



**13 Barend, Sandyhills, DG5 4NU**



# 13 Barend, Sandyhills, DG5 4NU

“Well presented, three bedroom,  
two bathroom log chalet at Barend  
on the scenic Solway Coast”

## Ground Floor

- + Hall
- + Lounge/Dining Room
- + Kitchen
- + Bedroom
- + Shower Room

## First Floor

- + 2 Bedrooms
- + En Suite Shower Room

## External

- + Parking Area
- + 2 Balconies

**EPC Rating F**

**Council Tax Band D**





## LOCATION

13 Barend enjoys a pleasant outlook over Barend's landscaped grounds to the countryside beyond. Barend, 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 from the chalet. There are lovely coastal and cliff top walks to the villages nearby including Rockcliffe and at Kippford. Barend is an ideal location to explore the Galloway countryside as the area provides excellent outdoor activities such as yachting at Kippford, 18 hole golf courses (adjacent 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 a Deer Park nearby. At Barend there is a Farmhouse style complex which provides a private heated indoor swimming pool and sauna, a restaurant and lounge bar, boules courts and a small adventure playground. Barend Riding Centre, and a fishing loch are adjacent to the site.

## DESCRIPTION

13 Barend is a detached Scandinavian style "A Frame" type lodge of solid log construction. The property has three bedrooms and is well presented throughout. The property benefits from an extended kitchen, two balconies, master en suite shower room, gas fired central heating and partial UPVC double glazing (exemptions specified). 13 Barend would make an ideal holiday home or holiday let investment but can be used as a full time main residence if desired. Until recently, the current owners ran a very successful holiday let business.

Viewing is recommended to appreciate the accommodation on offer.

## ACCOMMODATION

UPVC double glazed obscure glass door into hall.

### Hall

Cupboard with power point. Stairs up to the first floor. Smoke alarm and fire extinguisher. Central heating radiator. Heating controls. Coat hooks. Wooden glazed door and matching side panel to lounge/dining room. Further doors to bedroom 3 and shower room.

### Lounge/Dining Room

**7.23m x 3.6m (at widest)**

2 windows to rear. 2 central heating radiators. Television point and telephone point. Smoke alarm. 4 wall lights. Open plan to kitchen. UPVC wood effect double glazed door with matching side panel to rear, giving access to lower balcony.

### Kitchen

**3.25m x 1.85m (at widest)**

The kitchen has been extended into the lounge/dining room to provide additional cupboard space. Wooden single glazed window to side with roller blind. A range of modern floor and wall mounted units with wood effect worktops and splashback. Stainless steel sink with single drainer. Integrated Lamona electric oven, electric hob and cooker hood. Dishwasher, under counter fridge and under counter freezer. Heat alarm. Fire blanket. Thermostat.

### Bedroom 3

**3.56m x 2.66m (excluding doorway)**

Wooden single glazed window to front. Built in wardrobe with shelf and hanging rail. Central heating radiator. Recess housing modern Worcester combi boiler. Carbon monoxide alarm.

### Shower Room

**1.84m x 1.67m**

Wooden single glazed window to side with roller blind. Modern white suite of W.C., wash hand basin and large walk in shower cubicle with rainfall shower and glass shower screen. Respatex to full height. Heated chrome towel rack. Extractor fan. Shaving light.

### Bedroom 1

**6.25m x 5.33m (at widest)**

Metal double glazed sliding patio doors to rear, giving access to upper balcony. Central heating radiator. Smoke alarm.

### Bedroom 2

**3.08m x 2.96m (excluding doorway)**

Wooden single glazed window to front with roller blind. Central heating radiator. Built in wardrobe with hanging rail and shelf. Eaves storage cupboard. Door to en suite shower room.

### En-Suite Shower Room

**2.5m x 1.72m (at widest)**

Wooden single glazed window to front with roller blind. Modern white suite of W.C., wash hand basin with built in cabinet below and elevated shower cubicle. Respatex to full height at shower. Heated chrome towel rack. Extractor fan.

## EXTERNAL

Parking area to front of property. Area with bin storage and boxes housing electric and gas meters. Gravelled area by front door. Outdoor light. Bell.

To the rear of the property there are lower and upper balconies, accessed via the lounge/dining room and bedroom 1 respectively. Both balconies enjoy views over Barend's landscaped grounds and the countryside beyond.

