



HILL COTTAGE, SPEY  
ROAD, INVERKIP, PA16 0DA







# Description

Set within extensive landscaped grounds this is a rare opportunity to purchase a beautifully presented, internally upgraded and comprehensively redecorated character filled Victorian Detached Cottage built in 1885. This home occupies an exclusive, secluded, semi rural location on the edge of Inverkip backing onto woodland and the countryside.

Access is by a long private pebbled driveway which leads to a carport with space for 3 vehicles & monoblock parking area. Attractive gardens feature a wide range of shrubs, plants & trees with summerhouse, outbuilding/store, playhouse, greenhouse & seating areas positioned throughout the garden which is perfect for relaxing with friends & family on summer days. Double glazing and gas central heating with upgraded radiators installed. New flooring has been fitted in last two years.

Impressive accommodation comprises: Entrance Porch by UPVC double glazed door with front window. The Hallway offers an inbuilt storage cupboard. The front facing Lounge features a focal point fireplace & wood burner stove. The Conservatory is a ideal space for enjoying watching the birds & garden.

The remodelled generous sized Dining Kitchen features windows to the sides and rear overlooking the garden. There is a quality range of white units and oak style work surfaces. Additional benefits include: range style cooker. A side Hall gives additional access to the garden.

There is a downstairs double sized Bedroom with focal point fireplace and Ensuite Shower Room with refitted suite including vanity wash hand basin and shower. There is a Utility Room/ WC compartment with fitted units.

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

Inspection is essential for a upgraded home in this unique location. EPC = D.

# Measurements

Entrance Porch  
Hallway  
Lounge  
Dining Kitchen  
Utility Room/ WC  
Side Hall  
Bedroom 1  
Ensuite Shower Room  
Conservatory  
Half landing / Family Bathroom  
Upper Landing  
Bedroom 2  
Bedroom 3  
5.16m x 3.91m (16'11 x 12'10)



**TOTAL: 1522 sq. ft. 141 m<sup>2</sup>**  
1st floor: 984 sq. ft. 91 m<sup>2</sup>, 2nd floor: 538 sq. ft. 50 m<sup>2</sup>  
EXCLUDED AREAS: STORAGE: 16 sq. ft. 1 m<sup>2</sup>, SCREENED PORCH: 168 sq. ft. 16 m<sup>2</sup>, STAIRWELL: 41 sq. ft. 4 m<sup>2</sup>,  
LOW CEILING: 56 sq. ft. 5 m<sup>2</sup>, FIREPLACE: 3 sq. ft. 0 m<sup>2</sup>, WALLS: 157 sq. ft. 16 m<sup>2</sup>  
Floor Plan Created By: eplan.co.uk Measurements Deemed Highly Reliable But Not Guaranteed























The  
next  
step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

**House to sell or rent?**

Call 01475 888400 to book your free market appraisal.

**Require a solicitor?**

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.  
[www.neillclerkmurray.co.uk](http://www.neillclerkmurray.co.uk)

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street  
Greenock  
Renfrewshire  
PA15 1UY**

**t: 01475 888400**

**e: [sales@neillclerk.co.uk](mailto:sales@neillclerk.co.uk)**

**w: [www.neillclerk.co.uk](http://www.neillclerk.co.uk)**



**Agents Notes:**

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Find all our properties at: [rightmove](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [onTheMarket.com](https://www.onthemarket.com) [s1homes.com](https://www.s1homes.com)