



WILLIAMSON
& HENRY
Solicitors & Estate Agents



BARLOCKHART LODGE

Glenluce, Newton Stewart, DG8 0JG

A deceptively spacious detached country cottage with stables, riding arena and paddock which has been completely transformed by the current proprietors to provide well-appointed family accommodation, finished to a high standard in the heart of the Machars and is ideally suited to the horse owner or those interested in equestrian pursuits. The property benefits from uPVC double glazing, oil fired central heating complemented by two log burners.

Accommodation:

Entrance Porch
Open plan Living Room/Dining Room/
Kitchen Area
Hallway
Office/Snug
3 Bedrooms
Bathroom
Rear Entrance Vestibule

Gardens
Greenhouse
Log Store
Boot Room/Toilet/Utility Room

Paddock & Riding School Manège
Stable block comprising Workshop/Garden
Store, Tack Room
& 4 Stables



Barlockhart Lodge sits in a rural location in the heart of the Machars approximately 1 1/2 miles southeast of Glenluce and the A75 Euro-route and within similar distance of the Solway coastal villages of Stairhaven and Auchencmalg with ideal hacking and walks leading to the shores of Luce Bay.

Glenluce itself provides local amenities including a general store, primary school, church and general practice healthcare while all major amenities are found in the town of Stranraer some 10 miles to the west and includes supermarkets, hospital, indoor leisure pool complex and secondary school.

ACCOMMODATION

ENTRANCE PORCH 6'11" x 6'7" (2.13m x 2.02m)

Tiled floor. Double glazed composite modern front door with double glazed side screen. Double glazed window to side. LED wall light. Radiator with thermostatic valve. Inner woodgrain effect uPVC double glazed door and side screen to open plan living room/dining room/kitchen area.

OPEN PLAN LIVING ROOM/DINING ROOM/KITCHEN AREA

Natural oak flooring throughout

Kitchen Area 21'5" x 10'3" (6.53m x 3.12m) approx.

Architectural high level glazed windows to front with wide wooden shelf. uPVC double glazed window to side with wide wooden shelf. Fitted based units in solid Oak doors painted in country sage. Solid wood butcher's block work surfaces and splashbacks. Carron Phoenix one and a half bowl sink with single drainer. Kenwood range style LPG cooker with 5 burner LPG gas hob, multi-function oven and grill. Brushed steel and curved glazed chimney hood. Designer vertical radiator. Neff dishwasher.

Dining & Living Room Areas

25'4" x 13'8" (7.72m x 4.19m) (at longest and widest)

Architectural high level glazed windows to front with wide wooden shelf. Designer horizontal radiator beneath window with thermostatic valve. uPVC double glazed window to side. uPVC double glazed sliding patio door set to side patio. TV point. Wall lights. Designer vertical radiator. Contemporary cast iron Pandora log burner in living area set on solid green slate hearth with stainless steel chimney flue. Oak glazed door to hallway.

HALLWAY 28'9" at longest x 4'4" (8.77m at longest x 1.34m)

Oak flooring. Designer radiator with thermostatic valve. Two smoke alarms. Low voltage down lighters. Cupboard with shelving and hanging rail. Linen cupboard with deep slatted shelving. Telephone Point

OFFICE/SNUG 14'4" x 12'6" (4.38m x 3.83m)

uPVC double glazed window to side. Oak flooring. Natural stone inglenook style fireplace with slated hearth and mantle shelf. Cast iron Nero 5KW log burner. Designer vertical radiator. Two alcoves, one with shelving and shelved book cupboard beneath with LED light; one with two door cupboard with large shelved cupboard beneath and LED light. Oak glazed contemporary style door.

BEDROOM 1 14'4" x 9'11" (4.39m x 3.05m)

uPVC double glazed window to side with integrated venetian blinds and roller blind. Designer radiator. Obscure part glazed door from hall.

BATHROOM 10'9" at longest into shower cubicle x 7'11" (3.29m at longest x 2.44m)

Karndeem vinyl Flooring Obscure part glazed oak door from hall. Chrome towel radiator. Suite comprising WC, contemporary wash bowl set on wash stand with grey polished composite surface, oak drawers and cabinet beneath. Corner Jacuzzi spa bath. Walk in shower cubicle with double tray, sliding glazed door, rainfall fixed head and handset mixer shower fittings. Fully tiled around shower cubicle. Mainly tiled to waist height on remaining walls. uPVC double glazed window to side. Velux roof light. Low voltage down lighters. LED mirror light.

