

Properties for Sale at Barend Holiday Village



Lodge 55, Barend: Offers over £150,000

At a Glance:

- *Sleeps 6*
- *3 bedrooms*
- *1 family bathroom*
- *1 en-suite bathroom*
- *1 en-suite toilet*
- *Shower Room*
- *2 balconies*
- *Sold fully-furnished*
- *Currently successful holiday let*
- *Freehold*
- *Combi Boiler*
- *Available immediately*

OVERVIEW

A detached Scandinavian style chalet of solid log construction; one of a number on a site of outstanding natural beauty at Barend. Located at the south end of the site with a large green space outside, this lodge also benefits from views towards the solway from its two large outdoor balconies. The chalet is unique on site as it has the living space up stairs and kitchen and two bedrooms down stairs. The chalet is currently successful holiday let, graded 4 star by Visit Scotland. It is offered for sale fully furnished to accommodate six people.

At Barend there is a private heated indoor swimming pool, which chalet owners may join. On site is a launderette and excellent bar and restaurant. The onsite letting company manages the lodges on site, making it a brilliant rental opportunity.

The beach at Sandyhills is within ten minutes walk and all that Dumfries & Galloway has to offer is within easy driving distance. Barend is two miles from Colvend, 4 miles from Kippford, 6 miles from Dalbeattie and 20 miles from Dumfries.



GENERALLY

On the **ground floor**, the property has a bathroom, a twin bedroom and traditional-sized kitchen, and Master en-suite bedroom

On the **first floor** a hallway leads to a small cupboard on the left; in front to the living space, leading to a balcony; and to the right a king bedroom with en-suite toilet and shower room

All windows are double glazed and the lodge is heated with a combi boiler.



LAYOUT - NOT TO SCALE

OUTSIDE:

Freehold 1 metre around lodge.
Common share in park landscape.
Parking outside lodge for 2 cars.

DETAILS

Ground Floor

- Entrance

Wooden door to front aspect. Laminate flooring throughout hallway. Pine staircase to first floor, radiator, walk in storage cupboard with boiler and large under stair storage area.

- Bathroom

Three piece white suite of bath with shower over, W.C. and wash hand basin & mounted wall mirror. Double glazed window to side aspect. Laminate flooring. Towel rail.

- Twin Bedroom

With built in wardrobe/cupboard. TV, Radiator. Bedside tables. Carpeted throughout.

- Dining Area

Dining area with table and benches. PVC door giving access to the outdoor balcony, with outside light and views to surrounding countryside. Radiator. Modern suite and chairs. Laminate flooring throughout.

- Kitchen

Fitted with laminate flooring and wall units. Fitted gas hob and single electric oven and grill. Double glazed window to side aspect. Microwave and dishwasher. Fridge and freezer located within small extension to dining area.



First Floor

- Hallway

Carpeted, leading to large storage cupboard on left and living room in front. Sliding door upper balcony

- King Bedroom

Hallway leads to king bedroom with one king bed, bedside cabinets. Door to ensuite bathroom and separate shower room:

- Ensuite bathroom

W.C. and wash hand basin and wall-mounted mirror. Laminate flooring.

Exterior

To the front of the property there is a gravel approach with entrance to access the front door. Storage area for a bin. Parking space for 2 vehicles.

Ownership is on a freehold basis, with a share in the common ground.

ADDITIONAL INFORMATION

Gas and Electric

There is a new combi boiler, powered by Liquid Propane Gas, which is supplied in bulk to the site and individually metered to the property. The electricity supply is mains and metered.

BPAL

Mains water is supplied to the site and payment for this and the drainage is made within the community rate which is paid to Barend Proprietors Association Limited, in which all chalet owners have a share. This rate also covers the shared maintenance liability for the communal sewerage system, access road and grounds maintenance for the development which is managed by B.P.A.L. The community rate is payable to them and is currently £2820 p.a. or £235 per month.

Council Tax

The property is D band for council tax. However, as it is used as holiday accommodation, it has a rateable value of £2330 and 100% business rate relief is currently available to reduce the annual rate actually payable to nil, plus £60.69 Commercial Waste Charge.

Fixtures & Fittings

The chalet is currently furnished. The carpets, curtains, fixtures, fittings and furnishings are all included in the sale, except the reclining chairs and footstools. A few personal effects will be removed.

CONDITIONS OF SALE:

1. Offers are invited over £150,000.
2. Offers must be in the correct legal form and in all cases a Scottish Solicitor should be consulted.
3. Offers should be submitted to Barend Holiday Village, Sandyhills, Dalbeattie, DG5 4NU
4. The vendor is not bound to accept any or the highest offer.

VIEWING:

By prior appointment; arrangements to be made through the selling agents, Barend Holiday Lodges, based at Barend Holiday Village, at the address shown, by telephone on 01387 780663 or email on info@barendholidaylodges.uk.¹

¹ Photographs are reproduced for general information only and it must not be inferred that any item shown is included for sale with the property. These particulars are produced in good faith and are believed to be correct. They are set out as general guidance and do not constitute any part of a contract or guarantee. Any error or omission shall not annul the sale or entitle any party to compensation nor in any circumstance give ground for action in law. No person in the employ of Sarah and Duncan Gell, Partners, has any authority to make or give any representation or warranty whatever in relation to this property. **Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.**