTERNAL

To the front of the property, there is a parking bay with space for two vehicles.

The sunny aspect rear garden is laid mainly to lawn and bordered by hedges and wooden fencing which offer a good degree of privacy. Patio area with wooden pergola by the property, with steps leading up to the lawn. 2 outdoor lights. Wood store. Wooden shed. Range of shrubs and small trees. A wooden gate to the side gives pedestrian access to the driveway for Oak Cottage and access to School Brae.

OAK COTTAGE ACCOMMODATION**Ground Floor**

External wooden glazed door into open plan lounge kitchen diner.

Lounge

Spacious and bright lounge with a double height ceiling and attractive exposed beams with spotlights; feature cast iron spiral staircase to the first floor accommodation; wood burner set on tiled hearth; double glazed wooden sash windows to front and side; 2 x Velux windows; radiator and decorative cast iron radiator; opening to kitchen diner; wooden doors to bedroom 2 and boot/utility room; phone connection point; broadband connection point; wooden floor.

Kitchen diner

Range of duck egg blue floor units with complementing worktops and tiled splashbacks to 1 wall; wall unit; Blanco stainless steel sink with mixer tap; CDA integrated oven with CDA ceramic hob; larder cupboard housing fridge and shelving; cupboard with newly installed Grant heat pump; integrated shelved cupboard; double glazed wooden sash window to front; tile floor; radiator.

Boot/Utility Room

Built in cupboard containing Indesit washing machine, shelving and hanging space; coat hooks; shelved cupboard; wooden door to bathroom; tile floor.

Bathroom

Suite of W.C., wash hand basin and mains shower over cast iron roll top bath; double glazed wooden sash window to side; tile floor; wall mounted mirror and light; manrose extractor fan; shelving; radiator.

Bedroom 2

Double bedroom with UPVC double glazed window to front; cupboard housing meters and fuse box; television connection point; hatch to attic; wall lights; wooden floor; radiator.

First Floor**Bedroom 1**

Double bedroom with double doors to Juliette balcony to side enjoying views over the neighbouring countryside; Velux window to front enjoying views over the village and countryside beyond; 3 x integrated shelved cupboards; integrated wardrobe; television connection point; hatch to attic; wooden floor; radiator.

OUTSIDE**Garden**

The property is accessed via a gate from the gavel driveway which passes Rose Cottage. Gravel path to paved patio area to the front of the property and entrance door. The path continues right around the property passing coal bunker and heat pump extractor fan. The garden is largely laid to lawn with plant and small tree borders and contains a log store. Large wooden garden storage shed. Outside light.

Shepherds hut

Shepherds hut containing space for double bed with storage underneath; wall lights; shelving; wooden flooring; window to front.

Please Note

White goods and blinds are included in the sale.

VIEWING

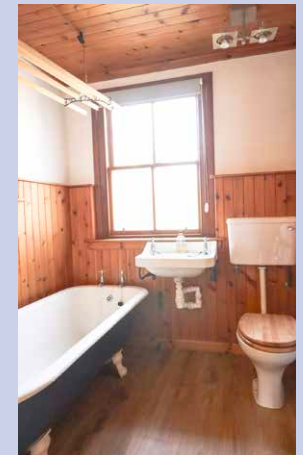
To view this property please contact the selling agents during business hours (Monday to Friday 9am to 1pm and 2pm to 5pm) on 01556 504 038.

HOME REPORT

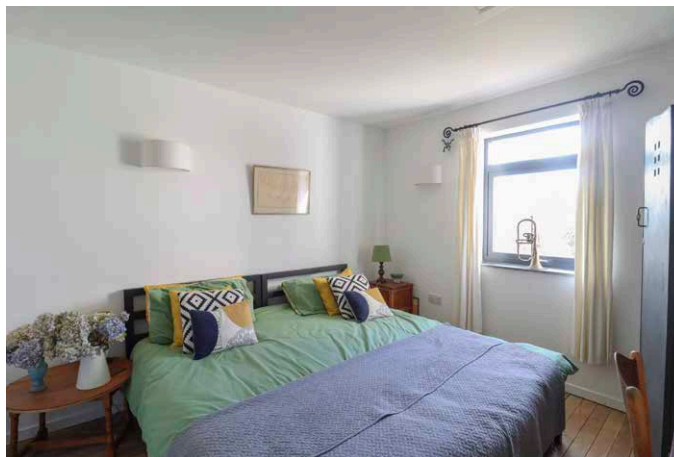
Home Reports have been prepared for Oak and Rose Cottages and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode DG7 3LY.

