



**WILLIAMSON  
& HENRY**  
Solicitors & Estate Agents



# 11 BAREND

SANDYHILLS, DALBEATTIE, DG5 4NU

Beautifully presented wooden lodge which has been upgraded and tastefully renovated by the existing owners. Viewing highly recommended.



## Accommodation:

### Ground Floor:

Reception Hallway  
Double Bedroom 1  
Shower Room  
Open Plan Kitchen /  
Dining /Lounge

### First Floor:

Study / Lounge Area /  
Guest Bedroom  
Double Bedroom 2  
En-suite Shower Room



This charming property is beautifully presented throughout providing light, bright, flexible accommodation and has been beautifully renovated with bespoke Kitchen and bathrooms by the current owner giving this property the feeling of a rustic Canadian Cabin

This unique chalet is currently run as a successful Air BnB by the current owners and details of the Short Term Let License and income can be produced for seriously interested parties. The property also benefits from no occupancy restriction and can also be lived in all year round if desired.

11 Barend is located within the Barend development on the Solway Coast approximately 6 miles from Dalbeattie and 4 miles from Kippford. This detached property is a Scandinavian style 'A' frame chalet of solid log construction and has elevated views over the Barend site and beyond to forest covered hills from ground and first floor level windows and balconies.

The beach at Sandyhills is within 10 minutes' walk away as well as some of the best coastal walks in South West Scotland including the Sandyhills to Kippford Coastal Path. Bainloch Deer Park and Colvend Golf Course are both a short distance away.

The property is perfectly situated a short drive away from Dalbeattie's very good range of local facilities, retail outlets, pubs and restaurants. The town itself benefits from the recently modernised Dalbeattie Learning Campus and newly built Health Centre. There are also a number of sporting activities available, including tennis courts (situated in Colliston Park), golf course, badminton, and the renowned "7 stanes" mountain bike course.

The town itself is well sited a short distance from Dumfries and its new state-of-the-art hospital and the attractive Solway Coast around Kippford and Rockcliffe is only a few minutes' drive away. The regional market town of Castle Douglas (also known as "The Food Town") and the Artists' Town of Kirkcudbright are also nearby.

#### ACCOMMODATION

Entered through solid wooden front door into:-

#### RECEPTION HALLWAY 3.85m x 1.74m

Spacious reception hallway with doors leading off to bathroom, bedroom and open plan kitchen dining / lounge area. Built in boot area with shelving, coat hooks and bench. Recessed LED ceiling spotlights. Smoke alarm. Wooden staircase leading to first floor level with central fitted carpet runners.

#### DOUBLE BEDROOM 1 3.63m x 2.65m

uPVC Triple glazed window to front with curtain track and curtains above. Fixed mirror. 2 wall lights. Ceiling light. Contemporary Graphite grey radiator. Fitted carpet.

#### SHOWER ROOM 3.04m x 1.88m

This well-proportioned shower room has been beautifully renovated by the existing owners with many bespoke fixtures and fittings adding to the Rustic charm of this property. Large corner walk in shower cubical with Monsoon rainfall shower head. Exposed Copper pipework within the shower area and for the wash hand basin adds to the unique aesthetic of the property. White W.C. with rustic Elm shelving above. White enamel wash hand basin with exposed copper pipework and taps. A well positioned White Jacuzzi bath with mixer adds a touch of modern luxury with rustic Elm living edge shelving above. Further uPVC double glazed window to side with roller blind above. Respatex style wall panelling beyond. Extractor fan. Ceiling light. Tiled flooring.

Wooden glazed door with glazed side panel leads into bright and spacious open plan kitchen dining sitting room from reception hallway.

#### OPEN PLAN KITCHEN DINING SITTING ROOM 3.60m x 7.09m

This well-appointed and spacious family area is the real hub and heart of this property and is well laid out for use as a holiday home or as a permanent residence. This light and spacious area enjoys a pleasant outlook across the balcony and neighbouring roof tops to the hills beyond.

