



1 Barend, Sandyhills, DG5 4NU

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

Ground Floor

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

First Floor

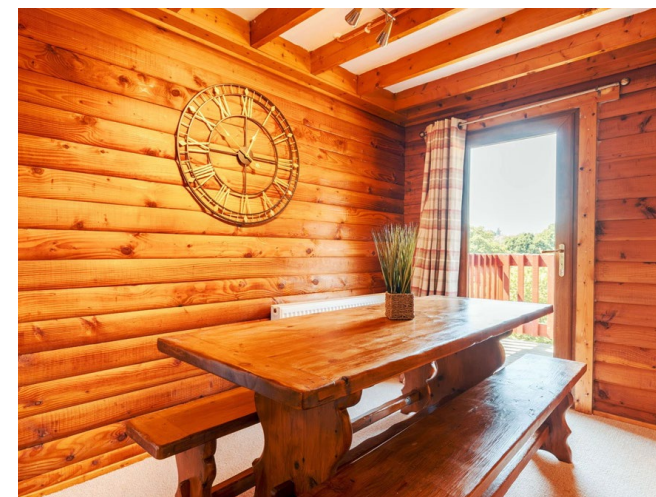
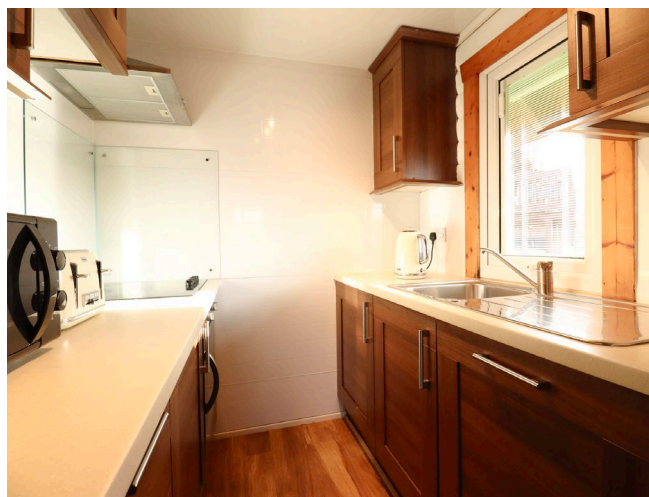
- + 2 Bedrooms
- + En Suite Shower Room
- + En Suite W.C.

External

- + Parking Area
- + Cellar
- + 2 Balconies

EPC Rating E

Council Tax Band D



LOCATION

Located on the far edge of Barend Holiday Village, 1 Barend enjoys a pleasant outlook over open countryside. 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.

DESCRIPTION

1 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 current owners having undertaken a number of upgrades within the last 4 years including balcony upgrades, new bathroom, new boiler and new external doors. The property benefits from two balconies, master en suite shower room and additional en suite W.C., gas fired central heating and full UPVC double glazing. 1 Barend would make an ideal holiday home or holiday let investment and is being sold fully furnished. The current owners run a very successful holiday let business.

Viewing is recommended to appreciate the accommodation on offer.

ACCOMMODATION

UPVC wood effect double glazed obscure glass door into hall.

Hall

Cupboard with power point and shelving. Stairs 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 bathroom.

Lounge/Dining Room 7.24m x 3.54m

UPVC wood effect window to rear and UPVC wood effect glazed door and window to rear, giving access to the lower balcony. 3 central heating radiators. Television point. Smoke alarm. Open plan to kitchen.

Kitchen 1.87m x 1.72m

Window to side with venetian blind. A range of modern floor and wall mounted units with white worktops and splashback. Stainless steel sink with single drainer. Integrated Zanussi electric oven, electric hob and cooker hood and Beko dishwasher. Logik tall fridge freezer. Heat alarm. Fire blanket.

Bedroom 3 3.57m x 2.64m (excluding doorway)

Window to front. Built in wardrobe with shelf and hanging rail. Shelved alcove. Central heating radiator.

Bathroom 1.84m x 1.69m

Window to side with venetian blind. Modern white suite of W.C., wash hand basin with cabinet below and bath with glass shower screen and Mira jump electric shower. Respatex to full height. Heated chrome towel rack. Extractor fan. Shaving light/point. Mirror.

Landing

Smoke alarm and carbon monoxide alarm. Large cupboard housing Worcester combi boiler. Doors to both bedrooms.

Master Bedroom 3.7m x 3.5m (at widest)

UPVC wood effect double glazed sliding patio doors to rear, giving access to the upper balcony. Central heating radiator. Television point. Thermostat. Door to en suite shower room.

En-Suite Shower Room 2.49m x 1.72m

Modern white suite of W.C., wash hand basin with built in cabinet below and shower cubicle. Respatex to full height at shower and by entrance door. Heated chrome towel rack. Extractor fan. Shaving point. Light up mirror.

Twin Bedroom 3.04m x 2.95m (excluding doorway)

Window to front. Central heating radiator. Built in wardrobe with hanging rail and shelving. Door to en suite W.C.

En-Suite W.C. 2.5m x 1.72m (at widest)

Window to front with roman blind. White suite of W.C. and wash hand basin. Heated chrome towel rack. Small cupboard. Shaving point/light.

External

Tarmac parking area to the front of property with space for two vehicles. Gravelled area with bin storage and boxes housing electric and gas meters.

To the rear of the property there are lower and upper balconies, accessed via the lounge/dining room and master bedroom respectively. Both balconies enjoy views over open countryside. The cellar door is located under the lower balcony.

Please Note

The property is being sold fully furnished, inclusive of fixtures, fittings, furniture, crockery, bedding, blinds, curtains and white goods.

The property is of non-traditional timber construction, which may limit mortgage availability. Buyers are advised to confirm financing options before instructing conveyancing solicitors.

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 £245 per month to Barend Proprietors Association Limited (BPAL) for site maintenance, refuse collection, water, drainage and road maintenance.

VIEWING

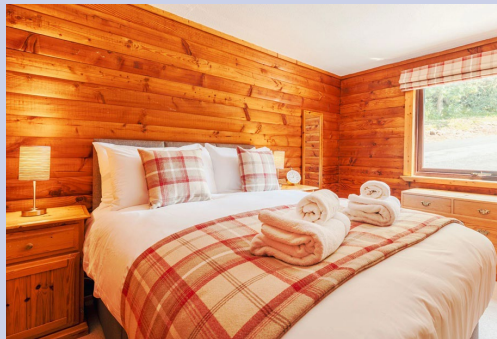
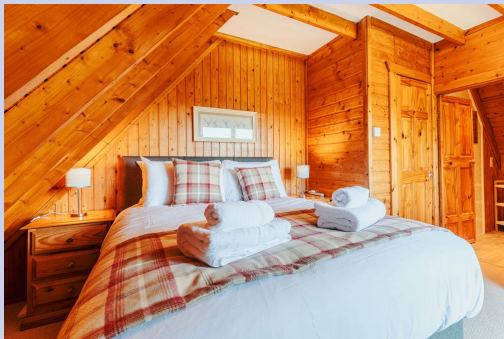
To view this property please contact the Selling Agents on 01556 504 038.

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 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.





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 Dalbeattie
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 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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