



HILL COTTAGE, SPEY
ROAD, INVERKIP, PA16 0DA



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ESTATE AGENTS



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)



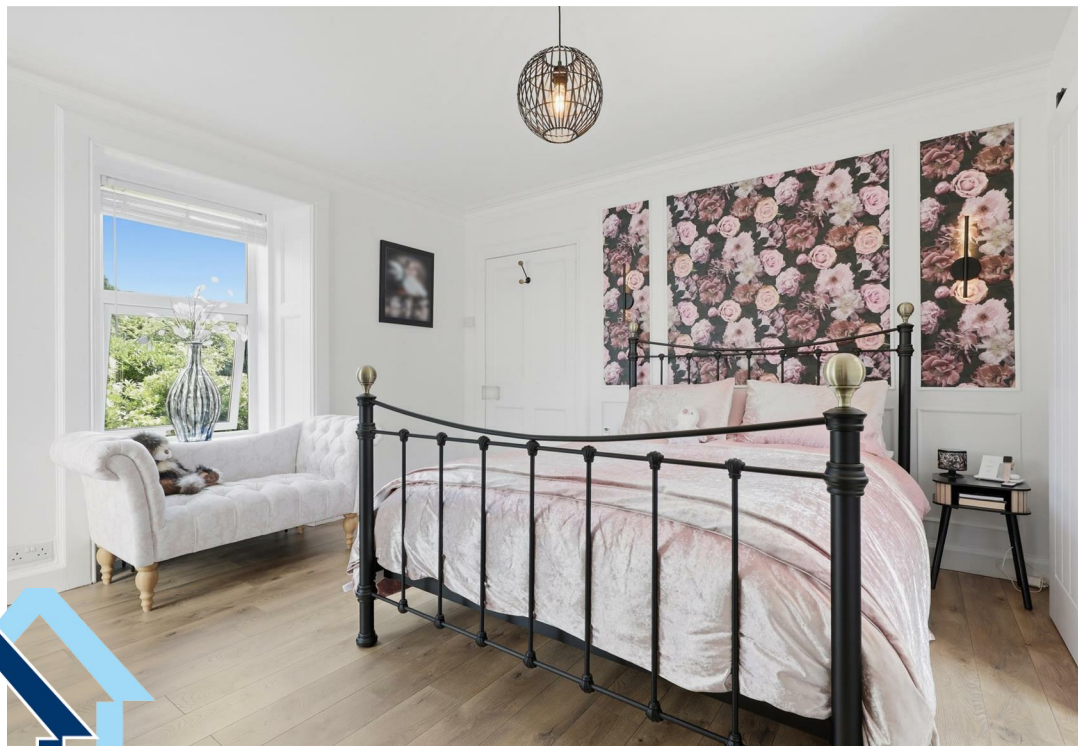
TOTAL: 1522 sq. ft. 141 m²
1st floor: 984 sq. ft. 91 m², 2nd floor: 538 sq. ft. 50 m²
EXCLUDED AREAS: STORAGE: 16 sq. ft. 1 m², SCREENED PORCH: 168 sq. ft. 16 m², STAIRWELL: 41 sq. ft. 4 m²,
LOW CEILING: 56 sq. ft. 5 m², FIREPLACE: 3 sq. ft. 0 m², WALLS: 157 sq. ft. 16 m²
Floor Plan Created By: eplan.co.uk. Measurements Deemed Highly Reliable But Not Guaranteed.













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