BEDROOM 2 14'5" x 9'5" (4.40m x 2.88m)

uPVC double glazed window to side with wide wooden window shelf. Shelved alcove with down lighter and shelved storage cupboard beneath. Built-in wardrobe with double doors, shelving and hanging rail. Further wall light. Designer radiator with thermostatic valve. Obscure glazed oak door.

BEDROOM 3 13'8" x 12'11" at widest (4.18m x 3.94m)

uPVC double glazed window to side. Vertical designer radiator. Low voltage down lights. Two wall lights. Oak wooden flooring.

REAR ENTRANCE VESTIBULE 3'7" x 6'5" (1.96m x 1.01m)

Oak part glazed door. Access hatch to loft. uPVC double glazed exterior door. High level cupboard housing electric switchgear. Radiator with thermostatic valve. Oak floor. Under unit light.

GARDENS

Two separate gates to front, one with gravelled driveway leading to the equestrian centre, one with gravelled driveway leading to the front with extensive car parking and turning area. Attractive landscaped garden to front and side planted with a mix of mature shrubs, perennials and colourful flowers. To the side there is a sheltered patio area for outside dining surrounded by stone walling and raised beds with steps running through. Attractively planted flower border leading to two separate lawn areas. From rear entrance vestibule, extensive slabbed pathways around the house to the rear. Hard landscaped to the rear. Outside water tap. Built-in barbecue. Wooden framed canopy with triplex polycarbonate roofing at rear door.

GREENHOUSE 12'3" x 6'3" (3.75m x 1.92m)

Wooden greenhouse with solid block base. Pitched corrugated roof. Single glazed.

BOOT ROOM/TOILET/UTILITY ROOM 8'10" x 7'8" (2.71m x 2.36m)

uPVC double glazed door. uPVC double glazed window to rear. WC. Tiled floor. Belfast Armitage Shanks enamelled sink. Worcester Bosch Greenstar Danesmoor 18/25 oil fired boiler. Plumbing for automatic washing machine. Space for dryer. Space for fridge. Fitted shelving. Wall mounted electric switchgear. Coat hooks.

LOG STORE

Covered log and bin store to rear of boot room.

Extensive gravelled driveway leading to equestrian arena.

PADDOCK

Fenced and gated paddock grounds extending to approximately 1/2 acre

RIDING SCHOOL MANÈGE (16.9 metres at the widest x 35.2 meters long)

Enclosed manège with sand and carpet fibre surface.



STABLE BLOCK

Concrete flooring. Part breeze block and wooden construction with corrugated roofing.

Workshop/Garden Store 23'0" x 11'0" (7.03m x 3.38m)

Two uPVC double glazed windows to rear. Power and light. uPVC double glazed pedestrian access door. Roller garage door. Extensive shelving.

Tack Room 11'3" x 8'9" (3.43m x 2.67m)

uPVC double glazed window to rear. Fitted shelving. Saddle racks. Wooden door.

Stable/Store 11'1" x 8'7" (3.38m x 2.62m)

Stable door. Perspex window with iron grill to rear. Internal iron grill window to adjacent stable.

Stable 12'4" x 10'11" (3.77m x 3.34m)

Stable door. Internal grill windows to either side. Perspex OPENING window with iron grill to rear. With built in swivel feeder

Stable 16'4" x 10'11" (4.99m x 3.33m)

Stable door. Perspex opening window with iron grill to rear. Integral grill on either side between stables.

Stable 11'2" x 10'9" (3.43m x 3.30m)

Stable door. Perspex opening window to rear with iron grill. Integral grill between stables. Built in Swivel feeder.

Gate from the side of the stable block leads to a further self-contained hard standing area suitable for storage and parking of implements, trailers, horseboxes, etc.

BURDENS

The Council Tax Band relating to this property is E.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is [INSERT RATING]

SERVICES

The agents assume that the subjects are served by private water pipe from mains supply, Paid annually to farmer as per title. mains electricity, LPG gas for gas hob and private septic tank drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332057.

Ref: RDI/MCGAA01-01



PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

GENERAL OFFICE: 13 St. Mary Street, Kirkcudbright, DG6 4AA Tel: (01557) 330692

NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

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www.williamsonandhenry.co.uk