



Gell Leisure Ltd
Barend Holiday Lodges, Sandyhills, Dalbeattie, DG5
4NU

www.Barendholidaylodges.uk

01387 780663

info@barendholidaylodges.uk

Properties for Sale at Barend Holiday Village



Lodge 1, Barend: Offers over £148,500

At a Glance:

- Sleeps 6
- 3 bedrooms
- 1 family bathroom
- 1 en-suite bathroom
- 1 en-suite toilet
- 2 balconies
- Sold fully-furnished
- Currently successful holiday let
- Freehold
- Combi Boiler
- Available immediately
- On-site swimming pool
- Double glazing

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 quiet end of the site with a large green space outside, this lodge also benefits from views of the site and fields from its two large outdoor balconies. The chalet is currently successful holiday let, graded 3 star by Visit Scotland, with only a few amendments required to reach 4 star. It is offered for sale fully furnished to accommodate six people. This lodge has undergone refurbishment over the last 4 years.

At Barend there is a private heated indoor swimming pool and sauna, 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.



GALLEY KITCHEN



FAMILY BATHROOM



LIVING ROOM

GENERALLY

On the **ground floor**, the property has a bathroom, a twin bedroom and traditional-sized kitchen, plus open plan dining and living area, with balcony.

On the **first floor** a hallway leads to a small cupboard on the left; in front to a king size ensuite bedroom leading to a balcony; and to the right a double bedroom with en-suite toilet.

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



LAYOUT - NOT TO SCALE

GROUND FLOOR:

HALLWAY:

3.53 M x 1.74 M 11' 7" x 5' 8"

BATHROOM

1.90M X 1.72M

6' 3" X 5' 7"

BEDROOM

2.62 M x 3.55 M 8' 7" x 11' 7"

LIVING/DINING ROOM

7.22 M X 3.53 M

23' 8" x 11' 7"

KITCHEN

1.9 M X 1.72 M 6' 2" X 5' 8"

FIRST FLOOR

BEDROOM 1

5.70M x 3.48M

18' 8" x 11' 5"

BEDROOM 2

2.94M x 3.10M

9' 7" x 10' 2"

EN-SUITE W.C. 2.00 M X 1.73M

6' 6" X 5' 8"

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.

- Double Bedroom

With built in wardrobe/cupboard. Wood framed window. Radiator. Bedside tables. Carpeted throughout.

- Living Room & Dining Area

Light and airy living room and dining area with table and benches. Two wood framed doors giving access to the outdoor balcony, with outside light and views to surrounding countryside. Radiator. Modern suite and chairs, smart TV, & DVD player. 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-freezer located within dining area.



First Floor

- Hallway

Carpeted, leading to large storage cupboard on left and bedrooms in front and to right.

- Master Bedroom

Hallway leads to master double bedroom with PVC door to balcony, with excellent views of the surrounding countryside. One king bed, bedside cabinets and wardrobe. Door to en-suite bathroom. Leading to:

- Ensuite bathroom

3 piece suite with walk in shower cubicle, W.C. and wash hand basin and wall-mounted mirror. Laminate flooring.

- Twin Bedroom

Hallway leads to twin bedroom with cupboards and 2 single pine beds. Under eaves secure cupboard space. Wood framed window to front aspect. Wooden door to en-suite. Leading to:

- En-suite

White two piece suite of lavatory and vanity unit. Electric light with shaver point.



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 £160,000.
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 All measurements are approximate and for guidance only. 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.**