



1 Riverside Cottages, Braeintru, Stromeferry, IV53 8UP.
Offers Over £265,000

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Enjoying a tranquil rural setting in the picturesque township of Braeintr, 1 Riverside Cottages is a delightful semi-detached traditional cottage that has been thoughtfully extended to create spacious, well-appointed accommodation, combining character with modern comfort.

- Semi-Detached Property
- Three Bedrooms
- Oil-Fired Central Heating
- Double Glazing
- Peaceful Location
- Rural Landscape Views
- Well Maintained
- Private Garden
- Parking Area
- Oil Fired Esse

Services

Mains Electric, Mains Water

Tenure

Freehold

Council tax

Band D

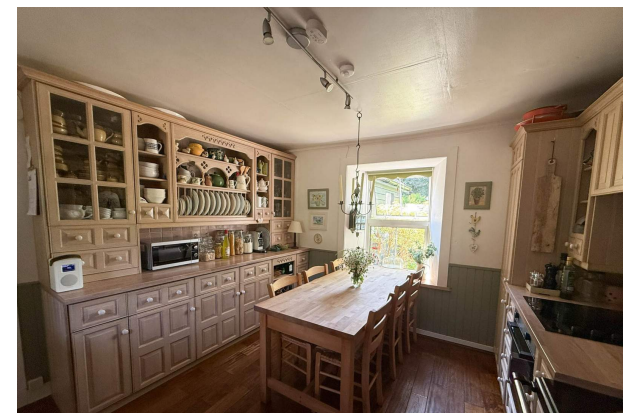
Property Description

Situated in the peaceful Township of Braeintr, surrounded by attractive rural landscapes, 1 Riverside Cottages is a beautifully presented semi-detached traditional cottage that has been thoughtfully extended and finished to a high standard, creating a warm and welcoming family home.

The spacious accommodation on the ground floor comprises an entrance vestibule, utility room, bathroom, hallway, kitchen/diner, generous lounge and double bedroom. On the first floor there is a landing, walk in wardrobe and two further bedrooms, one of which has an en-suite shower room. The ground floor bedroom offers excellent versatility and could easily be utilised as a second reception room, home office or hobby room, to suit individual requirements. The property retains a traditional charm while offering modern comforts, including solid oak flooring, oil central heating, double glazing, an open fire and a gas stove.

Externally the property enjoys a beautiful front garden with mature shrubs and trees, creating an attractive and private setting. To the rear there is a hardstanding area providing ample parking and two wooden garden sheds, providing excellent storage.

Offering a peaceful and rural setting within easy reach of amenities, this delightful home will appeal to those seeking a comfortable family residence or idyllic retreat.



Entrance Vestibule (6' 8.71" x 4' 5.15") or (2.05m x 1.35m)

Wooden stable door leads to bright room with wood effect tiles on the floor, painted walls, velux window and large window.

Utility Room (7' 6.94" x 6' 10.68") or (2.31m x 2.10m)

Glazed timber door leads to utility area. Oak flooring, painted walls, built in shoe storage and coat cupboard. Oak doors on cupboards. Base unit and counter area and space for white goods. Velux window. Open doorway to hall. Access to bathroom.

Bathroom (12' 0.49" x 6' 10.68") or (3.67m x 2.10m)

Bright bathroom with partial painted wood v lining on walls, tiles round bath area and remainder painted. Oak flooring, frosted glass window and two velux windows. Bath with shower, glass shower screen. Square pedestal sink, wc and heated towel rail.

Hallway (9' 7.35" x 3' 11.64") or (2.93m x 1.21m)

Carpeted hallway, with staircase to first floor. Walls are painted. Access to ground floor bedroom, lounge and kitchen.

Kitchen/Diner (12' 8.76" x 11' 8.16") or (3.88m x 3.56m)

Cosy kitchen with Esse stove with stainless steel splashback, ceramic hob and oven/grill , extractor fan, built in fridge freezer. Wall and base units with dresser style units incorporating a plate rack and glass display cupboard doors, stainless steel sink and draining board. Windows to the front and rear, oak flooring and painted walls with tiled area behind units.

Lounge (23' 7.46" x 12' 8.36") or (7.20m x 3.87m)

Added in 2014 the lounge is a bright and lovely room with a vaulted ceiling, exposed beams and twin apex windows above the patio doors which lead to the front garden. Fireplace with gas stove, slate hearth and mantle. Two windows on each side. The floor is carpeted and the walls are painted. Direct access to the ground floor bedroom via double glass doors.

Bedroom 3 (12' 7.97" x 12' 5.21") or (3.86m x 3.79m)

Ground floor bedroom with open fire with slate hearth and wooden mantle. The floor is carpeted and the walls are painted. Door leads to hall and the double glass doors lead to lounge area. Front facing window. This well-proportioned ground floor bedroom adds flexibility to the accommodation and could readily be used as a second reception lounge or additional living space if required.

