



Offers over £320,000

Juniper House
Grimeston Road, Harray, KW17 2JT

Harcus.



Offered for sale is this spacious and well presented four/five bedroom house situated in a charming rural location with wonderful open views over the surrounding farmland to Harray Loch and onwards to the Hills of Hoy.

The property comprises of Entrance Vestibule, Hall, Living room, Kitchen/Dining room, Utility room, Shower room, Sitting room/Bedroom, Bedroom with En-suite Bathroom on the ground floor, and three further Bedrooms, two with their own En-suites on the upper floor.

 **4/5 bedrooms**

 **4 bathrooms**

 **2 Public room**



Living room

5.41m x 3.99m (17ft 9" x 13ft 1") at most

Lovely bright living room with a large window to the front framing the beautiful open views over the surrounding farmland towards the Harray Loch and onwards to the Hoy Hills. Electric fireplace with a wooden surround. Carpeted and with neutral decor. Television and a telephone point. Radiator.





Kitchen/Dining room

9.53m x 2.71m (31ft 3" x 8ft 10")

This exceptional kitchen is fitted with a quality run of floor and eye level units. Integrated dishwasher and a 5 ring range cooker. Space for a fridge freezer. The dining area offers ample space for a table and chairs. Radiator.





Utility room

3.21m x 3.19m (10ft 6" x 10ft 5") at most

A valuable addition to the family home, the utility room is equipped with plumbing for a washing machine and offers room for extra white goods. It features both floor and eye-level units, worktop space, a sink, and a drainer. The room also includes an external door to the side, a shelved cupboard, and a walk-in cupboard.

Shower room

1.86m x 1.80m (6ft 1" x 5ft 10")

Fitted with a shower, W.C. and a wash hand basin. Extractor fan. Radiator.



Sitting room/Bedroom 5

3.75m x 3.20m (12ft 3" x 10ft 6")

This sitting room has the versatility to serve as a bedroom if required. It features carpeting, neutral decor, a television point, and a radiator. Connected to bedroom 3 with its bathroom, creating a perfect suite.





Bedroom 3

3.68m x 3.20m (12ft x 10ft 6")

This double bedroom is carpeted and with neutral decor and a chic feature wall. Window looking out to the side garden. Television point. Radiator.

En-suite Bathroom

2.65m x 1.68m (8ft 8" x 5ft 6")

Well appointed bathroom fitted with a shower over the bath, W.C. and a wash hand basin. Tiled flooring and walls. Modesty glazed window. Extractor fan. Radiator.





Bedroom 1

4.60m x 4.45m (15ft 1" x 14ft 7") at most

Bright and spacious bedroom enjoying the beautiful views on offer. Carpeted and with neutral decor. Ample space for freestanding bedroom furniture. Radiator.

En-suite Shower room

2.86m x 1.21m (9ft 4" x 3ft 11")

Fitted with a shower, W.C. and a wash hand basin. Velux window. Heated towel rail.





Bedroom 2

4.60m x 4.38m (15ft 1" x 14ft 4") at most

This double bedroom is carpeted and with neutral decor and a window to the side. Television point. Radiator.



En-suite Shower room

2.87m x 1.21m (9ft 5" x 3ft 11")

Fitted with a shower cubicle, wash hand basin, W.C. Vinyl flooring and a velux window. Heated towel rail.





Bedroom 4

3.14m x 3.04m (10ft 3" x 9ft 11")

This bedroom is currently being used as an office. Carpeted and with neutral decor and a velux window. Radiator.

Summerhouse

5m x 5m (16ft 4" x 16ft 4")

An ideal outdoor area to sit back, unwind, and take in the view.

Shed

5m x 2.50m (16ft 4" x 8ft 2")





Outside

At the front, there is a tarmac driveway providing plenty of parking space. The garden area mainly consists of a well-maintained lawn, complemented by a lovely variety of shrubs, plants, and bushes.



Juniper House has uPVC double glazing and oil heating.

Services

Mains services. Private Septic tank

Council Tax

Band E. This may be reassessed when the property is sold.

Energy Performance Rating

Band D

Entry

By arrangement.

