



Available for the first time on the open market since 1932 is this extraordinary opportunity to remodel the existing footprint to a buyers specific requirements (subject to planning permission) in one of THE MOST desirable rural plots to have become available locally in decades. Currently the accommodation delivers a detached two bedroom bungalow with outbuilding which sit prominently on an extensive plot in this glorious private yet accessible location. Interested parties to register their interest early - viewings are strictly by appointment only.



Approach

The property is accessed from Sheepwash Lane over it's on private bridge leading you past the beautifully maintained lawn with driveway providing ample off road parking for numerous vehicles.

Entrance

The front door access opens into the dining area of the kitchen diner.

Dining Area

12'1" x 10'2" (3.68x3.10)

Door to the sun room and sitting room, single glazed window to side and another over looking the generous lawn and radiator.

Kitchen Area

12'0" x 7'2" (3.66x2.19)

Inset stainless steel sink top with drainer built into rolled edge laminate work top, range of wall and base units, space for fridge freezer and cooker, door to living room.

Sun Room

15'1" x 10'6" (4.61x3.19)

Doors opening into decking area which over looks the lawn, double doors into the living room, single glazed window and radiator.

Living Room

15'2" x 11'4" (4.63x3.45)

Double doors into the sun room and door to the inner hall, feature fire place with tiled hearth, two single glazed windows and radiator.

Inner Hall (Off Living Room)

Doors to bedroom one, bathroom and shower room.

Bedroom One

14'0" (max) x 11'1" (4.27 (max) x 3.38)

Wash hand basin built into vanity unit, two single glazed windows and radiator.

Bathroom

Panelled bath with shower fitting, pedestal wash hand basin, low flush WC, wall and floor tiles, single glazed window and radiator.

Shower Room

Shower cubicle with shower fitting, wall mounted wash hand basin, low flush WC, wall and floor tiles and radiator.



Sitting Room

12'4" x 11'3" (3.77 x 3.44)

Two single glazed windows and radiator.

Inner Hall (Off Sitting Room)

Archway to utility and door to bedroom two.

Utility

Inset stainless steel sink top with drainer built into rolled edge laminate work top, two base units, wall mounted 'Ideal' boiler, plumbing for washing machine, door to outside, floor tiles and radiator.

Bedroom Two

11'6" max x 8'11" max (3.51 max x 2.72 max)

Fitted wardrobe, single glazed window and radiator.

Outside

Arthede sits on approximately 1 acre of grounds having beautifully maintained lawns, matures trees and ample parking including two car ports. A decked area provides a relaxing seating area which provides a perfect spot for your morning cup of tea over looking the extensive garden.

Council Tax Band C

Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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