#### Kitchen Dining Area 3.52m to entrance of pantry area by 1.95m

To left of this open plan space is a unique and bespoke handmade fitted kitchen which has been lovingly crafted by the current owners continuing the rustic charm. 4 burner gas hob with stainless steel splashbacks and stainless steel chimney style extractor hood above. Electric integrated oven. Integrated dishwasher. Stainless steel sink with flexible kitchen tap. Wall mounted shelving. Further fitted kitchen unit to side with stainless steel work surface providing useful extra preparation space and storage. Walk in pantry cupboard with built in shelving. uPVC Triple glazed window from floor to ceiling providing ample natural light into the Kitchen area. Built in breakfast bar area with solid marble work surface providing an informal separation between the Kitchen and reception areas. Ceiling spotlights. Solid wooden floor. Opens to:-

#### Sitting Room Area at widest 6.21m x 6.12m narrowing to 3.54m

uPVC double glazed French doors leading out to substantial balcony which has recently been extended by clients providing an ideal spot for alfresco dining and extending the reception area space which is ideal for entertaining. 3 wall lights. 2 Graphite grey contemporary radiators. Solid wooden floor.

Wooden staircase leading to first floor level with central fitted carpet runners.

#### First Floor Level

#### OPEN PLAN LOUNGE / GUEST BEDROOM / STUDY 6.62m (under eaves) x 3.65m

Spacious open plan space running the full length of the property but also with ample natural light. uPVC triple glazed door leads out to balcony to rear with curtain track and curtains above. Coombed ceiling. 2 ceiling lights. Graphite Grey contemporary radiator. Fitted carpet. Wooden staircase leading to attic room. Door leading into:-

#### DOUBLE BEDROOM 2 4.92m x 2.50m narrowing to 0.98m into dressing area

Wooden triple glazed window to front with Graphite Grey contemporary radiator beneath. Built in wardrobes providing useful additional storage. Partially combed ceiling. Ceiling light. Fitted carpet. Pocket door leading to:-

#### EN-SUITE SHOWER ROOM 1.69m (into shower cubicle) x 1.09m

Contemporary en-suite shower room with walk in shower cubical with mains shower above and tiled splashbacks. Graphite grey heated towel rail. Concrete wash hand basin. White W.C. with stainless steel splash backs and Velux window above. Ceramic Tiled floor.

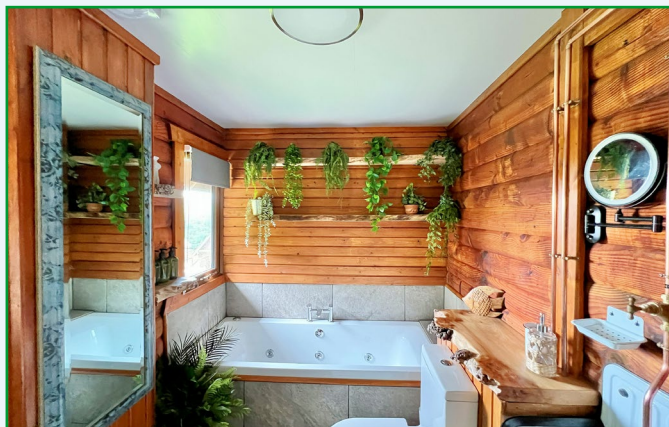
Wooden Staircase leading from Open Plan Lounge / Guest Bedroom / Study leading up to attic Room.

#### ATTIC ROOM 5.04m x 2.09 (under eaves)

Currently used as a den / snug by the existing owners. Fitted Carpet. Coombed ceiling.

#### OUTSIDE

Hard surface parking for two cars outside front door. Property ownership is on a freehold basis with a share in the communal ground and Loch within Barend. Door leading to basement storage area.





#### BURDENS

The property is currently operated as a self-catering holiday rental and is therefore subject to small business rates relief.

#### ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is Band F.

#### SERVICES

The agents assume that the subjects are served by mains water, mains electricity, and private 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 our office.

#### GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: [property@williamsonandhenry.co.uk](mailto: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 332 057.

Ref: SAK/ES/WIXOM01-01

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

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

**GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP**

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