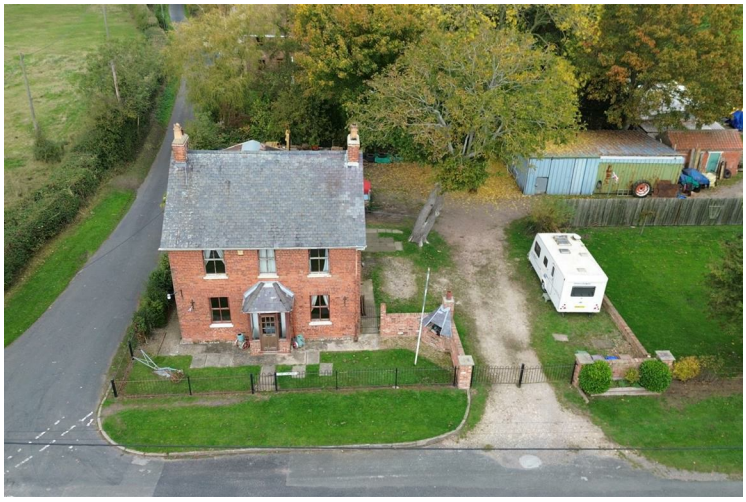
THE SMITHY
ELSTRONWICK

£320,000
FREEHOLD

Nestled in the charming village of Elstronwick, this double-fronted house presents a wonderful opportunity for those looking to create their dream home. With four generously sized double bedrooms, this property offers ample space for families or those who enjoy having guests. The two reception rooms provide versatile living areas, perfect for entertaining or relaxing.

FRANK HILL & SON
Est. 1924



While the house is in need of modernisation, this allows for the new owner to personalise the space to their taste and style. The potential to transform this property into a contemporary haven is immense, making it an exciting project for the right buyer. The bathroom, though currently basic, can be reimagined into a luxurious retreat, while the large bedrooms offer a blank canvas for your design aspirations.

Elstronwick is a delightful location, known for its peaceful surroundings and community spirit, making it an ideal place to settle down. This property is not just a house; it is a chance to create a home that reflects your individuality. With its spacious layout and potential for improvement, this residence is a rare find in today's market. Don't miss the opportunity to make this house your own.

Porch
5'0" x 3'0" (1.531 x 0.925)

Reception 1
10'10" x 12'0" (3.319 x 3.665)
Large reception area leading from front hallway and stairs. Wallpapered and carpeted. Leading on to kitchen and reception 2

Reception 2
12'1" x 10'10" (3.703 x 3.311)
Spacious reception area with fireplace feature. Window looking to the front of the property. Leading to kitchen

Kitchen
16'2" x 10'0" (4.949 x 3.066)
Fitted kitchen with tiled flooring, space for small dining table if required. Leading to pantry, downstairs shower room and back porch

Pantry
4'10" x 8'10" (1.477 x 2.699)
Large area used as a pantry/store cupboard

Bathroom
8'10" x 4'8" (2.711 x 1.437)
Good-sized wetroom wth shower, sink and toilet. Tiled floor to ceiling

Upstairs

Bedroom
14'3" x 12'0" (4.361 x 3.663)
Large double bedroom with two windows looking to the front of the property. Wallpaper removed. Fire place in situe

Bedroom
12'0" x 10'10" (3.665 x 3.303)
Large double bedroom with fireplace. Window overlooking front.

Bedroom
10'1" x 11'1" (3.081 x 3.382)
Good sized bedroom previously used as an office, currently has a number of units/desk in situ. Window overlooking back yard

Bedroom
10'10" x 11'1" (3.305 x 3.382)
Good sized bedroom with built in cupboards.

Bathroom
6'9" x 5'0" (2.060 x 1.530)
Good sized bathroom with bath, toilet and sink. Tiled floor to ceiling.

Back porch/outbuilding
10'3" x 5'1" (3.142 x 1.553)
Good sized back porch with coat hooks and windows

Outside
Side garden laid to grass with well established trees, and yard area perfect for parking multiple vehicles, sheltered by mature trees
Large garage with pedestrian doors and double doors

Additional Information
COUNCIL TAX/BUSINESS RATES
Band - D

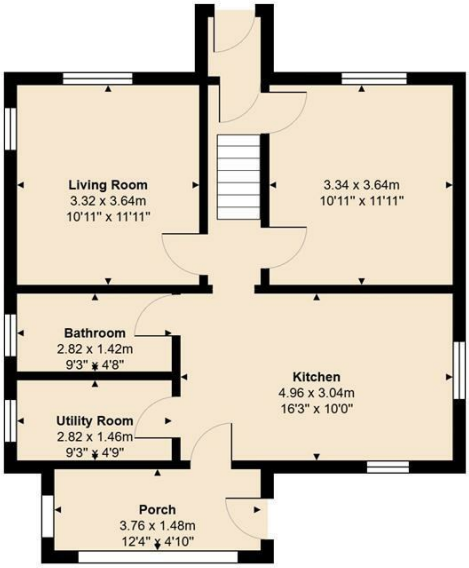
ENERGY PERFORMANCE CERTIFICATE
EPC rating - G

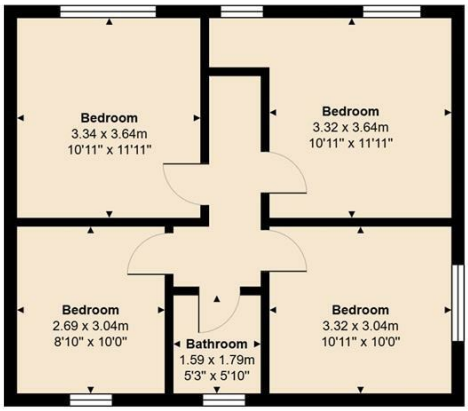
SERVICES
Mains water and electricity.

MISDESCRIPTIONS/MEASUREMENTS
The measurements used in these Particulars are for guidance only. The equipment is susceptible to variations caused by factors such as temperature; variations of +/- 5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

VIEWING STRICTLY BY APPOINTMENT ONLY

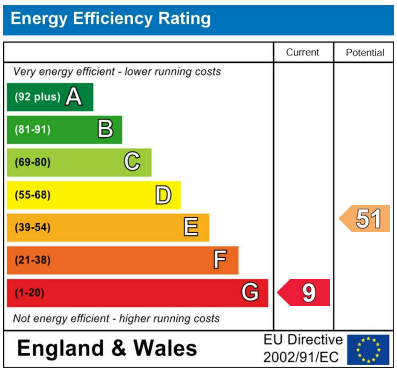
The smithy





Total Area: 115.8 m² ... 1247 ft²

All measurements are approximate and for display purposes only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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