



**HILL COTTAGE, SPEY
ROAD, INVERKIP, PA16 0DA**



 **neillclerk**
ESTATE AGENTS



Description

CLOSING DATE THURSDAY 16TH MAY AT 11AM

Set within extensive landscaped grounds this is a rare opportunity to purchase a traditional, character filled Victorian Detached Cottage built in 1885 which occupies an exclusive & secluded, semi rural location on the edge of Inverkip which backs onto woodland & the adjoining countryside. Access to the property is by a long private pebbled driveway which leads to a carport with space for 3 vehicles & monoblock parking area. The attractive gardens feature a wide range of shrubs, plants & trees with summerhouse, outbuilding/store, playhouse & seating areas positioned throughout the garden which is perfect for relaxing with friends & family on summer days.

Gas central heating plus there are additional LPG fueled fires in some rooms. Specification includes double glazing.

Accommodation comprises: Entrance Porch by UPVC double glazed door with front window. The Hallway offers an inbuilt storage cupboard. There is a dual aspect Lounge with fireplace & living flame LPG fire. The Conservatory is a ideal space for enjoying watching the birds & garden. There is a Dining/Family Room with wood burner stove, front facing window & cupboard.

The generous sized Breakfasting Kitchen features windows to the side and rear overlooking the garden. There is a range of soft cream units, beech style work surfaces and splashback tiling. Additional benefits include: Belfast sink, chimney extractor hood & range style cooker.

There is a downstairs double sized Bedroom. A Side Hall leads to the garden. Luxury downstairs Shower Room offers a suite including: feature wash hand basin, wc & double sized shower area with spa shower.

Stairs lead to the Half Landing with loft hatch. The Family Bathroom features a suite including bath with mixer shower & wall tiling. There are 2 further double sized bedrooms both benefiting from fitted wardrobes and fireplaces.

Inspection essential for a traditional home in this location. EPC = E

Measurements

Entrance Porch / Hallway

Lounge
4.75m x 3.91m (15'7" x 12'10")

Conservatory
3.76m x 4.32m (12'4" x 14'2")

Dining / Family Room
4.75m x 3.86m (15'7" x 12'8")

Breakfasting Kitchen
4.67m x 3.07m (15'4" x 10'1")

Side Hall

Downstairs Bedroom 3
3.53m x 2.69m (11'7" x 8'10")

Shower Room

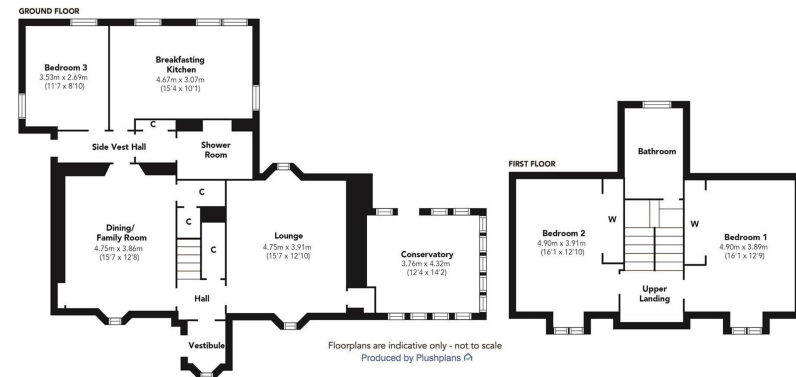
Half Landing

Bathroom

Upper Landing

Bedroom 1
4.90m x 3.89m (16'1" x 12'9")

Bedroom 2
4.90m x 3.91m (16'1" x 12'10")













The next step..



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