

BAREND
HOLIDAY LODGES



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Properties for Sale at Barend Holiday Village



Lodge 52, Barend: Offers around £110,000-£120,00

At a Glance:

- *Sleeps 8*
- *3 bedrooms*
- *1 family bathroom*
- *1 en-suite toilet*
- *2 balconies*
- *Sold fully-furnished with future bookings*
- *Currently a successful holiday let*
- *Freehold*
- *Hot air heating*
- *Available immediately*
- *On-site swimming pool*

Overview

A detached Scandinavian style chalet of solid log construction; one of a number on a site of outstanding natural beauty at Barend. Located close to the pool and reception facilities, this lodge also benefits from views of the site from its two large outdoor balconies. The chalet is currently being used for holiday lets, and is popular with holiday makers. It is offered for sale fully furnished to Visit Scotland 3* standard to accommodate eight people.

At Barend there is a private heated indoor swimming pool and sauna, which chalet owners may join. On site is a launderette, bar and restaurant, boules courts and a children's playground.

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.



Open plan living room and dining room



Double bedroom and twin bedroom



Kitchen and open plan bedroom



Bathroom and twin room (different angle)

GENERALLY

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

On the **first floor** there is a double bedroom with a small en-suite and an open plan bedroom containing 4 single beds with balcony off.

All windows are single glazed and the lodge is heated with a traditional hot air heating system.

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

Details

Ground Floor

- Entrance

Wooden door to front aspect. Pine staircase to first floor, hot air vent, walk in storage cupboard with hot air central heating boiler and large under stair storage area.

- Bathroom

Partially tiled; three piece white suite of bath with electric shower over, W.C. and wash hand basin. Mirrored wall cabinet, shaver light, hanging hooks. Wood framed window to side aspect.

- Twin bedroom

With built in wardrobe/cupboard. Wood framed window. Hot air vent.

- Living room and dining area

Light and airy living room and dining area with table and chairs. Two wood framed doors giving access to the outdoor balcony, with outside light and views to surrounding countryside. Hot air vents. Leather suite, TV, & DVD player.

- Kitchen

Fitted with a range of laminate floor and wall units. Fitted gas hob and single electric oven and grill. Wood framed window to side aspect. Fridge, freezer, microwave and dishwasher.

First Floor

- Open plan bedroom

Open staircase enters open plan bedroom with wood framed door to balcony, with excellent views of the site. Four pine beds. Door to Bedroom 2. Hot air vents. Leading to:

- Double bedroom

With built in wardrobe. Under eaves secure cupboard space. Wood framed window to front aspect. Hot air vents. 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 level paved approach with level 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 gas fired warm air heating system which is powered by Liquid Propane Gas which is supplied in bulk to the site and individually metered to the property. There is also a separate hot water immersion heater.

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 £1380 p.a. or £115 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 £1550 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 to Visit Scotland three star standard for letting to 8 people. The carpets, curtains, fixtures, fittings and furnishings are all included in the sale. A few personal effects will be removed.

CONDITIONS OF SALE:

1. Offers are invited in the region of £110,000-120,000.
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, Sarah and Duncan Gell, based at Barend Holiday Village, at the address shown, or by telephone on 01387 780663.

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.**