## PLEASE NOTE

White goods and blinds are included in the sale. Items of furniture in the property may also be available for an additional fee, subject to negotiation.

## SERVICES

Mains electricity. LPG communal tank serves the property with a meter located to external box serving central heating boiler. There is a monthly charge of approximately £230 per month to Barend Proprietors Association Limited for site maintenance, refuse collection, water, drainage and road maintenance.

## VIEWING

To view this property please contact the Selling Agents on 01556 504 038.

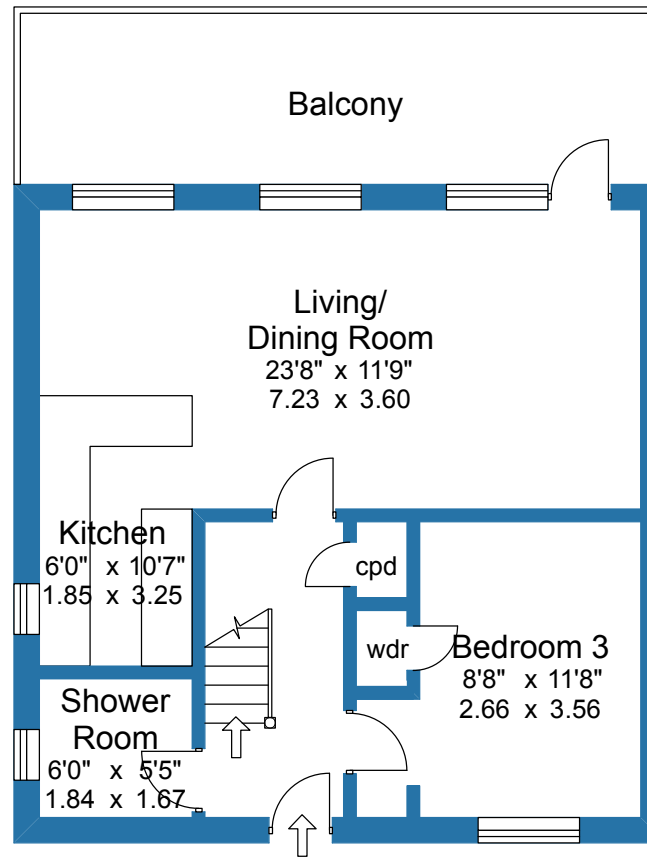
## HOME REPORT

A Home Report has been prepared for this property and a copy of this can be obtained by logging onto [www.onesurvey.org](http://www.onesurvey.org) or by contacting the Selling Agents on 01556 504 038.

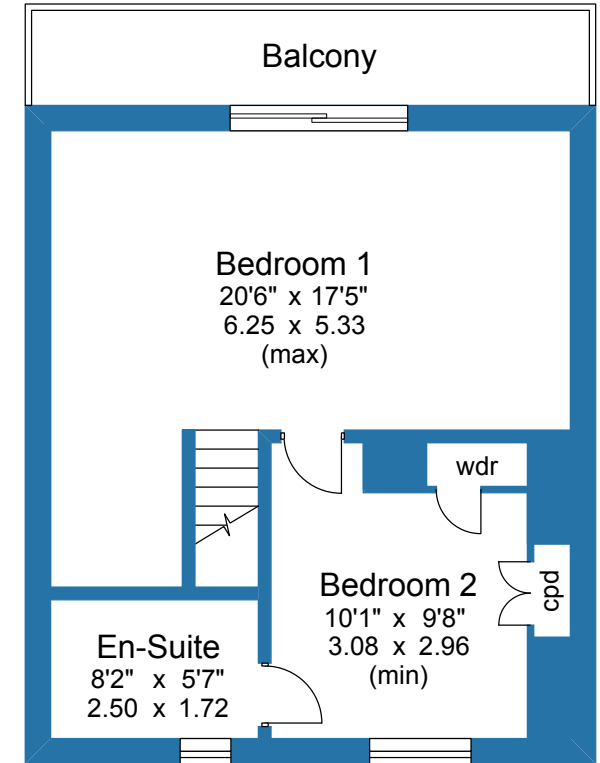
## OFFERS

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.





Ground Floor



First Floor

For illustrative purposes only. Not to scale.



135 King Street  
Castle Douglas  
DG7 1NA  
01556 503744

33 High Street  
Dalbeattie  
DG5 4AD  
01556 611247



**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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