



Offers over £365,000

Keldavatn
Church Road, Harray, KW17 2LD

Harcus.



This beautifully presented four bedroom detached house, complete with a superb summerhouse is available for sale in a delightful rural setting just a short drive from local amenities. Keldavatn offers a perfect blend of modern comfort, countryside charm and a high standard of family accommodation. Enjoying stunning panoramic views over the surrounding farmland and onwards to the Hills of Hoy. The seller is open to including all furniture (excluding personal items) in the sale.

The property features an Entrance Vestibule, Hall, Open Plan Living room/Dining area/Kitchen, Utility Room, Bathroom, and four double Bedrooms, one of which includes an En-suite Shower Room.

 4 bedrooms

 2 bathrooms

 1 Public room





Vestibule and Hallway

1.95m x 1.17m + 7.54m x 1.17m
(6ft 4" x 3ft 10" + 24ft 8" x 3ft 10")

The vestibule features coat hooks and storage with a glazed door leading to the hallway. Engineered oak flooring that runs throughout most of the property. The hallway offers access to all the accommodation with a glazed door to the living room. Access to the loft.

Utility room

2.71m x 1.48m (8ft 10" x 4ft 10")

Equipped with plumbing for a washing machine and a tumble drier. It features a floor level unit, worktop space, a sink, and a drainer. The room also includes two cupboards, one housing the hot water cylinder.

Living room/Dining Area

6.26m x 3.97m (26ft 6" x 13ft)

The charming living room features a large Cathedral window that beautifully frames the stunning open views. Additionally, patio doors lead out to the front garden, creating a lovely flow of natural light. The room is complemented by fitted display and storage units. Nestled between the living room and kitchen, the dining area offers generous space for family meals and entertaining.





Kitchen

6.68m x 2.70m (21ft 11" x 8ft 10")

The stunning kitchen boasts a high-quality selection of floor and wall units, complemented by a spacious worktop that includes a breakfast bar, providing plenty of room for meal preparation. It comes equipped with an integrated dishwasher, two eye-level ovens, a hob with an extractor fan, and a fridge freezer. Tiled flooring.





Master Bedroom

4.74m x 3.30m (15ft 6" x 10ft 9") at most

A beautifully presented bedroom featuring a window that showcases the stunning views. It includes two wardrobes and a shelved cupboard, offering excellent storage options.

En-suite Shower room

2.21m x 1.39m (7ft 3" x 4ft 6")

A well-appointed en-suite includes a shower, W.C., and a wash hand basin seamlessly integrated into a vanity unit. This unit boasts a large mirror that extends the full length of the wall above. Heated towel rail. Tiled flooring.





Bedroom 2

3.69m x 3.31m (12ft 1" x 10ft 10") at most

This double bedroom has serene decor and a window looking out to the side of the property. Built-in wardrobes with hanging rails and shelving providing storage.

Bathroom

2.13m x 2m (6ft 11" x 6ft 6")

Stylish bathroom fitted with a shower over the bath, W.C. and a wash hand basin. with tiled flooring and tiling to the walls. Modesty glazed window to the rear. Heated towel rail.





Bedroom 3

3.31m x 2.41m (10ft 10" x 7ft 10")

This bedroom is situated to the rear of the property. With neutral decor complimented with an accent wall.

Bedroom 4

3.31m x 2.20m (10ft 10" x 7ft 2")

With charming decor, engineered oak flooring and a window to the rear.





Garage

6.91m x 3.01m + 1.87m x 1.29m
(22ft 8" x 9ft 10" + 6ft 1" x 4ft 2")

The garage features an electric up-and-over door, along with power and lighting. It includes a door that leads into the utility room and an external door that opens to the front garden.







Summerhouse

6.37m x 3.34m (20ft 10" x 10ft 11")

This exceptional summerhouse is complete with a wet bar, and enjoys the stunning views on offer. Perfect space for entertaining, simple relaxation, or alternatively as a home office or gym.





Outside

The driveway leads to the garage along with ample parking to the side of the house. The garden grounds are laid to lawn and wrap around the property. Two wooden storage sheds are included in the sale.





Keldavatn has uPVC double glazing and air source under floor heating.

Services

Mains services. Private Septic tank

Council Tax

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

Energy Performance Rating

Band C

Entry

By arrangement.

Fittings & fixtures

All floor coverings and blinds are included in the sale. All furniture (excluding personal items) may be included in the sale.

Price

Offers over £365,000

Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law





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 **enquiries@harcuslaw.co.uk**

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