



Croyardhill, BEAULY, IV4 7EX

Offers Over £475,000

REF: HSPC





description

Croyardhill is a generous, well presented, five bedroom villa located just outside the highly desirable village of Beaulieu, close to excellent local amenities and easy commuting distance of Inverness City and Airport. In excellent condition throughout and decorated in calming pastel tones, the property benefits from LPG fired central heating complemented by a wood burning stove in the lounge, a private well manicured garden and enjoys views across the unspoiled surrounding countryside. With ample storage and very well-proportioned versatile living space, this property represents a comfortable family home for those looking for a countryside lifestyle with nearby village and City facilities.

Viewing is highly recommended to fully appreciate this impressive property and much sought after location.

The accommodation consists of: an entrance vestibule with cloak cupboard; inner hallway; a generous kitchen with family/informal dining area, a good selection of base and wall mounted units, complementary granite worktops and splashback, electric halogen hob, double electric ovens and dishwasher; utility room with base and sink unit and washing machine and doors giving access to both the rear garden and garage which has a tumble dryer and freezer; lounge with wood flooring and a wood burning stove providing a welcoming focal point; glass doors opening to the Conservatory which enjoys beautiful views across the garden and in turn has doors opening to the front; Dining Room, currently utilised as an office which has glass doors opening to the lounge; Family Room currently used as a dining room with Jotul LPG Stove and fitted cupboards; downstairs toilet with a WC and wash hand basin; on the upper floor the landing gives access to two large store cupboards and large attic which is partially floored and reached via a drop down ladder; master bedroom with stunning views, double fitted wardrobes and en-suite facilities comprising a WC, matching wash hand basins and large walk in mains powered shower; four further good sized bedrooms, three with fitted storage; family bathroom comprising a three piece suite in white and free standing mains fed shower. Both bathrooms benefit from under floor heating.

The property sits within a site of approximately one acre 0.14 hectares approx (one third of an acre) with a very well maintained South facing garden, mainly laid to lawn with a good selection of mature trees, shrubs and bushes. There are various patio areas where you can sit and enjoy the sunshine while appreciating your tranquil surroundings. There is also a garden shed and gas tank. A driveway to the side of the property provides ample space for parking/turning and leads to the garage which has light, power, water supply and up & over door.

The property is within very easy reach of all the excellent village facilities which include small supermarkets, delicatessens, greengrocers, butchers, bakers, chemists and a small selection of bespoke retail outlets. There is also a Post Office, filling station, two medical practices and a good selection of bars, restaurants and hotels. Beaulieu enjoys easy access to both Inverness and Dingwall with a regular bus and train service close by. Education is provided at Beaulieu Primary School or Charleston Academy for secondary education, to which bus transportation is provided daily.

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



Entrance Vestibule	1.70m x 1.25m (5'6 x 4'0)
Hall	5.79m x 2.07m (19'0 x 6'9)
Kitchen/Diner	6.93m x 3.59m (22'9 x 11'9)
Utility	3.89m x 1.60m (12'9 x 5'3)
Lounge	7.95m x 4.63m (26'0 x 15'2)
Dining/Study	3.55m x 3.06m (11'8 x 10'0)
Family Room	4.28m x 4.27m (14'0 x 14'0)
Conservatory	4.47m x 4.24m (14'8 x 13'11)
Master Bedroom	4.86m x 3.89m (15'11 x 12'9)

En-suite	4.01m x 1.76m (13'2 x 5'9)
Bedroom 1	3.05m x 3.04m (10'0 x 10'0)
Bedroom 2	4.01m x 3.28m (13'2 x 10'9)
Bedroom 3	4.24m x 3.02m (13'11 x 9'11)
Bedroom 4	3.98m x 3.03m (13'0 x 9'11)
Bathroom	3.00m x 2.86m (9'9 x 9'5)
Cloakroom	2.85m x 1.11m (9'3 x 3'8)
Garage	5.39m x 3.78m (17'8 x 12'5)







General

All white goods, garden shed, curtains and blinds are included in the asking price.

Services

Mains water, electric, septic tank drainage & LPG tank.

Council Tax

Council Tax Band G

EPC Rating

E

Post Code

IV4 7EX

Entry

By mutual agreement

Viewing

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

Reference

RC/JD/FLYN0002/11

Price

Offers Over £475,000

Directions

From the village of Beauly turn up Croyard Road, pass the Primary School and over the railway bridge. At the cross roads turn right. Croyardhill is third on your left.

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



