

Larchfield, Station Road

Conon Bridge, IV7 8BJ

Offers Over £390,000





Overview

- Impressive 4 bedroom detached Edwardian villa in heart of village
- Spacious rooms with flexible layout
- Sitting room, lounge, dining room, kitchen/diner
- 4 double bedrooms, bathroom, WC, utility room
- Private enclosed gardens set on 0.75 acre, driveway, large timber outbuilding
- EPC Band F



Description

Unmissable opportunity to purchase a substantial Edwardian villa located within the village of Conon Bridge. Sitting on a prime 0.75 acre plot, this charming home dates back to 1904 and offers views across to Ben Wyvis. Designed by W L Carruthers in his Arts and crafts period this impressive home has a beautiful traditional feel which is sympathetic to the Victorian character. The property is B listed to the front elevation, however has been extended several times to the rear to provide generous living accommodation, ideal for a large family or business opportunity. There are two reception rooms with feature bay windows and open fire places. The sitting room has a cosy feel and the formal dining room can easily accommodate a large dining table and 12 chairs. Situated to the rear of the property is the extensive formal lounge with patio doors which open to the private garden. The kitchen/diner has excellent worktop space and storage, with an integrated electric hob, double oven and extractor. The fridge and dishwasher are also included in the sale. There is space for a small dining table and 4 chairs. A large utility room and a useful WC complete the accommodation on the ground floor. Upstairs offers 4 generous double bedrooms, two of which have bay windows and one which offers views over Ben Wyvis. There are shower facilities in two of the bedrooms, as well as the family bathroom, which has a shower over the bath. There is oil central heating, mixed glazing and good storage throughout. The grounds of this unique property are impressive. The front gardens are laid to lawn with a drive leading up to the property. The garden to the rear is a fully enclosed and backs onto the a field behind, allowing privacy. Mostly laid to lawn with mature trees and a patio area for al fresco dining, the garden catches the sun all day long and into the evening. There is a large timber outbuilding, which is divided into three separate areas providing ideal storage space.

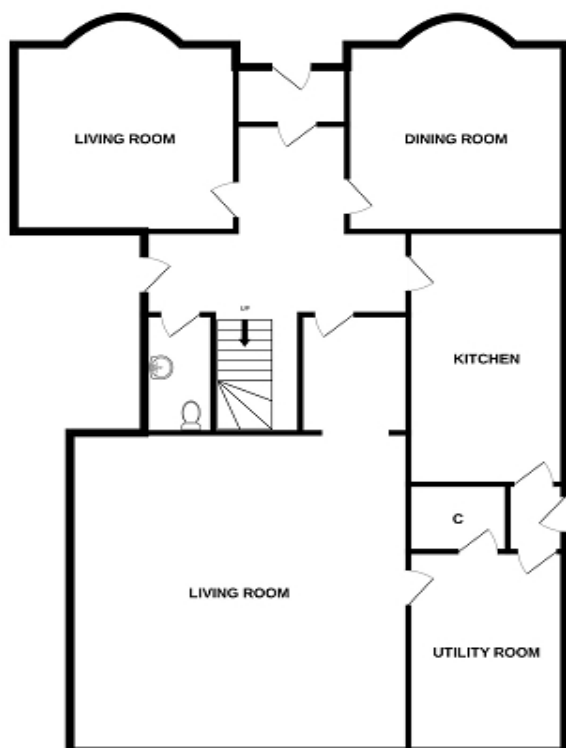


Room Dimensions

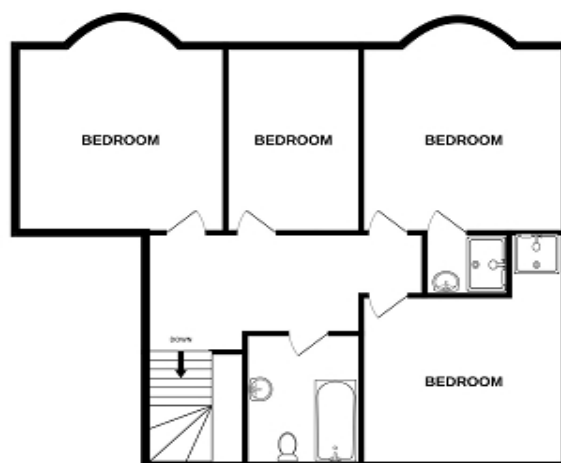
Lounge	(21' 1" x 23' 0") or (6.42m x 7.02m)
Dining Room	(12' 8" x 17' 6") or (3.86m x 5.34m)
Family Room/Study	(12' 10" x 17' 6") or (3.92m x 5.34m)
Kitchen / Diner	(16' 0" x 10' 11") or (4.87m x 3.34m)
Utility Room	(8' 6" x 14' 3") or (2.60m x 4.34m)
WC	(4' 5" x 8' 1") or (1.34m x 2.47m)
Bedroom 1	(17' 2" x 11' 11") or (5.24m x 3.62m)
Bedroom 2	(11' 7" x 13' 5") or (3.54m x 4.10m)
Bedroom 3	(10' 8" x 17' 2") or (3.24m x 5.24m)
Bedroom 3 En Suite	(3' 3" x 4' 7") or (0.99m x 1.40m)
Bedroom 4	(11' 0" x 12' 7") or (3.35m x 3.84m)
Bedroom 4 En Suite	(2' 6" x 2' 6") or (0.76m x 0.76m)
Bathroom	(7' 11" x 8' 1") or (2.42m x 2.46m)



GROUND FLOOR



1ST FLOOR



Services

Mains electricity, water and drainage. Oil tank. Satellite, telephone and broadband.

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Integrated electric hob, extractor and double oven. Fridge and dishwasher. Timber outbuilding.

Council Tax

Band G

Tenure

Freehold

Entry

By mutual agreement.

Viewing

Freehold

Tenure

To arrange a viewing of this property please contact Emma on 07850 407884 or 01463 233218.



Tel: 01463 233218

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

info@tailormademoves.co.uk

www.tailormademoves.co.uk

