

# Broadstone Lodge, 1 Broadstone Park

Crown, Inverness, IV2 3JZ



**Offers Over £575,000**







## Overview

- Substantial 4 bedroom detached Victorian villa with 1 bed Annexe
- Sought after Crown Primary catchment, close to local amenities
- 4 reception rooms, 4 bedrooms, 4 ensuite, basement, utility, WC
- Rewired throughout, new air source heat pump installed
- Enclosed garden, off street parking for two cars, patio area
- EPC Band D



## Description

Fantastic opportunity to purchase an impressive family home in the sought after Crown district of Inverness. This spacious sandstone villa dates back to circa 1860 and has generous proportions throughout and will appeal to those looking to put their own stamp on a period property. There is an abundance of period charm and original features including high ceilings, cornicing, deep skirting, solid doors, decorative arches, sash & case windows and fireplaces. The current owners have had the property re-wired; installed a high spec air source heat pump central heating system; fitted new cast iron traditional radiators throughout; and stripped and repaired walls. There are four reception rooms on the ground floor including the formal lounge, sitting room and dining room. The lounge is currently used as a bedroom and benefits from windows on dual aspects, an Edinburgh press and fireplace with wood burning stove. The dining room offers bay windows, a feature fireplace with open fire, and ample space to accommodate a large dining table and chairs. The kitchen has a good selection of units, granite worktops, a Belfast sink and a Rangemaster cooker. There is an American Fridge/freezer and space plumbing for a dishwasher. Off the kitchen is the useful utility which has space and plumbing for a washing machine and tumble dryer and also provides access to the basement. The basement is a good size and houses the water tanks for the central heating system. Completing the downstairs accommodation is a useful WC. From the hallway the beautifully carved wooden banister leads to upper floor which provides 4 double bedrooms. Three of the bedrooms have ensuite shower rooms. The main bedroom has plumbing and space for a large ensuite bathroom. This property benefits from new air source heat pump central heating system, additional loft insulation and some walls have thermal lining paper. There is excellent storage throughout including three large hall cupboards. The garden areas are private and ready to be laid to lawn, there is a patio area to the rear and off-street parking for four cars. Overall, this charming property would be ideal for the discerning buyer looking for a substantial family home in the sought after Crown area of Inverness.



## Room Dimensions

Sitting Room	(15' 11" x 12' 11") or (4.86m x 3.93m)
Formal Lounge	(16' 0" x 19' 10") or (4.88m x 6.04m)
Dining Room	(12' 10" x 18' 9") or (3.92m x 5.72m)
Kitchen / Diner	(12' 7" x 14' 0") or (3.83m x 4.26m)
Utility Room	(8' 7" x 7' 0") or (2.62m x 2.14m)
WC	(5' 5" x 4' 11") or (1.65m x 1.51m)
Bedroom 1	(15' 9" x 11' 8") or (4.81m x 3.56m)
Bedroom 1 En Suite	(15' 9" x 7' 7") or (4.81m x 2.30m)
Bedroom 2	(19' 7" x 12' 0") or (5.97m x 3.65m)
Bedroom 3	(10' 2" x 12' 7") or (3.09m x 3.83m)
Bedroom 3 En Suite	(8' 5" x 9' 3") or (2.56m x 2.82m)
Bedroom 4	(12' 7" x 13' 5") or (3.83m x 4.09m)
Bedroom 4 En Suite	(15' 10" x 13' 3") or (4.83m x 4.04m)
Basement	(13' 3" x 11' 11") or (4.03m x 3.62m)
Annex	(9' 2" x 15' 10") or (2.80m x 4.83m)
Annex Ensuite	(8' 8" x 3' 0") or (2.64m x 0.91m)







**Floor Area**

261m2

**Services**

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

**Extras**

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Range cooker. American fridge/ freezer.

**Council Tax**

Band G

**Tenure**

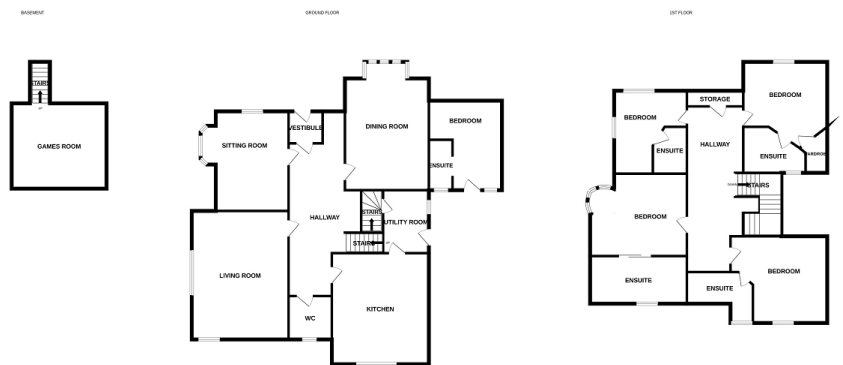
Freehold

**Entry**

By mutual agreement.

**Viewing**

Please contact Louise Hamilton on 07796 673594 or 01463 233218



**Tel: 01463 233218**

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

info@tailormademoves.co.uk

www.tailormademoves.co.uk



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only. Please note that the floor plans are indicative only and are not to scale.