



Meoul School House, Stoneykirk

Stranraer, DG9 9EE

PRICE: Offers Over £275,000 are invited

Meoul School House

Stoneykirk, Stranraer

The delightful coastal village of Portpatrick is within easy reach with its range of restaurants, craft shops, lovely promenade and harbour. There is access to excellent golfing facilities only a few minutes drive away. All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in the town of Stranraer.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Former School and School Masters House
- Occupying a delightful rural location
- Delightful views over surrounding farmland
- Located only 10 minutes drive from the popular seaside village of Portpatrick
- Spacious family accommodation over two levels
- Excellent condition throughout
- Many fine period features to appreciate
- Oil central heating
- Double glazing
- Generous garden grounds with ample off-road parking



Meoul School House

Stoneykirk, Stranraer

A unique opportunity to acquire a delightful detached, rural, period property providing spacious family accommodation over two levels. The schoolhouse has been extensively renovated and modernised and yet retains great character to provide a wonderful retreat located only 10 minutes drive from the popular seaside village of Portpatrick. It displays an extensive range of attractive features to provide immaculately presented accommodation in walk in condition.

This charming country residence, which was at one time the local school, is offered for sale along with the former school which is attached to the schoolhouse. The School has potential for residential or commercial development subject to local authority approval. This is indeed a unique opportunity and viewing is to be thoroughly recommended.



Lounge

A main lounge to the front with wooden fire surround housing a multi-fuel stove. Window shutters, CH radiator and TV point.

Dining Room

A further reception room to the front featuring a wooden fire surround with tile insert housing an open fire. Window shutters, CH radiator and shelved recess.

Games Room / Family Room

The former school has been repurposed as a games room / family room. There is an inset fire surround housing a wood-burning stove. There is a WC to the rear to the rear of the hall.

Kitchen

The kitchen has been fitted with a full range of shaker style floor and wall-mounted units with solid granite worktops. There is a range cooker, Belfast sink, walk-in larder cupboard and CH radiator.

Sun Lounge

A sun lounge to the rear with views over the rear garden. Sliding patio doors to the porch, laminate flooring and painted wooden wall panelling.

Utility Room

A useful utility room with plumbing for an automatic washing machine and storage shelves.

Shower Room

A modern shower room with WC and WHB in white. There is a vinyl panelled corner shower cubicle housing a mains shower. Vinyl tile ceiling, recessed lighting, heated towel rail and walk-in storage cupboard.

Landing

The split landing provides access to the bedrooms and bathroom.



Bathroom

The painted pine-lined bathroom is fitted with WC, WHB and roll top Bath. Victorian-style radiator with heated towel rail.

Bedroom 1

A bedroom to the front featuring a wooden fire surround with cast iron & tile insert. CH radiator.

Bedroom 2

A bedroom to the rear featuring a cast iron fire surround. CH radiator.

Bedroom 3

A bedroom to the front featuring a wooden fire surround with cast iron insert. CH radiator.

Bedroom 4

A further bedroom to the rear featuring a wooden fire with cast iron insert. CH radiator.

Garden

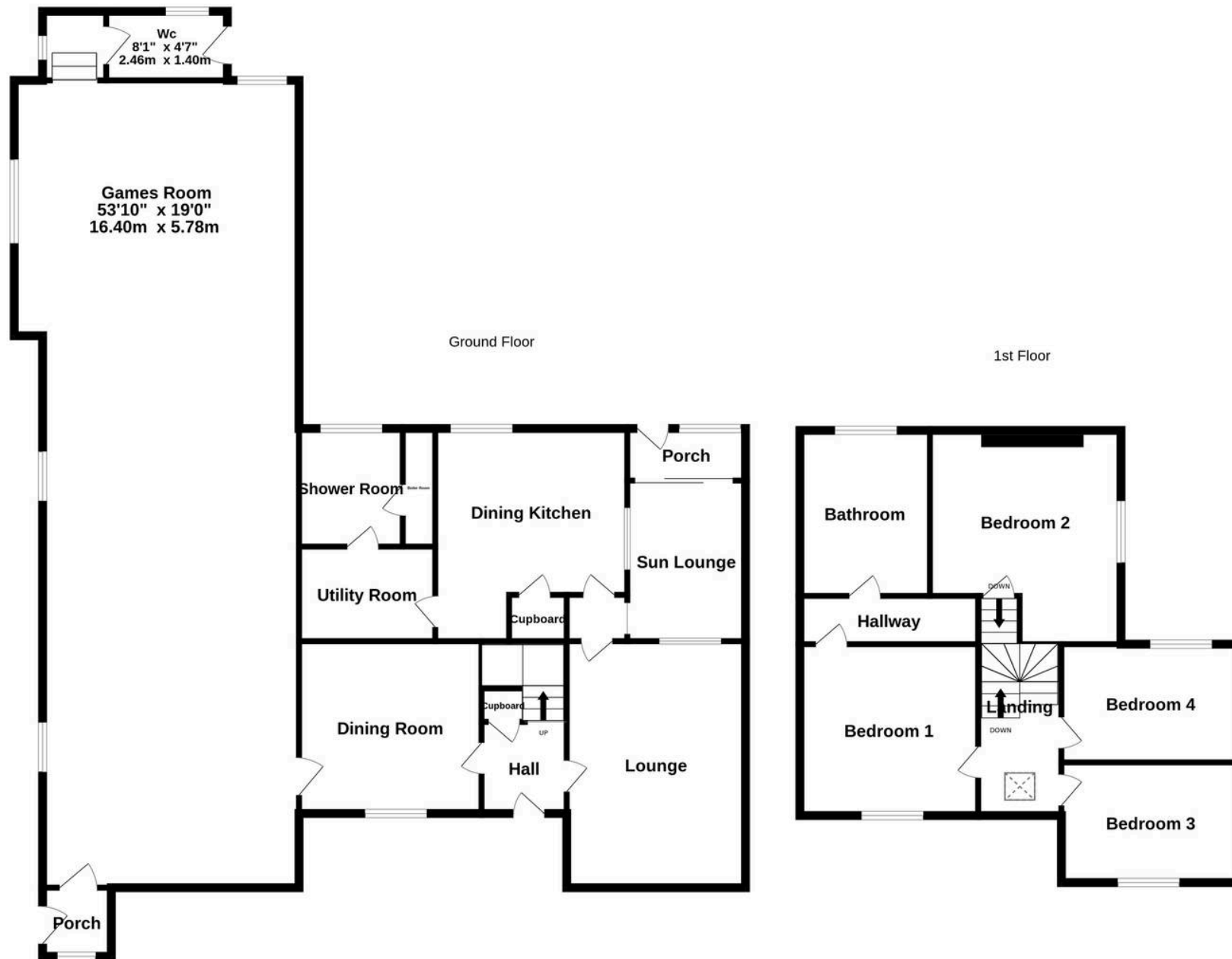
The property is set within its own generous area of ground. The front has been laid out to lawn with mature shrub borders. The side and rear ground is laid out in tarmac and provides ample off-road parking. The enclosed rear garden is laid out to lawn with a quartz gravel border. There is a range of brick outbuildings and a wooden garden shed.

GARAGE

Double Garage

A large detached garage with up & over door to the front.





Measurements are approximate. Not to scale. Illustrative purposes only
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





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