



**Lodge 3, Barstobrick Ridge,
Ringford, Castle Douglas, DG7 2AY**

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No site fees till July 2025

“Lodge 3 Barstobrick Ridge is an immaculately presented luxury, 3 bedroomed holiday lodge in a stunning setting in the Galloway hills.”

Accommodation

- + Open plan sitting room/kitchen/diner
- + Three bedrooms
- + Shower Room

Outside

- + Decking to the side and front
- + Private Parking



LOCATION

Surrounded by wonderful wildlife and stunning scenery, Lodge 3 at Barstobrick is situated in Dumfries and Galloway in an elevated setting with expansive views over the local countryside. Onsite there is a horse-riding centre and several walking trails including the hike to the impressive Nielson's monument. The attractive harbour town of Kirkcudbright is approximately 5 miles away offering many recreational facilities such as a golf course, swimming pool and marina. It has a variety of shops, hotels, restaurants, galleries and health centre. Kirkcudbright is well known as "The Artists Town".

DESCRIPTION

Lodge 3 Barstobrick is an immaculately presented 3 bedroomed lodge. It is pre-loved with one previous owner and recently refurbished to a high standard. It benefits from a new combi gas boiler; new fitted kitchen and shower room, floor coverings, internal doors and kitchen windows and new decking the front and side. It offers wonderful views over the Galloway countryside and to Screel and Bengairn Hills beyond. The lodge is sold with a 20 year ground lease. The site fees are £2500 and increase annually in line with RPI. Payment of site fees will commence in July 2025. Gas, electricity and water are billed quarterly and there is access to fibre broadband. The lodge benefits from 100% rates relief when applied for i.e. no council tax. The furniture pack in the lodge is available at an additional cost.

ACCOMMODATION

Three steps from the gravelled area lead onto decking. Exterior glazed door opens onto the main open plan sitting room/kitchen/diner. Door to cupboard housing fuse box. Door to cupboard housing Alpine gas boiler. Door to rear hall; carbon monoxide detector; vinyl tiled flooring.

Open plan sitting room/kitchen/diner

Double patio doors opening onto the decking with views to the Galloway Hills; fitted carpet; television aerial point; feature wooden fireplace housing electric wood burning stove with marble hearth; two windows to side.

Kitchen

A good range of attractive fitted floor and wall units in pale green with grey marble effect worktops; integrated Lamona gas hob with stainless steel extractor hood and splash back; integrated Lamona electric fan oven; stainless steel sink, drainer and mixer tap; integrated Lamona dishwasher; integrated Lamona fridge/freezer; Airflow extractor fan; windows to views over the hills; Stiebel Eltron electric heater; vinyl tiled flooring.

Rear Hall

Door opens to hall with door to cupboard which is plumbed for washing machine and space for tumble dryer; door to 3 bedrooms and shower room.

Bedroom 1

Double bedroom with window to side; built in large double wardrobe with sliding mirrored doors with shelf and hanging rail; fitted carpet; Dimplex electric radiator.

Bedroom 2

Double bedroom with window to side; built in double wardrobe with shelf and hanging rail, Dimplex electric radiator; fitted carpet.

Bedroom 3

Single bedroom with window to side; fitted carpet; Dimplex electric heater.

Shower Room

Newly fitted with modern suite comprising of W.C, wash hand basin in vanity unit with drawer, fitted mirror and shaver light; Mira electric shower with bi-folding door; part Respatex walls; heated towel rail; Deta extractor fan; obscure UPVC double glazed window to side; tiled flooring.

OUTSIDE

Gravel area with parking for two cars enclosed by shrubbery and small trees; steps to the side of the lodge leading to decking at the side and front of the lodge; small external hut containing electric meter and gas meter.

Whilst 52 weeks occupancy is possible, the lodges cannot not be treated as an individual's principal place of residence.

VIEWING

By contacting the Selling Agents on 01556 504038.

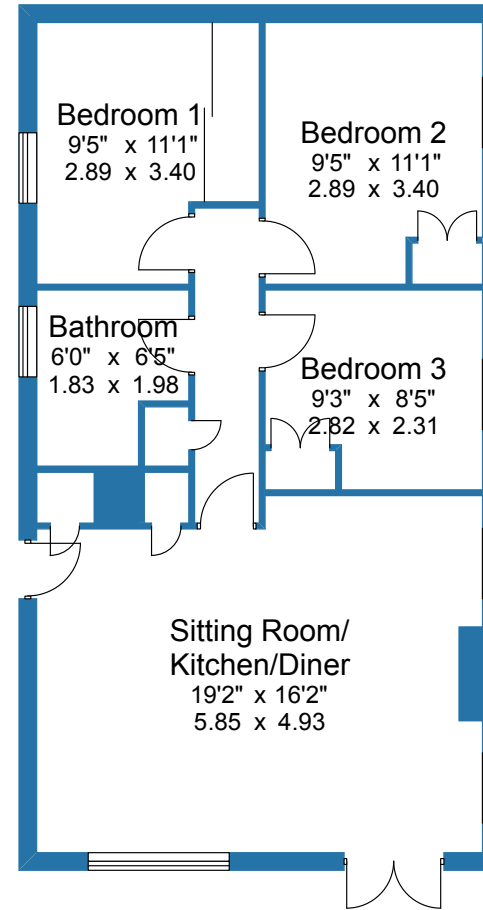
OFFERS

Offers 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.

PROPERTY MISDESCRIPTIONS ACT 1991

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.





For illustrative purposes only. Not to scale.



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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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