



61 Barend, Sandyhills, Dalbeattie, DG5 4NU

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Beautifully presented, single storey lodge with an open outlook at Barend on the scenic Solway Coast.

Accommodation

- + Lounge/Dining Room
- + Kitchen
- + Hall
- + 3 Bedrooms
- + En-Suite W.C.
- + Shower Room
- + Porch
- + Snug

External

- + Parking Area
- + Garden

EPC Rating D

Council Tax Band D



LOCATION

61 Barend is located at the end of a quiet cul-de-sac on the edge of Barend Holiday Village. The lodge enjoys a pleasant open outlook to the front and side. 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 lodge. 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 Bainloch 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, owned by Barend, are adjacent to the site.

DESCRIPTION

61 Barend is a detached, single storey lodge of solid log construction. The property has three bedrooms and is beautifully presented throughout. It benefits from modern fitted kitchen and shower room/WC, additional snug, electric heating and UPVC double glazing, except where specified. Gravelled parking space for two vehicles and a small private garden complete the accommodation on offer. The property would make an ideal holiday home or holiday let investment but can be used as a full time main residence if desired.

Viewing is recommended to appreciate the accommodation on offer.

ACCOMMODATION

UPVC double glazed patio doors into lounge/dining room.

Lounge/Dining Room 6.4m x 5.69m (at widest)

Large window to front and window to each side, all with roman blinds. Celsi electric fire with stone base. Television point and telephone point. Electric heater. 7 wall lights. 2 smoke alarms. Wooden double glazed door with roman blind to porch and glazed door to hall.

Kitchen 3.11m x 1.97m

Open plan to lounge/dining room. Window to side with vertical blind. A range of modern floor and wall mounted units with underlighters, black stone effect worktops and splashback. Stainless steel sink with single drainer. Integrated AEG fridge and freezer, Beko dishwasher and cooker hood. AEG electric cooker and Hoover washing machine. 4 wall lights. 2 wall storage racks.

Hall

Electric heater. Coat hooks and shelving. Smoke alarm. Heating controls. Hatch to roof space. Fire extinguisher. Glazed door to lounge and doors to all bedrooms and shower room.

Bedroom 1 3.18m x 2.87m

Window to rear with roman blind. Electric heater. Wall mounted shelf with coat hooks and hanging rail. Sliding door to en suite W.C.

En-Suite W.C. 1.5m x 0.82m

Small obscure glass window to rear. Modern white suite of W.C. and wash hand basin with built in cabinet. Heated chrome towel rack. Mirror. Downlighters.

Bedroom 2 3.18m x 2.87m

Window to rear with roman blind and net curtain. Electric heater. Wall mounted shelf with coat hooks and hanging rail.

Bedroom 3 3.1m x 2.65m (at widest)

Window to side with roman blind. Electric heater.

Shower Room 1.92m x 1.65m

Obscure glass window to side. Modern white suite of W.C. and wash hand basin with built in cabinet and surround and large shower cubicle with mains water rainfall shower. Respatex to full height. Heated towel rack. 2 vanity cabinets. Extractor fan. Mirror. Downlighters.

Porch

Wooden single glazed windows to side and rear. Coat hooks. Wall light. Wooden single glazed door to garden area. Glazed doors to lounge and to snug.

Snug 3.34m x 1.61m (at widest)

Formerly utilised as a workshop, this space is now used as a small additional reception room. Window to front. Electric fire. Bench with storage below. Television point. Cupboard housing electric meter and fuse box.

EXTERNAL

Gravelled parking area to front of property with space for two vehicles. Steps from parking area lead up to the lodge. The area around the lodge is laid mainly to gravel with a patio located by the front entrance. 5 outdoor lights. Outdoor tap and power points. Bin storage area. 2 storage bunkers. Barbeque with power. Awning. Flower beds.

Please Note

All blinds, curtains and white goods are included in the sale. Some furniture in the property may also be available, subject to negotiation.

SERVICES

Mains electricity. There is a monthly charge of approximately £221 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 during business hours (Monday to Friday 9am to 5pm) on 01556 504 038.

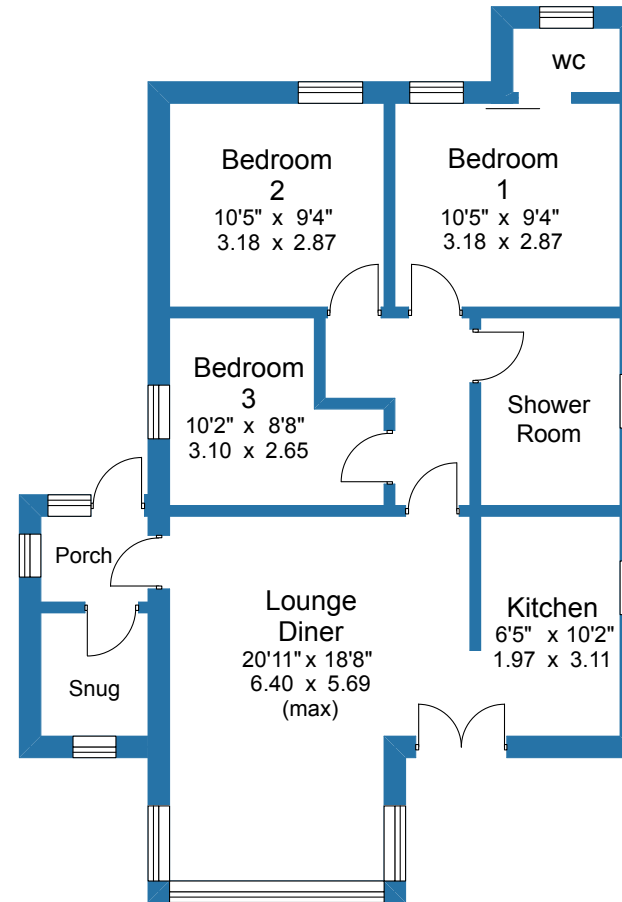
HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode for the property.

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.



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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