



Offers over £235,000

Standing Stone, Littlequoy Road,
Burray, KW17 2SX

Harcus.



A wonderful opportunity has arisen to purchase this charming two bedroom cottage, situated in an idyllic position, nestled beside the shore of Echnaloch Bay. The property boasts a number of outbuildings, mature garden grounds and two fenced areas, all extending to approximately 4.16 acres.

Accommodation includes a Vestibule, Living room, Kitchen, Bedroom, Shower room, and a generous Attic bedroom.

 2 bedroom

 1 bathroom

 1 public room





Vestibule

2.10m x 1.91m (6ft 10" x 6ft 3")

The vestibule features a front window, and an airing cupboard. The hallway has vinyl flooring and a staircase that leads to the attic room.

Living room

4.49m x 3.30m (14ft 8" x 10ft 9") approx

This living room features a front window and a large rear window with a view to the rear garden. A wood-burning stove adds a cosy feature, complemented by exposed beams. Radiator.





Kitchen

4.62m x 3.37m (15ft 1" x 11ft)

This charming kitchen comes equipped with units and ample worktop space with a tiled splashback. The sale includes a gas cooker and a fridge. There is plenty of room for a table and chairs. A glazed door leads out to a sheltered and sunny courtyard.





Bedroom

4.43m x 3.28m (14ft 6" x 10ft 9")

This double bedroom has dual aspect windows and a further window to the side. Shelved alcove along with additional shelving. Exposed beams to the ceiling. Radiator.

Shower room

2.95m x 2.35m (9ft 8" x 7ft 8")

Comprising of a large shower, W.C. and a wash hand basin. Vinyl flooring and a window to the rear. Plumbed for a washing machine which is also included in the sale. Radiator.





Attic bedroom

9.26m x 3.66m (30ft 4" x 12ft)

This generous attic bedroom features three velux windows to the rear and a small window to the side. This space could be divided into two separate rooms if desired. Access to additional storage space. Radiator.





Outbuilding 1

4.03m x 4.64m (13ft 2" x 15ft 2")

With power, lighting and workbench.



Outbuilding 2

4.03m x 3.50m (13ft 2" x 11ft 5")

With lighting.



Summerhouse

6.87m x 3.88m (22ft 6" x 12ft 8")

Previously used as a pottery studio, this versatile summer house is equipped with power, lighting, and water, making it suitable for various activities or simple relaxation. Air source heating unit.





Nissan hut

17.28m x 4.96m (56ft 8" x 16ft 3")

This large Nissan hut is divided into two sections, ideal for a garage and/or workshop. With power, lighting and water.





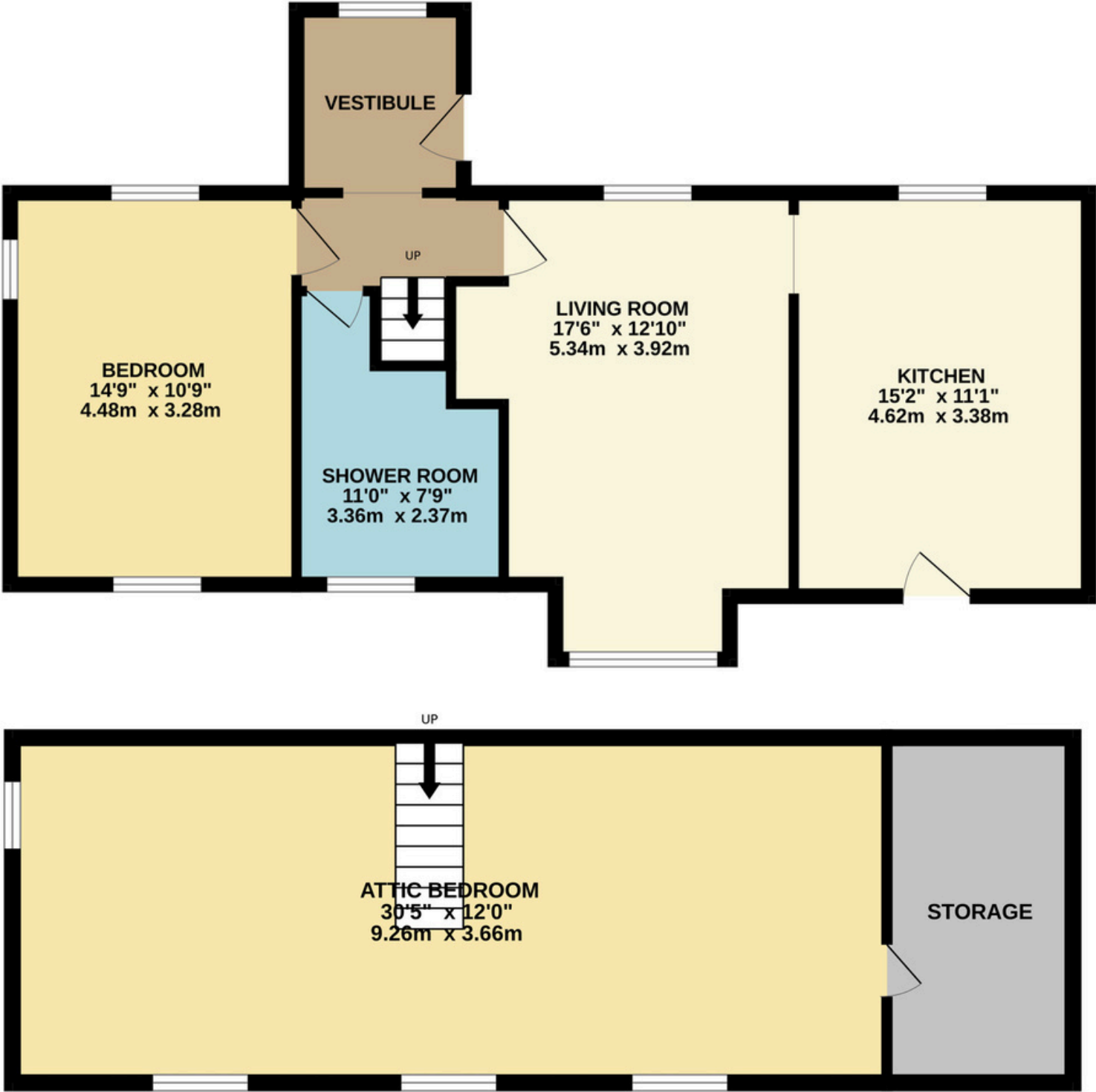
A private track from the main road, flanked by fenced fields on both sides, spans around 4.16 acres, making it perfect for individuals with horses or livestock.

Outside, at the rear of the property, there is a sheltered and particularly sunny courtyard surrounded by a diverse range of vibrant shrubs and plants. The garden extends further, lined with bushes and various flora. Adjacent to the house, there is another garden section featuring lawn spaces, edged and filled with well-established and delightful plants. The garden to the front of the cottage has direct access to the foreshore and beautiful untouched views over the bay.





Floorplan



Standing Stone has oil central heating and double glazed wooden windows.

Services

Mains services, Telephone,
Broadband, Private Septic Tank.

Council Tax

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

Energy Performance Certificate

Band D.

Fixtures & fittings

All floor coverings, light fittings, gas cooker, fridge and washing machine are included in the sale

Price

Offers over £235,000

Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law.

Arrange a viewing

Contact us

Harcus Law
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KW15 1HR

Opening hours:

Monday to Friday 09:00 - 17:00
Closed for an hour 13:00 - 14:00



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