

THE CHURCH OF SCOTLAND

EAGLAIS NA h-ALBA



Kirkbean Church **Kirkbean, Dumfries, DG2 8DW**



Kirkbean Church is a traditional B-Listed stone built Church, designed by William Craik of Arbigland, dating back to 1776. It is of solid roughcast stone construction with a pitched and slated roof. It is set within a Churchyard in the ownership of Dumfries and Galloway Council.

The Church is peacefully located on the edge of the small village of Kirkbean, only a short distance from the unique and beautiful Solway coast.

Kirkbean is some 12 miles from Dumfries, which has a full range of shops, restaurants, retail and educational facilities.

There is an interesting historical connection with the United States Navy, as Kirkbean was the home of John Paul Jones, viewed as the “Father of the US Navy”.

OFFERS OVER £50,000

MRS JANETTE SWILSON, LL.B., N.P.
Solicitor of the Church

LAW DEPARTMENT
121 George Street
Edinburgh EH2 4YN
Tel: 0131 240 2263 Fax: 0131 240 2246
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MISS MARY E MACLEOD LL.B., N.P.
Depute Solicitor



Accommodation

Entrance vestibule (4.97 square metres).

Timber access doors. Electric heater. Shelved wall cupboard.

Sanctuary (146.5 square metres)

T-shaped with split level flooring principally of suspended timber and overlaid with timber boarding. Tongue and grooved lined lower walls. Fitted pews. Arched windows.

Side Porch (6.42 square metres)

Timber entrance door. Single glazed window.

WC Compartment (3.12 square metres)

Recently refitted with WC, wash hand basin, water heater, electric wall heater and extractor fan.

Bell and Clock Tower above front vestibule.

Accessible by external staircase.

Grounds

The surrounding graveyard is owned by the local authority.

Fixtures and fittings

The Sellers reserve the right to remove the following items from the Church:-

Wall plaques, Font, Safe and the Clock and Bell in the Tower.

The Sellers will exercise reasonable care in the removal of reserved items but will not be bound to make good any damage resulting from such removal.

Services

The building is served by mains water and electricity. Drainage is to a private septic tank, which is understood to lie to the west of the Church within the graveyard. There is a central heating system, and no warranty is given that this is in working order.

Entry

Early entry can be given.

Planning

The Church is a B-Listed building and falls within Class 10 of the Town & Country Planning (Use Classes) (Scotland) Order 1997. It could be used, without the necessity of obtaining Planning Consent, for the provision of education, for the display of works of art, as a public hall or exhibition hall, public library or public reading room, or as a museum.

Viewing

By appointment. Please contact the Law Department on 0131 240 2263.

Offers

Offers over £50,000 are invited and should be submitted in writing to:

Church of Scotland Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone 0131-240 2263

Fax 0131-240 2246

E-mail: properties@cofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest in writing or by e-mail with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers received.

This and our other properties for sale can be viewed at

www.cofsproperties.org.uk

The Church of Scotland General Trustees - Scottish Charity No: SC014574

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Whilst the foregoing Particulars are believed to be correct they are not warranted on the part of the sellers and it will be for any purchaser to satisfy him or herself with regard to all matters prior to the submission of an offer.