Fittings & fixtures

All floor coverings and blinds are included in the sale.

Price

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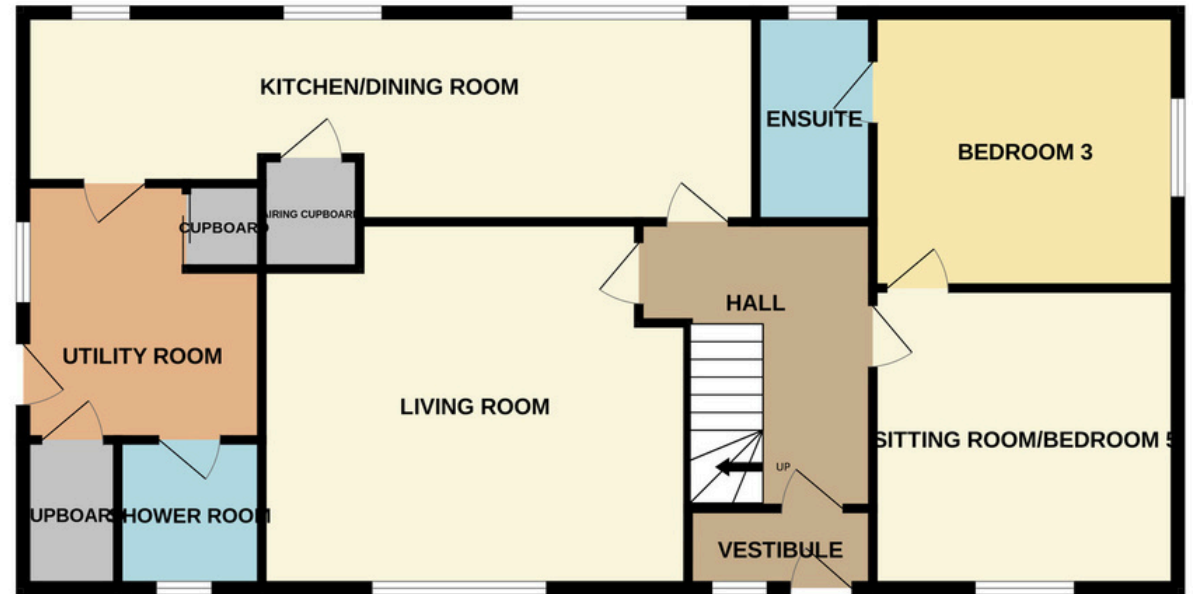
Interested parties

Please note your interest to Harcus Law.

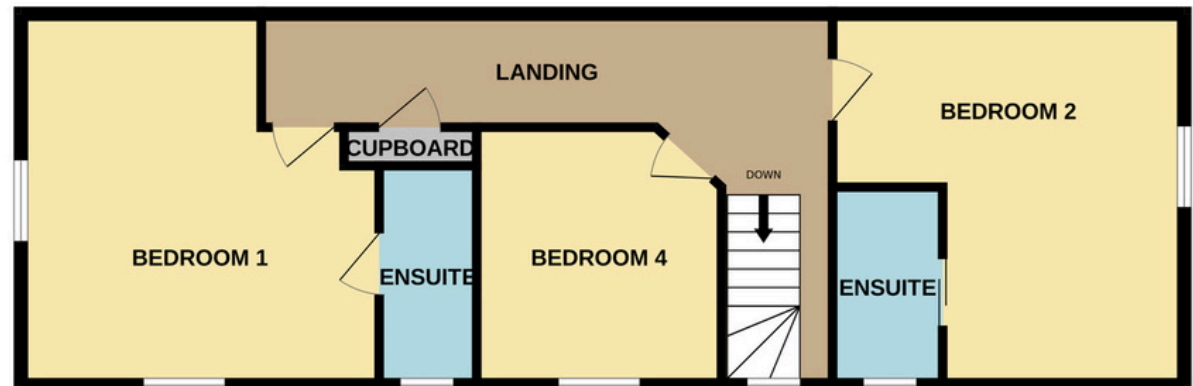
Offers

Written offers should be submitted to Harcus Law

Ground Floor



Upper Floor





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