



Towerview

Fearn, Tain, Ross-Shire, IV20 1XH

Price Guide £330,000

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Towerview is a five bedroom bungalow set in approx. 1 acre, located in a rural area between the village of Fearn and the seaboard villages in Easter Ross. Generously proportioned throughout and surrounded by mature gardens and courtyard, the property also benefits from a garage/workshop and carport, and large driveway with space for several vehicles. Heating and hot water to the property is by way of an externally located wood pellet boiler. PV panels located on the roof over the lounge can also supply the electricity.



HALL

The main hallway runs through the centre of the property connecting the front entrance to dining room, bedrooms, bathroom and kitchen.

SITTING ROOM

17'4" x 20'8"

A large light and bright sitting room, benefiting from windows facing, north, south and west providing views overlooking the garden surrounding the property and beyond. Carpeted and neutrally decorated with an electric fireplace.

DINING ROOM

17'4" x 14'5"

Situated between the sitting room and conservatory, the dining room provides ample space for large family gatherings or entertaining. Neutrally decorated with a feature archway leading to the sitting room, the dining room window looks to the front of the property, whilst at the opposite end of the room patio doors lead to the conservatory.

CONSERVATORY

12'9" x 13'6"

A large carpeted conservatory sits to the rear of the property. Accessed via sliding patio doors from the dining room with French doors exiting to the rear patio, an area ideal for socialising or to simply sit and enjoy a glorious sunset.

KITCHEN

15'1" x 20'4"

A large kitchen with ample worktop space, wall and floor units and green double range cooker supplied by bottled LPG. The kitchen sits to the front and centre of the property, with windows to the east, south and west.

UTILITY

7'3" x 7'2"

Space for washing machine and tumble dryer plus additional storage with fitted wall units, a large cupboard and sink.

BEDROOM 1

11'1" x 14'5"

Located to the rear of the property this large double bedroom benefits from dual aspect windows.

BEDROOM 2

8'10" x 10'7"

A double bedroom, facing west with views to the rear garden, with up-and-over bedroom furniture.

BEDROOM 3

8'3" x 10'7"

This bedroom is west facing and overlooks the rear courtyard garden and benefits from built in mirrored wardrobes.

BEDROOM 4

11'5" x 9'6"

A double bedroom looking to the rear of the property.

BEDROOM 5

18'0" x 14'1"

A large bedroom with built-in mirrored wardrobes and en suite shower room. This room looks south towards the front of the property.

BATHROOM

8'3" x 10'7"

The family bathroom consists of a white three piece suite including bath, WC and wash basin and has fitted wall and floor units for storage.

GARDEN & GARAGE

A garage/workshop extending to 42 sq m internally is located to the east side of the property, with large carport attached and a wooden shed is located to the rear.

The garden surrounds the property, with a variety of mature trees, shrubs and grasses throughout. A small courtyard area situated to the rear of the property, provides a sheltered spot to sit and observe visiting garden birds and wildlife.

ADDITIONAL INFORMATION

- Council Tax Band - F
- Sits in Approx 1 Acre
- Wood Pellet Central Heating System
- PV Panels located on roof
- Mains Water & Electric
- Private Septic Tank

VIRTUAL TOUR LINKS

- 360 Tour - <https://www.madesnappy.co.uk/tour/Ig17Igb7f9>
- Virtual Tour - <https://youtu.be/gkkAinVugYI>

LOCATION

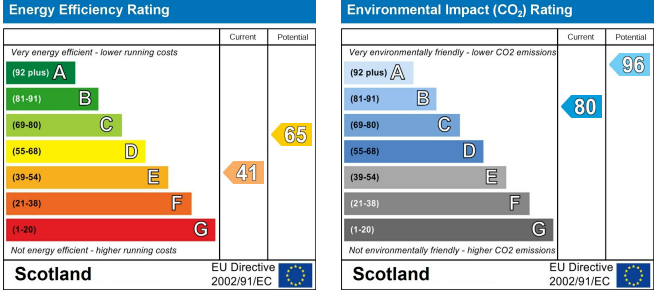
AREA MAP



FLOOR PLANS



ENERGY EFFICIENCY GRAPH



The property is located near to the Fearn Aerodrome, between the quiet village of Fearn and the picturesque Seaboard Villages in Ross-Shire which boasts sandy beaches, an active harbour and even a mermaid! These nearby villages provide primary schools, convenience store, chemist, post offices and a popular community facility, the Seaboard Memorial Hall, which hosts a variety of activities throughout the year. Further afield, just 8 miles away lies the town of Tain, a Royal Burgh, which provides further enhanced amenities including:- doctors, dentists, vets, bank, restaurants, High School, leisure facility, supermarkets (Asda, Tesco, Lidl and Home Bargains) and local independent shops. The city of Inverness is within easy commuting distance with trains available from nearby Fearn Station.

To find this property please click on the link for What3words
<https://w3w.co/coast.cheerily.mystery>



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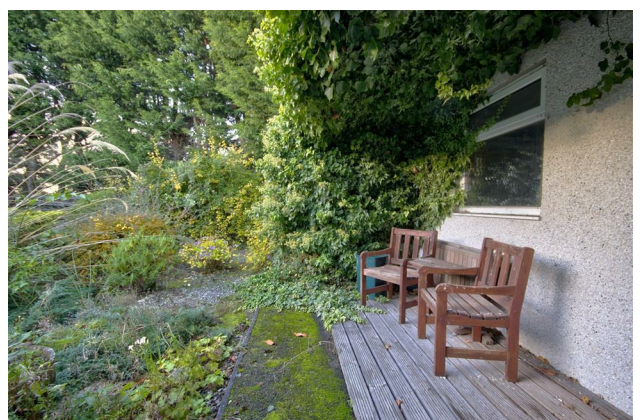
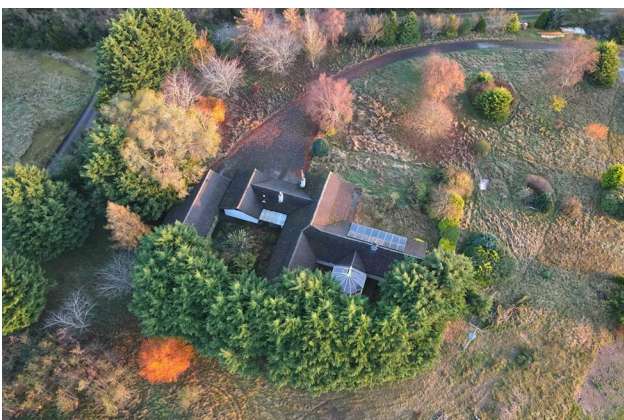
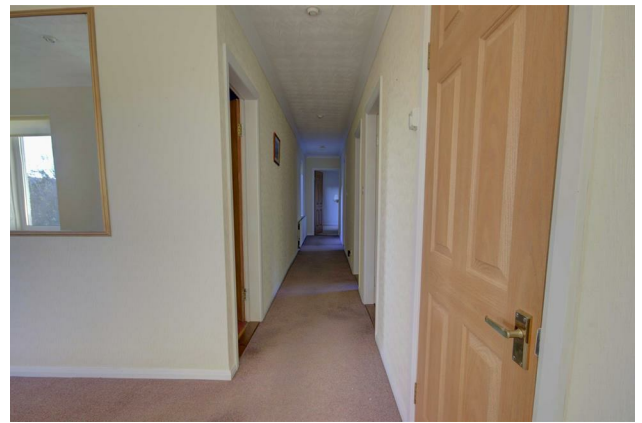
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Approx. Site Plan



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