



DUMFRIES & GALLOWAY  
SOLICITORS PROPERTY  
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## ***Lodges at Barstobrick, Ringford, Near Castle Douglas***



**From £90,000**

### **GENERAL**

A chance to acquire a thermally efficient Scandinavian style holiday lodge, located in the secluded, peaceful Barstobrick rural Ct.

### **ACCOMMODATION**

A choice of lodges to own design in 2 - 4 bedrom layout with high internal spec, GCH, DG. Gardens & Balcony.

**GILLESPIE GIFFORD & BROWN LLP**

Solicitors & Estate Agents

27 St. Cuthbert Street, Kirkcudbright – 01557 330539

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REF: **D21475**

**Lodges at Barstobrick, Ringford, Near Castle Douglas.**  
**Prices From: £90,000 - £135,000**

**General location information:**

A unique opportunity to acquire a thermally efficient Scandinavian style lodge, situated within the secluded, and peaceful, Barstobrick Rural Centre.

The lodges shall be located within an area of expansive, natural farmland, with uninterrupted views across the Dumfries and Galloway Countryside. The intended low density placement of the lodges will mean a minimal impact on the environment and ensure a high degree of privacy with each lodge discreetly located within the ground contours and surrounded by the abundance of plants, trees and shrubs, which naturally cover the surrounding area.

A five minute walk from the lodges is located the site managed Barstobrick Rural Centre, with an array of facilities, including a large coffee shop, farm shop, equestrian centre and livery yard.

There are also miles of walks to enjoy within Barstobrick, which can be used by individuals of all abilities, as well as being used by cyclists and horse riders. The walks will take you further into the secluded, unspoilt, countryside, overlooking the hills of Screel and Bengairn, towards the Isle of Man and Solway Coast.

The miles of tracks allow you the opportunity to enjoy the numerous species of wildlife which live within the Barstobrick countryside. Barstobrick is fortunate to be part of the "Galloway Kite Trail" which offers a rare opportunity to view the spectacular Red Kites, who use the up draughts of Barstobrick Hill.

Barstobrick's impressive equestrian centre is home to a sixteen stable livery yard, with outdoor and indoor riding arenas. Visitors to the lodges are encouraged to bring their horses with them and take full advantage of the riding facilities. Visitors can also enjoy watching riding competitions and western riding demonstrations, when permitted, from the stands or through the glass panelled windows separating the indoor arena and coffee shop.

The large coffee shop offers home-made baking, fresh locally sourced produce and crafted gifts from the area.

Barstobrick's peaceful location is in close proximity to the attractive harbour town of Kirkcudbright (5 miles), more commonly referred to as the "artist town" which has produced three of Scotland's most well known Painters, E.A Hornell, Jessie M King and Charles Oppenheimer. Unsurprisingly the town has many very good art galleries as well as a great choice of restaurants and a picturesque 18 hole golf course with views over the harbour. During the summer months you can enjoy such events as the Tattoo and Jazz Festival. Within 6 miles of Barstobrick is also the market town of Castle Douglas, which has some excellent shops, a good choice of amenities, and worthwhile visitor attractions.

The area has some of the most spectacular selection of coastal walks, and sandy beaches. For sailing enthusiasts The Galloway Sailing Centre is a worthwhile visit offering tuition in sailing, windsurfing and canoeing on the picturesque setting of Loch Ken. The area also offers some of the best cycling and mountain bike routes in Scotland, including the acclaimed 7stanes tracks which offer world class cycling for all abilities.

**General Information on the Lodges**

Each lodge will be designed to your own individual specifications. Discussions regarding the design of your lodge will be with the manufacturer, Island Leisure, one of Scotland's premier manufacturers of lodges. The lodges shall be available in a 2 to 4 bedroom layout. The lodges will each feature panoramic sliding patio doors out to the balcony and garden ground beyond, to take full advantage of the surroundings. Comprehensive internal specifications included as standard, T.V. connection, double glazing and central heating radiators throughout.

**Notes:**

30 year tenure as initial term, with no obligation to renew after that period;

Annual rent currently set at £1,500, plus VAT;

A full set of park regulations are available. A fundamental point to note is that the lodges shall not be treated as an individual's principal place of residence;

Discussions in relation to the style and construction of the lodges are with the manufacturers, Island Leisure, only; and

The property shall benefit from gas central heating, electricity, mains water, septic tank, and telephone line allowing internet access.

**The Show Lodge**

The photographs featured are taken of the show lodge situated at Barstobrick and are very typical to the layout of the lodges which you can choose to purchase. The show lodge features a spacious open plan living/dining/kitchen area with large patio doors to the front. The living space includes gas fired log burner with Kitchen area having extensive floor and wall units, fitted oven, microwave and hob with stainless steel chimney extractor hood.

Show Lodge constructed with 2 large double bedrooms, with one featuring an en-suite white two piece suite finished to a high quality incorporating w.c., wash hand basin, heated towel rail and corner shower. Both bedrooms with dressing table and double doored fitted wardrobe. Further room of adequate proportions making an ideal study/children's bedroom, with telephone point.

Additional bathroom with three piece white suite, incorporating w.c. and wash hand basin with shower over the bath.

**External features:-**

Large gravelled parking area, with decking to the sides and front of the lodge, shallow steeped access to a well proportioned, private, front garden and, for an additional cost, the show lodge also features, a large wooden storage unit, fitted to the rear, making an ideal store for garden furniture, bikes etc.

