

Helmista, Stratherrick Road

Lochardil, Inverness, IV2 4LU



Offers Over £675,000





Overview

- Unique 5 bedroom villa in sought after location
- Bespoke design, quality finishes, stunning features
- Beautifully presented in walk-in condition
- Fantastic plot with picturesque gardens
- Double garage and driveway for several vehicles
- EPC Band C



Description

Rare opportunity to purchase a stunning luxury villa situated in a quiet location, in the sought after Lochardil area of Inverness. Built in 2013, this truly impressive property was designed by renowned architect Mark Hornby and is the perfect home for family living and entertaining. The spacious entrance hallway has engineered oak flooring which carries on through to the impressive formal lounge. This fantastic room boasts cathedral style windows, a wood burner set in Caithness stone and French doors leading to the garden. The heart of the house is the open-plan kitchen/family/dining room complete with fully fitted kitchen appliances, granite work tops and a central island. Integrated appliances include an oven, microwave/oven, 5 gas burner hob, extractor, fridge, freezer, dishwasher and wine fridge. The family area has space for a sofa and chairs, has French doors leading to the garden and a woodburning stove. The dining area has space for a table and 10 chairs. From the kitchen is the utility/boot room which also gives internal access to the double garage. Completing the ground floor accommodation is the 5th bedroom which is currently used as a study, and the shower-room. An impressive oak staircase with feature lighting leads to the first floor and an open galleried landing. There are 4 generously appointed double bedrooms on the first floor which all benefit from fitted wardrobes. The principal bedroom offers a walk-in dressing room and an ensuite shower-room with his n her sinks. Bedroom 2 also benefits from an ensuite shower-room. Completing this floor is the family bathroom with jacuzzi bath, separate shower and sauna. There is fantastic storage on both floors. The integral double garage comes with electric doors and houses the plant room. The property is fully double glazed, heated by a biomass heating system supplemented by solar panels for hot water, has under-floor heating on the ground floor and an MVHR ventilation system. The exterior of the house is finished with a triple pitched slate roof and feature Caithness stone. The garden grounds have been beautifully landscaped and include lawn areas, pathways, mature shrubs, raised beds, a patio area, 2 decked areas, a water feature and a log cabin with power and lights. There are 2 parking areas for several vehicles.



Room Dimensions

Vestibule	(7' 1" x 6' 0") or (2.15m x 1.84m)
Lounge	(24' 3" x 21' 8") or (7.38m x 6.61m)
Kitchen	(11' 4" x 13' 0") or (3.45m x 3.95m)
Family Area	(14' 4" x 7' 9") or (4.36m x 2.37m)
Dining Area	(13' 9" x 13' 6") or (4.18m x 4.11m)
Utility Room	(12' 9" x 6' 6") or (3.89m x 1.99m)
Boot Room	(12' 1" x 3' 10") or (3.68m x 1.17m)
Bed 5/Study (downstairs)	(9' 10" x 8' 11") or (2.99m x 2.73m)
Shower Room (downstairs)	(8' 5" x 8' 4") or (2.57m x 2.54m)
Principal Bedroom	(12' 9" x 12' 6") or (3.88m x 3.81m)
Principal Bedroom En Suite	(8' 6" x 5' 10") or (2.58m x 1.79m)
Bedroom 2	(12' 2" x 10' 6") or (3.71m x 3.20m)
Bedroom 2 En Suite	(7' 5" x 7' 0") or (2.26m x 2.14m)
Bedroom 3	(14' 5" x 11' 5") or (4.39m x 3.48m)
Bedroom 4	(12' 4" x 9' 11") or (3.76m x 3.02m)
Bathroom	(13' 3" x 10' 8") or (4.04m x 3.26m)
Integral Garage	(21' 8" x 19' 5") or (6.61m x 5.92m)





Floor Space

257m²

Services

Mains electricity, water and drainage. LPG Gas bottles. Satellite, telephone and broadband.

Extras

All fitted floor coverings, fixtures and fittings. All curtain poles and blinds. Integrated appliances including an oven, microwave/oven, 5 gas burner hob, extractor, fridge, freezer, dishwasher and wine fridge. Washing machine and tumble dryer. Log cabin. Garden shed.

Council Tax

Band G

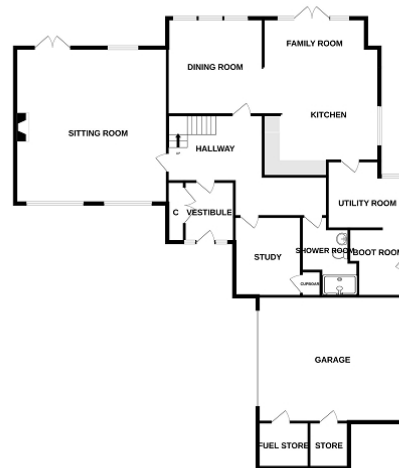
Tenure

Freehold

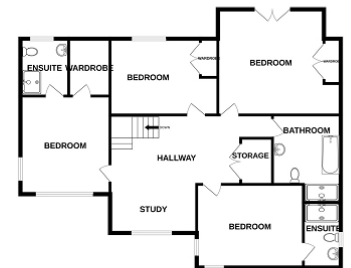
Entry

By mutual agreement.

GROUND FLOOR



1ST FLOOR



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