



Cumstoun Lodge, Barnhourie, Colvend, DG5 4PU

Cumstoun Lodge Barnhourie, Colvend, DG5 4PU

Well presented, three bedroom, freehold lodge in a peaceful location with distant sea views close to the scenic Solway Coast

Accommodation

- + Lounge/Kitchen/Dining Room
- + Hall
- + 3 Bedrooms
- + Shower Room

External

- + Parking Area
- + Garden

EPC Rating F



LOCATION

Cumstoun Lodge enjoys a pleasant outlook towards Southernness and the Cumbrian hills from its elevated position. Part of a small cluster of independently owned lodges, the property is located a short distance off the A710 coast road, on the edge of Sandyhills. It is only a few miles from Colvend, a delightful village with a restaurant, church, shop and primary school. Sandyhills is approximately 6 miles from Dalbeattie, 12 miles from Castle Douglas, the "Galloway Food town", and 21 miles south west of Dumfries. Sandyhills Beach is one of the best sandy beaches on the Solway Coast and is a short walk away from the property. There are lovely coastal and cliff top walks to the villages nearby including Rockcliffe and at Kippford. The area provides excellent outdoor activities such as yachting at Kippford, 18 hole golf courses (Colvend Golf Course and a short drive to a Championship course at Southernness), fishing in lochs and rivers, the 7 Stanes mountain bike trails and walks in the nearby Dalbeattie and Mabie Forests. There is a Wildlife Reserve at Mersehead on the Solway Coast and Bainloch Deer Park nearby.

DESCRIPTION

Cumstoun Lodge is a three bedroom detached single storey lodge of solid log construction. The property offers well presented accommodation and benefits from electric heating, wood burner and wood effect UPVC double glazing throughout. Wrap around garden grounds, which back onto countryside, offer a good degree of privacy and attract a range of wildlife. Cumstoun Lodge would make an ideal holiday home or holiday let investment but can be used as a full time main residence if desired. The property is currently run as a successful holiday let business.

Viewing is recommended to appreciate the accommodation on offer.

ACCOMMODATION

Wooden door from decking into lounge/kitchen/dining room.

Lounge/Kitchen/Dining Room 6.14m x 4.8m (at widest)

Generous open plan room with views towards Southernness and the Cumbrian hills. 2 windows to front and window to side with venetian blind. UPVC double glazed sliding patio doors to side, giving access to garden. Wall mounted electric heater. Wood burner with slate hearth. Television point and telephone point. Smoke/heat alarm and carbon monoxide alarm. Fire blanket and 2 fire extinguishers. Range of modern wall and floor mounted kitchen units with speckled stone effect worktops. Stainless steel sink and drainer. Beko electric cooker with stainless steel splashback. Candy washing machine and Zanussi under counter fridge freezer.

Hall area

Wall mounted electric heater. Smoke alarm. Coat hooks. Small cupboard and shelf. Doors to bedrooms and shower room.

Bedroom 1 3m x 2.64m

Window to side. Shelf with hanging rail below. Coat hooks.

Bedroom 2 3m x 2.95m

Window to side. Shelf with hanging rail below. Coat hook.

Bedroom 3 3.m x 1.81m

Window to side with roller blind. Wall mounted electric heater. Shelf. Storage alcove with curtain and rail, housing electric meter, fuse box and water tank with shelving.

Shower Room 1.98m x 1.96m

Obscure glass window to side. Modern white suite of W.C., wash hand basin and shower cubicle with Mira Sport shower and glass double doors. Respatex to ¾ height at shower cubicle and splashback at wash hand basin. Heated chrome towel rack. Small wall mounted electric heater. Towel rail. Shaving point. Shelving. Coat hooks.

EXTERNAL

The garden grounds are laid to lawn and wrap around the property. A range of mature bushes and large trees offer a good degree of privacy. Parking area with space for two vehicles. Further parking is available on the edge of the turning circle. Steps to partially covered area of wooden decking by front door. Outdoor light. Mailbox. Barbeque. Wooden shed. Tap.

Please Note

The white goods and blinds are included as part of the sale. All furniture is also available, subject to negotiation. The lodge is freehold and there are no site service charges payable.

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

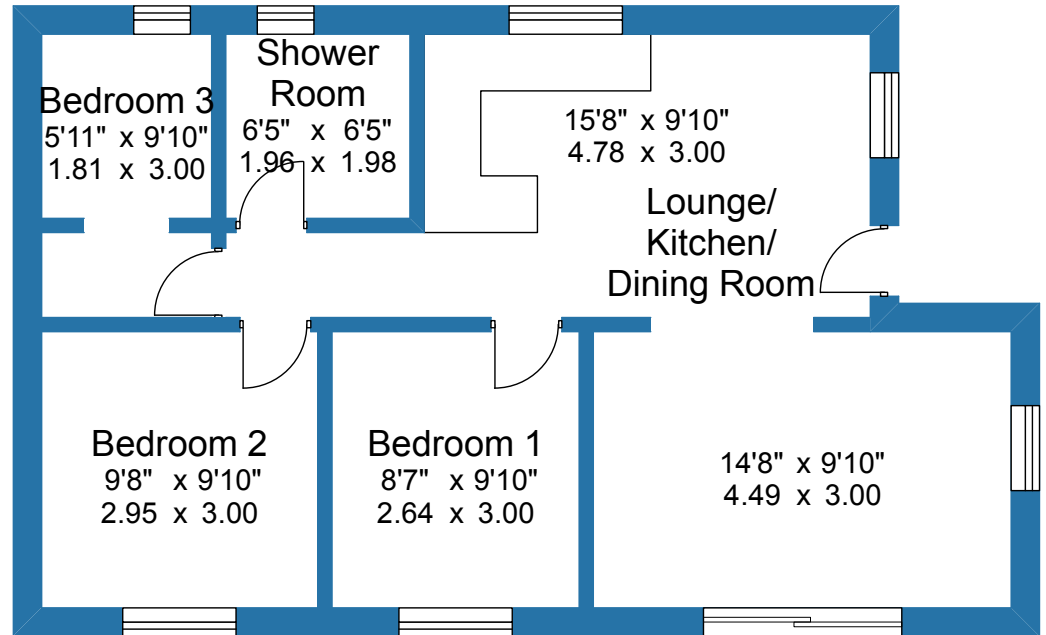
A Home Report has been prepared for this property and a copy of this can be obtained by logging onto www.onesurvey.org or by contacting the Selling Agents on 01556 611 247.





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.



For illustrative purposes only. Not to scale.



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01556 503744

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Dalbeattie
DG5 4AD
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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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