**Viewings**

A show lodge is available to view and arrangements or enquiries may be made via the seller on (01557) 820227

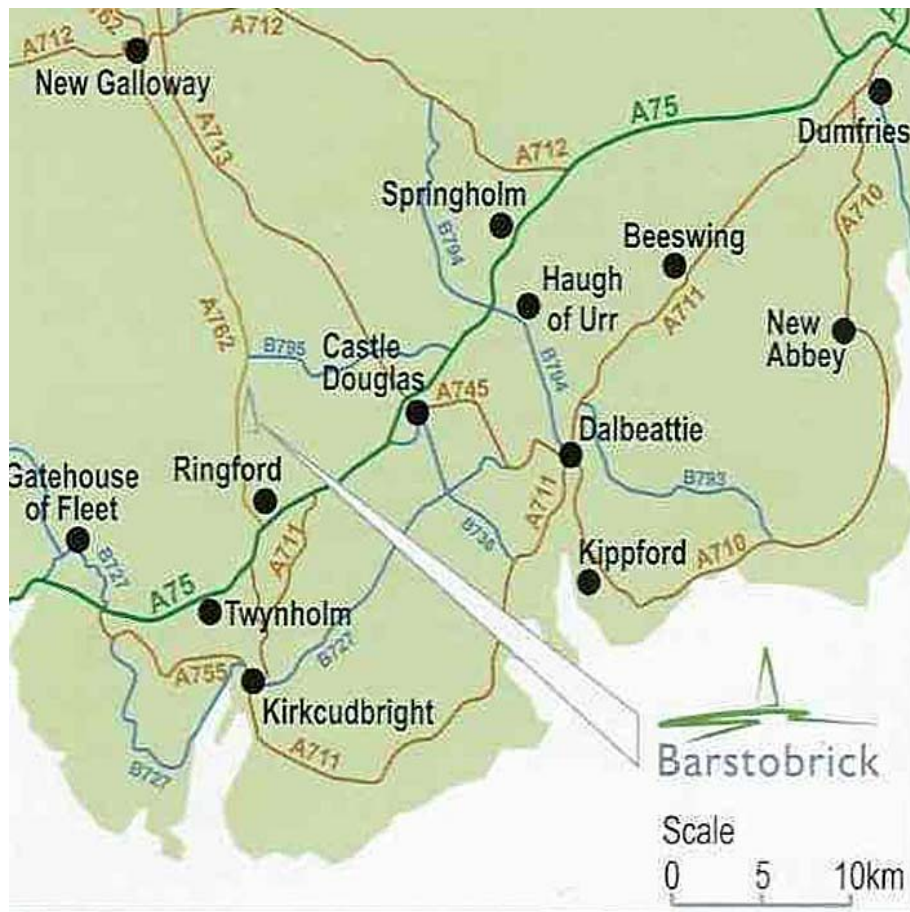
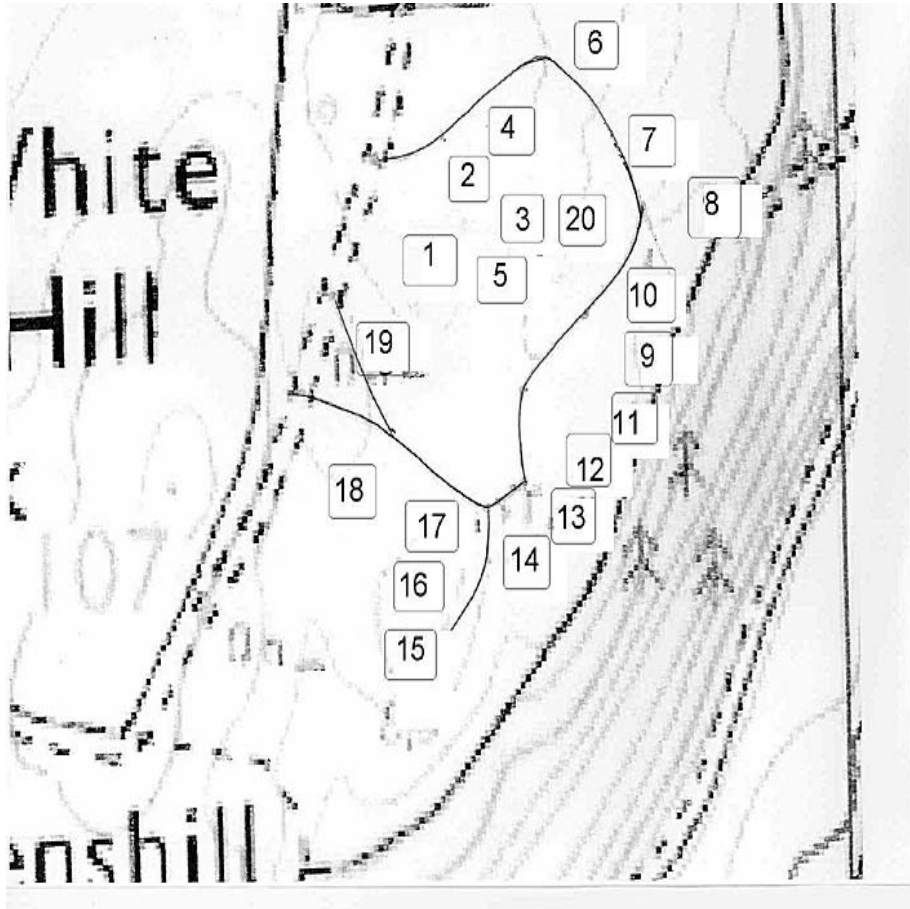
**Offers**

In Scottish legal Form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any Offer.

**PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents have not tested any items included in the sale and make no representation express or implied as to their condition. Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device. The photographs have been taken with a digital camera, using a wide angled lens.





The details presented have been carefully prepared by the solicitor acting for the seller of the property and they are believed to be correct, but are not guaranteed and are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded.