

# The Ranch, Ladystone,

Bunchrew, IV3 8TB

**Fixed Price £585,000**







### Overview

- REDUCED FIXED PRICE, £65k BELOW HR VALUATION!
- Detached 2 bed self catering annexe
- Spacious accommodation with flexible living accommodation
- Rural location but only 4 miles from Inverness
- Good sized plot with private gardens and views over the Beaully Firth
- EPC Band C



An excellent opportunity to purchase an impressive family home, with detached self-catering annexe, on the outskirts of Bunchrew, Inverness. This attractive family home offers well-appointed accommodation with a flexible layout, which will appeal to the modern family's needs. On the ground floor there is the fantastic dining area, kitchen, sun room, 3 bedrooms, one ensuite and family bathroom. The dining area enjoys views over the Beaully firth and beyond and has ample space for a large dining table and would be ideal for entertaining. The kitchen has good work top space, storage and benefits from a feature island for informal dining. Integrated appliances include built in Range cooker with 6 ring gas hob and double electric ovens, extractor fan and dishwasher. There is space for an American fridge/freezer which is also included in the sale. From the kitchen there is access to a lovely sun room with ample space for armchairs and sofas. Completing the downstairs accommodation is the useful utility room. Upstairs provides the formal lounge which also enjoys the stunning views over the surrounding countryside and beyond to the Beaully firth. There is a feature woodburning stove and access to the decked balcony which would be the perfect place for entertaining. There are two further bedrooms both with ensuite facilities and the principal bedroom benefitting from a walk-in wardrobe. There is good fitted storage throughout including a large hall cupboard and entrance vestibule and a large storage area below the decking area. There is double glazing and oil central heating throughout. To the front of the house is a large gravel driveway which leads to the side of the property and to the self-contained annexe. There is a fenced-in garden to the rear and a patio area to the front, perfectly placed to enjoy the views. The annexe has been tastefully decorated in neutral tones throughout and includes an open-plan lounge/kitchen/diner, two double bedrooms and a shower room. There is double glazing and gas central heating throughout. This annexe has excellent letting potential, alternatively it could be used as separate family accommodation.





## Room Dimensions

Dining Room	(19' 4" x 16' 1") or (5.90m x 4.90m)
Kitchen	(19' 0" x 11' 2") or (5.80m x 3.40m)
Sun Room	(16' 5" x 9' 10") or (5.00m x 3.00m)
Utility Room	(9' 10" x 8' 2") or (3.00m x 2.50m)
Bedroom 3 (downstairs)	(13' 1" x 10' 10") or (4.00m x 3.30m)
Bedroom 4 (downstairs)	(14' 9" x 10' 10") or (4.50m x 3.30m)
Bedroom 5 (downstairs)	(12' 2" x 11' 6") or (3.70m x 3.50m)
Bathroom (downstairs)	(8' 10" x 6' 3") or (2.70m x 1.90m)
Lounge (upstairs)	(36' 9" x 19' 0") or (11.20m x 5.80m)
Principal Bedroom	(19' 4" x 13' 9") or (5.90m x 4.20m)
Principal Bedroom En Suite	(8' 10" x 6' 7") or (2.70m x 2.00m)
Dressing Room	(8' 10" x 6' 7") or (2.70m x 2.00m)
Bedroom 2	(16' 5" x 16' 5") or (5.00m x 5.00m)
Annex Lounge	(16' 7" x 14' 4") or (5.05m x 4.36m)
Annex Kitchen	(19' 3" x 13' 7") or (5.86m x 4.14m)
Annex Bedroom 1	(12' 2" x 14' 1") or (3.71m x 4.28m)
Annex Bedroom 2	(10' 2" x 13' 9") or (3.11m x 4.20m)
Annex Bathroom	(8' 8" x 5' 1") or (2.64m x 1.56m)







#### Extras

House: All fitted floor coverings, fixtures and fittings, including all light fittings. All curtain poles and blinds. Built in range cooker, extractor, integrated dishwasher. American style fridge/freezer.

Annexe: All fitted floor coverings, fixtures and fittings, including all light fittings. All curtain poles and blinds. Integrated double oven, electric hob, extractor. Fridge/freezer

#### Services

Mains electricity, water. Private drainage. Oil tank. Satellite, Telephone and Broadband.

#### Tenure

Freehold

#### Council tax

Band G

#### Viewing

To arrange a viewing of this property please contact Karine on 07919 176787 or 01463 233218.



**Tel: 01463 233218**

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