

# Old Post Office House

Wardlaw Road, Kirkhill, IV5 7NY

Offers Over £385,000





## Overview

- Impressive stone-built villa in sought after Kirkhill village
- Spacious rooms with flexible layout
- Lounge, dining room, conservatory, kitchen/diner, utility room
- 3 double bedrooms, principle ensuite, bathroom, WC
- Set on 0.49 acre plot, level gardens, barn and studio with electricity, driveway,
- EPC Band E



## Description

Unmissable opportunity to purchase an immaculate stone built villa located within the village of Kirkhill. Sitting on a prime 0.49 acre plot, this charming home dates back to 1755 and was one of the first houses built in Kirkhill. This impressive property has been modernised and upgraded throughout whilst maintaining some original features, such as high ceilings, deep skirtings, and the original wooden stair case. It has been extended several times to provide generous living accommodation, ideal for a large family or business opportunity. The bright lounge is generously appointed with windows on dual aspect and features a multifuel burning stove. The modern kitchen/diner, with arched stain glass windows to the front is a perfect entertaining space. It offers ample fitted units and plenty of surface space and can comfortably accommodate a dining table and 6 chairs. Continuing on the ground floor is a large dining room/family room with the original open fireplace, the conservatory overlooking the rear gardens and a useful utility and WC. Upstairs offers 3 generous double bedrooms two of which has fitted wardrobes and the principle has an ensuite shower room. The family bathroom has a bath and separate shower. There is oil central heating, double glazing and excellent storage throughout. The impressive grounds which surround this unique property are mostly laid to lawn with mature shrubs and trees. There is a pond to the rear and patio area for al fresco dining, a garden studio with power and lights and a large barn also with electricity. Overall, this charming property would be ideal for the discerning buyer looking for an immaculate family home in a village setting.



## Room Dimensions

Lounge	(16' 1" x 15' 3") or (4.91m x 4.65m)
Kitchen / Diner	(17' 3" x 14' 3") or (5.26m x 4.34m)
Utility Room	(11' 7" x 8' 1") or (3.53m x 2.47m)
WC	(5' 5" x 3' 10") or (1.64m x 1.16m)
Conservatory	(14' 1" x 14' 8") or (4.30m x 4.48m)
Principal Bedroom	(13' 4" x 15' 9") or (4.06m x 4.81m)
Principal Bedroom En Suite	(5' 11" x 7' 7") or (1.81m x 2.31m)
Bedroom 3	(11' 3" x 12' 2") or (3.43m x 3.72m)
Bedroom 2	(14' 11" x 13' 0") or (4.54m x 3.95m)
Bathroom	(8' 2" x 11' 1") or (2.49m x 3.39m)





### Floor Space

196m<sup>2</sup>

### Services

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

### Extras

All fitted floor coverings, fixtures, and fittings, including all light fittings. Curtain poles and window blinds. Integrated electric hob, extractor and double oven. Garden studio.

### Council Tax

Band F

### Tenure

Freehold

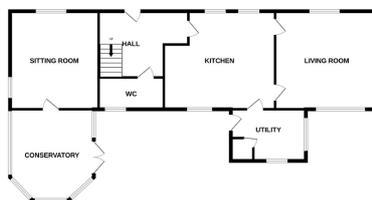
### Entry

By mutual agreement.

### Viewing

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

GROUND FLOOR



1ST FLOOR



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