



GG P

# Barstobrick Lodges, Ringford, Castle Douglas

"A unique opportunity to acquire a bespoke timber lodge within an area of expansive natural farmland with uninterrupted views across the Dumfries and Galloway countryside."









These interior images are examples of possible designs and layout provided by the lodge manufacturer www.islandleisure.co.uk

### LOCATION

Surrounded by wonderful wildlife and stunning scenery, Barstobrick Lodges are situated in Dumfries and Galloway in an elevated setting with expansive views over the local countryside.

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 and galleries, health centre and cottage hospital. Kirkcudbright is well known as "The Artists Town".

The onsite Barstobrick coffee shop is open all year round and is the base for horse riding and several walking trails.

#### DESCRIPTION

These luxury lodges are crafted by Island Leisure and are carefully built to British Standard BS3632. Available in a range of sizes and layouts, they are built to meet individual requirements and budgets. These high-quality lodges benefit from gas central heating, full double glazing, ensuite shower rooms and excellent fitted kitchens. They offer wonderful views over the Galloway countryside which can be enjoyed from the customisable decking area.

A full set of park regulations is available.

Plots are offered on a 30 year lease with all services including superfast broadband.

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

## **VIEWING**

By contacting the Selling Agents on 01557 330539.

## **OFFERS**

Offers in Scottish legal Form should be submitted to the Selling Agents.









135 King Street Castle Douglas DG7 1NA 01556 503744

27 St Cuthbert Street Kirkcudbright DG6 4DJ 01557 330539

135 Irish Street **Dumfries** DG1 2NT 01387 255351

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.

Notice: Gillespie Gifford & Brown LLP, for themselves and the Seller of this property, whose agents Gillespie Gifford & Brown LLP are, give notice that:-

- These particulars do not constitute, nor constitute any part of, an offer or a contract.
   All statements contained in these particulars as to this property are made without responsibility on the part of Gillespie Gifford & Brown LLP, or the Seller.
   None of the statements contained in these particulars are to be relied on as statements or representations of fact.
- Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
   The selter does not make or give, and neither Giltespie Gilford & Brown LLP, nor any person in the employ of Giltespie Gilford & Brown LLP, has any authority to make or give, any representation or warranty whatever in relation to this property.