Walk-in Wardrobe (6' 0.83" x 5' 8.11") or (1.85m x 1.73m)

Walk in wardrobe with Velux window, shelves and hanging space. The floor is carpeted and the walls are painted.

Landing (5' 8.11" x 6' 0.83") or (1.73m x 1.85m)

Landing with velux window, wooden balustrade carpeted floor and painted wood v lined walls.

Bedroom 1 (13' 8.96" x 12' 10.33") or (4.19m x 3.92m)

Master bedroom with en-suite shower room. Windows to the front and rear, built in cupboard with oak door, carpeted floor and painted walls.

Bedroom 2 (10' 4.8" x 8' 7.94") or (3.17m x 2.64m)

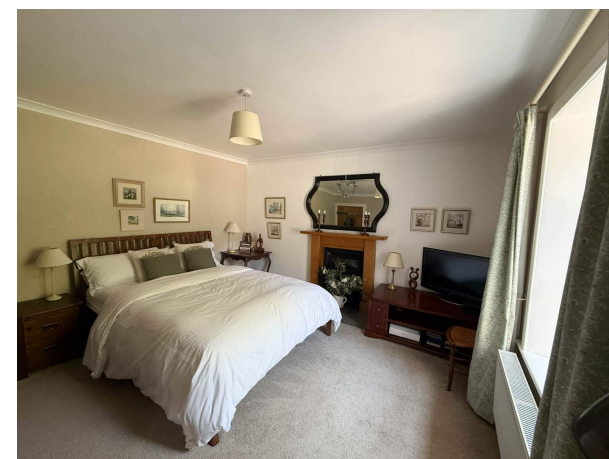
Bedroom with built in cupboards with louvred doors, front facing window. The floor is carpeted and the walls are painted.

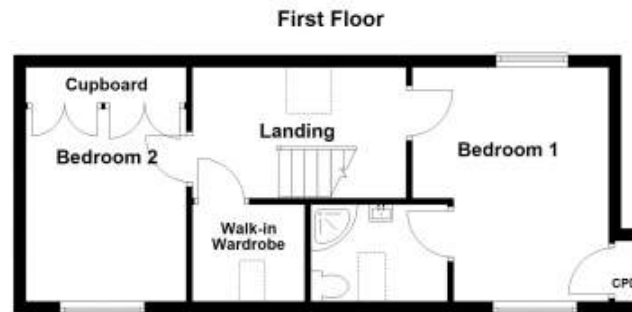
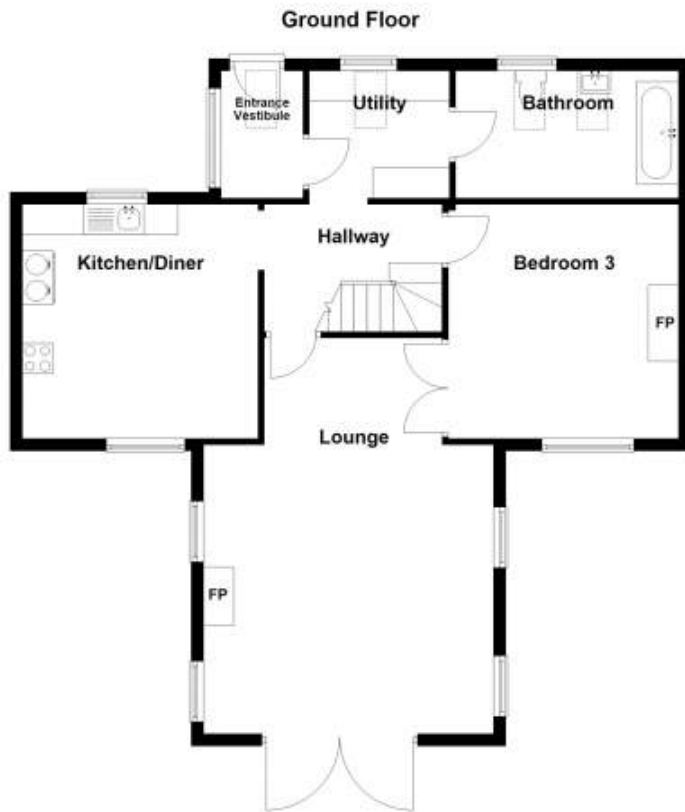
En Suite (7' 4.58" x 5' 6.54") or (2.25m x 1.69m)

En-suite shower room with velux window, semi circle shower cubicle with glass screen, heated towel rail, pedestal sink and wc.

External

The garden at the front is laid to lawn and framed with mature shrubs, trees and hedging which are beautiful and allow privacy. Steps lead to patio area. Greenhouse and access to the side and rear of the house. The rear garden has a parking area and two wooden sheds which have electric power.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B		85	(81-91) B		
(69-80) C			(69-80) C		73
(55-68) D			(55-68) D		
(39-54) E	54		(39-54) E	52	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.