



**Lodge 9, Barstobrick Ridge,
Ringford, Castle Douglas, DG7 2AY**

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“Attractive modern lodge nestled within peaceful countryside with stunning views over the Galloway Hills”

Accommodation

- + Entrance Hall/Utility Room
- + Open Plan Lounge/Kitchen/Diner
- + Bedroom
- + Shower Room

Outside

- + Attached Shed
- + Decking to the front and side of lodge
- + Gravel parking for 2 cars



LOCATION

Surrounded by wonderful wildlife and stunning scenery, Lodge 9 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 9 at Barstobrick is an immaculately presented luxury 1 bedroomed lodge in the heart of the Galloway countryside. Crafted by Island Leisure the lodge has been carefully built to the British Standard BS3632 and offers wonderful views over the surrounding countryside. The lodge benefits from a modern shower room and excellent fitted kitchen with Liquid Petroleum gas fired central heating and UPVC double glazing throughout. The lodge is sold with a 24 year ground lease which can be extended to the original 30 years at an additional cost. The site fees start at £2500 and increase annually in line with RPI. Gas, electricity and water are billed quarterly and there is access to fibre broadband. All white goods and most of the furniture are included in the sale.

ACCOMMODATION

Entrance Hall/Utility Room

A UPVC external glazed door invites you into the lodge opening into the utility room/hallway; modern cream fitted wall units with

brown stone effect worktops; full length cupboard containing Worcester gas boiler and shelf; stainless steel sink and drainer with mixer tap; cupboard with mirrored sliding doors with hanging space, shelving and fuse box; integrated washer/dryer; Worcester thermostat; carbon monoxide alarm; smoke alarm; hatch to attic; wood effect laminate flooring; radiator. Doors to shower room, bedroom and open plan lounge/kitchen/diner.

Open plan Lounge/Kitchen/Diner

A light filled open plan living room/kitchen/dining room with views to the Galloway Countryside with Screel and Bengairn beyond thanks to four UPVC double glazed windows on three sides and French doors opening onto the decking area to the front.

Lounge Area

Gazco effect wood burning stove with a slate hearth, black tiled surround and extractor chimney Flue to outside; television connection point; fitted carpet; smoke detector.

Kitchen/Diner

A modern fitted kitchen with grey wall and floor units with brown stone effect worktops; integrated fridge/freezer; integrated electric fan oven, gas hob and stainless steel extractor chimney hood; stainless steel sink, drainer and mixer tap; airflow extractor fan; carbon monoxide alarm; smoke detector; integrated wooden bench; wood effect laminate flooring.

Bedroom

Spacious double bedroom with window to side; fitted wardrobes with mirrored sliding doors, hanging space and shelving; television connection point; fitted carpet; smoke alarm.

Shower Room

Modern suite comprising of W.C with concealed cistern and wash-hand basin in vanity unit with cupboards and drawers; Mira shower with glass doors and brown marble effect waterproof wall panels; heated towel rail; shaver light; extractor fan; obscure window to rear; wood effect laminate flooring.

OUTSIDE

Large gravel area with parking space for two cars surrounded by small trees and shrubs; decking to the side and front of the lodge; attached shed; small hut containing fuse box; separate decking area to the rear with garden shed; four outside lights; outside tap.

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

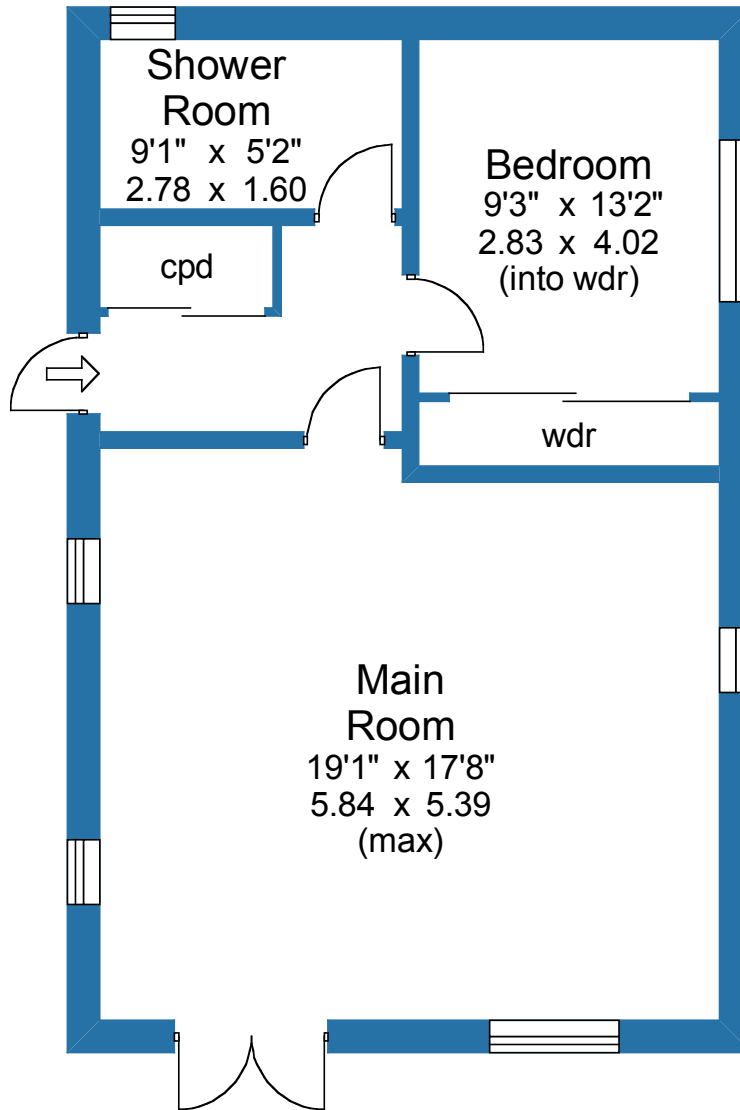
VIEWING

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.





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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