

# Flat 1, Ness House

Ness Road, Fortrose, IV10 8SD

**Offers Over £225,000**







## Overview

- Expansive first floor apartment in historic converted C-listed building
- Sought after Fortrose location close to Chanonry Point, beaches and golf course
- Fantastic potential as an investment project, unique home or holiday let
- Formal lounge, kitchen/dining/family room, 3 generous bedrooms, 2 bathrooms
- Open views, private garden, shared off-street parking, and storage space/carport
- EPC Band G



## Description

A fantastic opportunity to purchase a characterful first floor apartment forming part of the historic C-listed Ness House, which was built in 1860. Steeped in local history, the property offers spacious accommodation, period charm and lovely outlooks, all within the desirable coastal village of Fortrose. Upon entering, you're welcomed into a private ground floor hallway with ample space for storing coats, bikes or outdoor equipment, along with a rear door leading directly to the private garden, a peaceful spot where the sound of the nearby waves can be heard. A sweeping staircase leads upstairs to the apartment which enjoys extremely generous room sizes, high ceilings, and plenty of natural light throughout. The impressive formal lounge is bright and welcoming, with a feature open fire and 4 large windows on dual aspect with open views. The large open-plan kitchen/dining/family room is full of character, featuring a wood-burning stove and ample space for everyday dining and entertaining. There are three double bedrooms, all well-proportioned and flexible in use. The principal bedroom benefits from an en suite wet room. The accommodation is completed by a bathroom with separate wc. A ladder provides access to the fully floored loft, an impressive space with good head height and Velux windows, ideal for storage or potential future use (subject to the relevant planning permissions). Further benefits include fibre optic broadband, shared off-street parking, a dedicated carport/storage space and a beautiful garden, perfect for relaxing. This unique home with great potential is ideal for buyers looking to modernise and personalise a spacious property full of charm, all within walking distance of the coast and village amenities.





## Room Dimensions

**Lounge** (22' 7" x 22' 1") or (6.89m x 6.73m)

**Kitchen/ Diner/ Family Room** (23' 8" x 16' 8") or (7.22m x 5.09m)

**Principal Bedroom** (18' 9" x 16' 3") or (5.71m x 4.96m)

**Principal Bedroom En Suite**

**Bedroom 2** (19' 0" x 11' 1") or (5.78m x 3.37m)

**Bedroom 3** (16' 1" x 13' 9") or (4.89m x 4.19m)

**Bathroom** (8' 8" x 4' 9") or (2.64m x 1.45m)

**WC** (5' 9" x 4' 5") or (1.75m x 1.35m)

**Attic Room 1** (45' 9" x 10' 10") or (13.94m x 3.30m)







#### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains and curtain poles. Freestanding fridge and electric cooker are included in the sale.

#### Services

Electricity, water and drainage. Telephone and fibre broadband.

#### Council tax

Band D

#### Floor Area

224m<sup>2</sup>

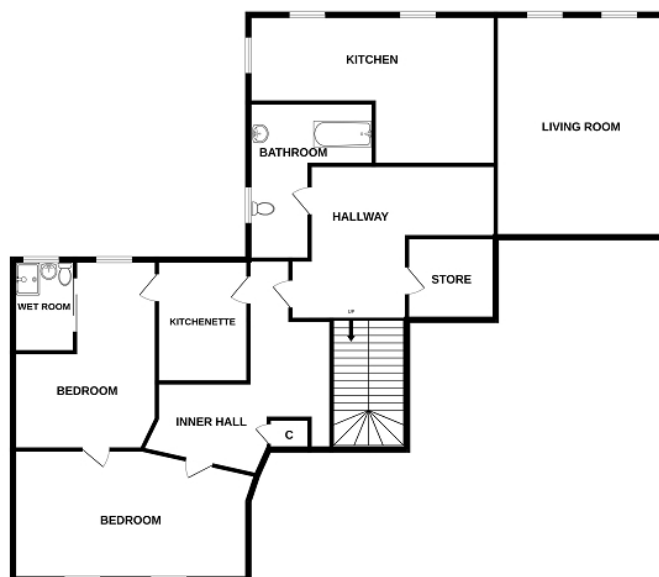
#### Entry

By mutual agreement.

#### Viewing

To arrange a viewing of this property please contact Travis on 07402 405946 or 01463 233218.

GROUND FLOOR



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