OFFERS

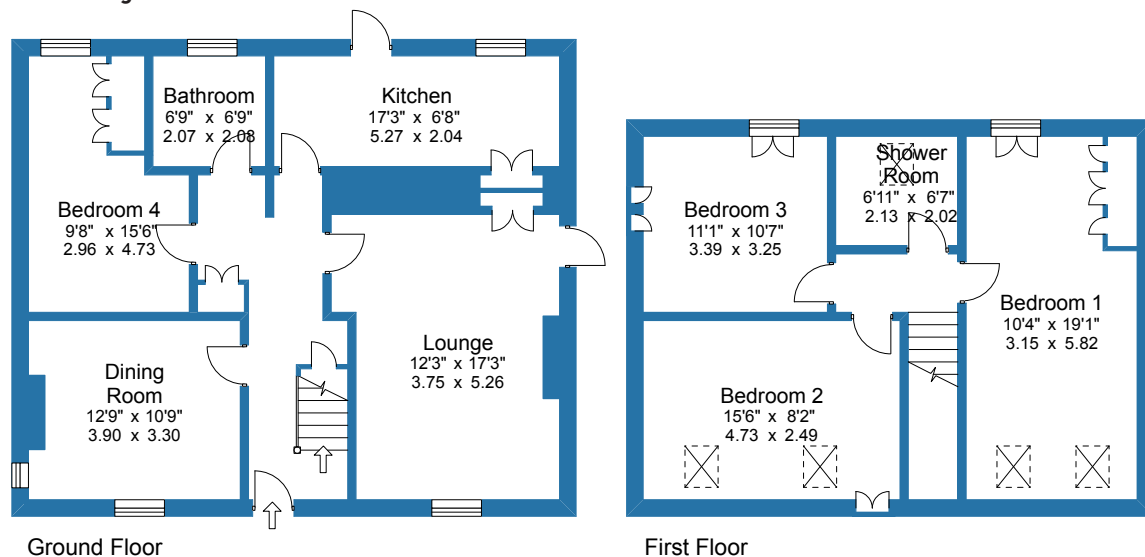
Offer in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.



Oak Cottage

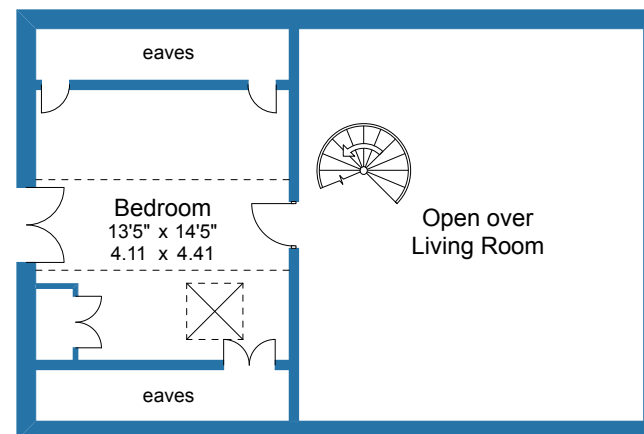


Rose Cottage

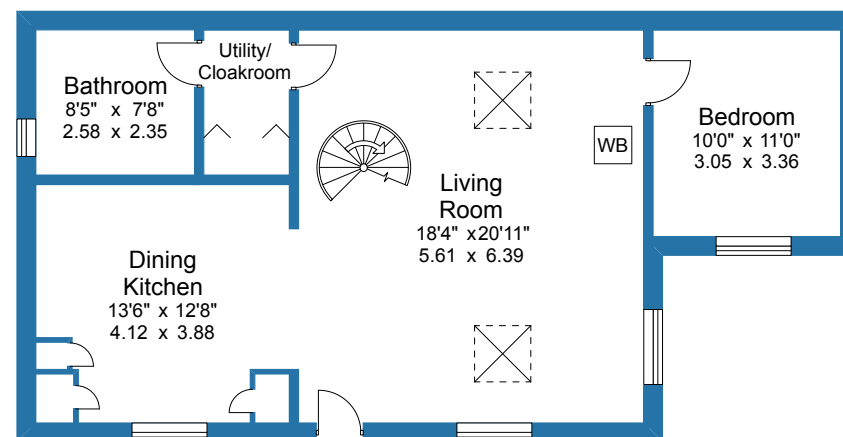


For illustrative purposes only. Not to scale.

Oak Cottage



First Floor



Ground Floor

For illustrative purposes only. Not to scale.



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Castle Douglas
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01556 503744

33 High Street
Dalbeattie
DG5 4AD
01556 611247



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

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