



Clethorpes Cottage, Keithtown, CONON BRIDGE, IV7 8HQ

Offers Over £350,000

REF: 60839





description

Clethorps Cottage is a charming, detached bungalow, situated in the peaceful and rural location of Keithtown, just 2 miles from the village of Maryburgh. This three-bedroom property which has been extended, is surrounded by unspoilt countryside and benefits from double glazing, oil heating complimented by an open fire in the lounge, stunning views towards the Cromarty Firth and comes with approx. 0.77 acres of land. This property would provide ideal accommodation for those looking for a quiet, rural location with nearby village facilities or those with equestrian/farming interests.

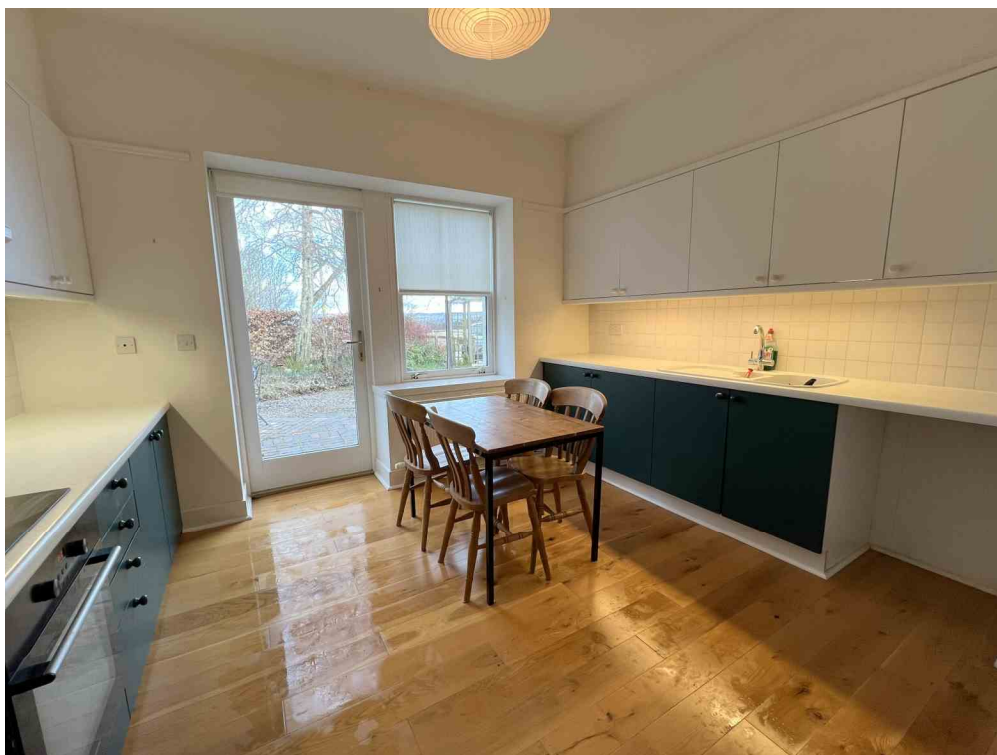
Viewing is highly recommended to fully appreciate this delightful property and idyllic location.

The accommodation consists of: an entrance hall; generous utility room with a good selection of base and wall units, complementary worktops, Belfast sink, washing machine, tumble dryer, boiler and fitted shelving; office/dining room with fitted shelving and access to the garden; inner hall with large airing cupboard housing the hot water tank and access to the partially floored attic which has power and light; a bright, well-appointed kitchen, which boasts stunning views over the Cromarty Firth, benefits from a good selection of base and wall mounted units, complementary worktops, tiling to splashback, Rayburn, integrated electric oven, hob and extractor, free standing fridge freezer, space for dishwasher, ample room for dining and access to the front garden; family bathroom comprising a wash hand basin, WC, bath with electric shower over and fitted storage; master bedroom benefiting from the stunning views, walk in wardrobe and built in shelving; a spacious lounge with open fire set in a wooden surround providing a welcoming focal point, which leads on to the bright sitting room/sun lounge with vaulted ceiling, glass gable and large patio doors, all allowing the room to flood with natural light; inner hall with access to the attic; further large double bedroom with built in shelving; small double bedroom; fully tiled, modern shower room with walk in mains powered shower, counter top sink, WC and illuminating mirror.

The property sits in an impressive, well-established wraparound garden which is laid to a combination of lawn/ locbloc and benefits from a good selection of mature trees, shrubs and bushes. There is also a stable, greenhouse, garden pond and patio area providing an ideal venue for alfresco dining. A large, gravelled driveway to the front and side of the property provides ample parking for several cars. A gate to the rear of the property gives access to the additional land.

Facilities closest to the property can be found in the nearby village of Maryburgh with a general store which caters adequately for daily requirements, while the nearby village of Conon Bridge offers a supermarket, Post Office, café, takeaway and train station providing a regular service to Inverness. The market town of Dingwall is a 5 minutes' drive away and offers excellent facilities along with a cottage hospital, community centre with swimming pool and a thriving High Street offering a good range of retail outlets. Education is provided at Ben Wyvis Primary School in Conon Bridge, with secondary pupils attending Dingwall Academy.

Inverness City, the main business and commercial centre in the Highlands, is a short commute away offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



Kitchen	3.85m x 3.81m (12'8 x 12'6)
Utility Room	4.18m x 2.32m (13'9 x 7'6)
Office/Dining	5.28m x 2.22m (17'3 x 7'3)
Lounge	5.01m x 3.93m (16'5 x 12'11)
Sunroom/Sitting Room	4.62m x 3.90m (15'2 x 12'9)
Hall	6.80m x 0.99m (22'3 x 3'3)
Side Hall	2.53m x 1.06m (8'3 x 3'6)

Inner Hall	2.76m x 1.42m (9'0 x 4'8)
Bedroom 1	4.59m x 3.60m (15'0 x 11'9)
Bedroom 2	4.62m x 3.59m (15'2 x 11'9)
Bedroom 3	3.04m x 2.75m (10'0 x 9'0)
Bathroom	2.70m x 1.89m (8'9 x 6'2)
Shower Room	2.47m x 2.41m (8'0 x 7'11)







General

All floor coverings, light fittings, curtains, blinds, Rayburn, oven, hob, fridge freezer, washing machine, tumble dryer, stable and greenhouse are included in the asking price.

Services

Mains water and electricity. Oil tank. Septic tank drainage.

Council Tax

Council Tax Band D

EPC Rating

E

Post Code

IV7 8HQ

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

AG/EB/GRAC14/2

Price

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Directions

From Inverness take the A9 North. At the Tore roundabout take the second exit signposted Dingwall. At the next roundabout take the 2nd exit signposted for Ullapool. Continue along for approx. 1 mile, taking the second exit in your right. Continue up the hill and follow the road along until you reach the sign for Keithtown. The property is the 5th house along on your left hand side.

If you are thinking of selling your property, we offer a FREE Valuation.
Please call our Property Department on 01463 235559 for further details.



