

Vulcan Cottage

Great North Road, Muir Of Ord, IV6 7TP

Fixed Price £395,000





Overview

- Extended detached cottage in central Muir of Ord
- 2 lounges, kitchen/diner, utility room, shower room, study/bedroom6
- 5/6 bedrooms, 3 en-suites, WC and bathroom
- Large private grounds, garage, workshop, gravel driveway
- 2 separate self-contained one and two bed annexes
- EPC Band D



Description

Great opportunity to purchase an extended traditional cottage providing fantastic space for a large family. This spacious 5/6 bedroom extended cottage sits on large private grounds and comes with two separate self-contained, one and two bedroom annexes. The cottage with planning approval for HMO could generate an extra income for the future owners. Offering well appointed accommodation, coupled with a flexible layout which will appeal to a range of buyers, especially those needing additional space for home working or those looking to start a holiday let business. It has recently had new carpets and been freshly painted throughout. The ground floor accommodation consists of a large lounge/diner, a family room, an L shaped kitchen/diner with ample space for a dining table and 6 chairs, large utility, good size bedroom, study/bedroom 6 and a shower room. From the hallway, stairs lead to the upper floor which gives access to three double bedrooms, all with en-suite shower rooms, a play room/bedroom 5, WC and a bathroom. There is good storage throughout in addition to hall cupboards, one of the bedrooms also benefit from fitted storage. The property is completed with double glazing and gas central heating throughout.

Separate from the property there are 2 self-contained one and a two bedroom annexes. Both come with a lounge, kitchen and shower room and benefit from their own entrances and are accessed from the side garden. This makes it a perfect income generating addition to the property, or alternatively, this would be ideal for anyone with older relatives or young adults who would benefit from separate living accommodation. To the back of the property is a level garden, mostly laid to gravel, with a selection of mature trees and shrubs. There is a large driveway and at the bottom of the garden is a workshop and a garage. Overall, the size of this property, coupled with the additional annexes would be ideal for the discerning buyer looking for a quality family home with the option of generating its own income.

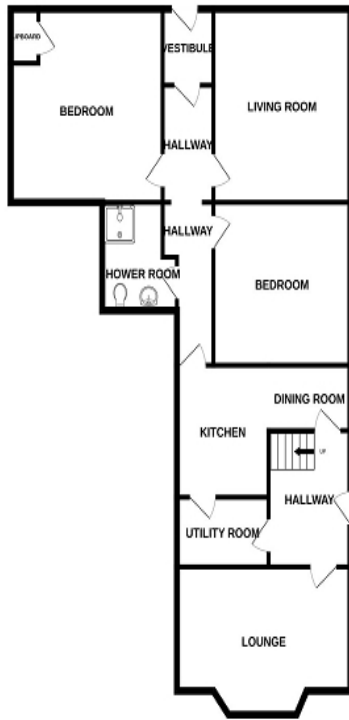


Room Dimensions

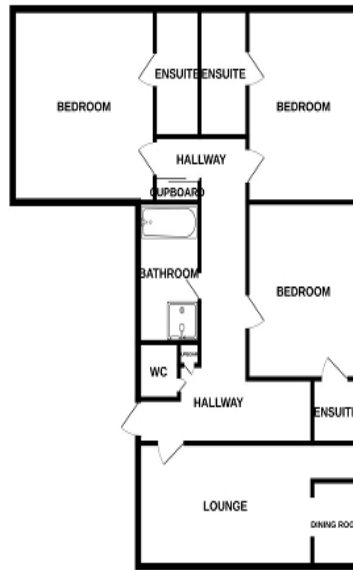
Lounge	(20' 1" x 20' 8") or (6.13m x 6.29m)
Snug	(14' 8" x 13' 3") or (4.46m x 4.05m)
Dining Area	(9' 3" x 6' 6") or (2.83m x 1.97m)
Kitchen	(14' 4" x 10' 8") or (4.36m x 3.24m)
Utility Room	(15' 4" x 9' 1") or (4.67m x 2.76m)
Bedroom 4 (downstairs)	(13' 3" x 14' 6") or (4.05m x 4.41m)
Bedroom 6 (downstairs)	(10' 6" x 13' 4") or (3.20m x 4.07m)
Shower Room (downstairs)	(6' 5" x 8' 1") or (1.96m x 2.46m)
Bedroom 1	(11' 3" x 12' 6") or (3.42m x 3.80m)
Bedroom 1 En Suite	(4' 4" x 8' 10") or (1.31m x 2.68m)
Bedroom 2	(10' 7" x 14' 10") or (3.23m x 4.53m)
Bedroom 2 En Suite	(4' 2" x 8' 10") or (1.27m x 2.70m)
Bedroom 3	(9' 6" x 17' 6") or (2.90m x 5.34m)
Bedroom 3 En Suite	(5' 7" x 3' 7") or (1.69m x 1.09m)
Bedroom 5/ Playroom	(12' 0" x 20' 5") or (3.65m x 6.23m)
Bathroom	(9' 1" x 6' 8") or (2.78m x 2.02m)
WC (upstairs)	(6' 1" x 3' 3") or (1.86m x 0.98m)



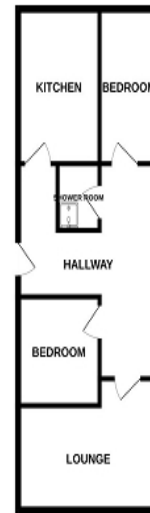
GROUND FLOOR



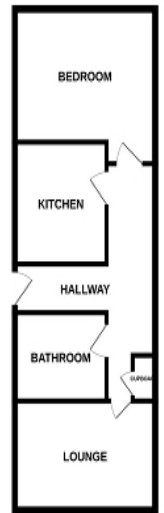
1ST FLOOR



2 BED ANNEX



1 BED ANNEX



Services

Mains gas, electricity, water and drainage.
Telephone & Broadband.

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Integrated gas hob, electric oven, extractor, fridge/freezer. Fridge. 3 CCTV cameras. Garage and workshop. All furniture can be included in the sale.

Council Tax

Band F

Tenure

Freehold

Entry

By mutual agreement.

Viewing

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



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