



Parkview Latheronwheel Latheron

**Offers Over
£240,000**



- 4 Double Bedrooms
- 1.5 Acres
- Large Driveway
- Electric Heating
- Wood Burning
- Sun Room

A substantial 4 bedroomed property in the scenic coastal village of Latheronwheel on approximately 1.5 acres of land. With the land, the property would be ideal for hobby crofters or equestrians. The property has a downstairs bedroom and bathroom for accessibility. The remaining accommodation includes 3 more double bedrooms, lounge, sun room, kitchen/diner and porch. The gardens are well established with several small paths leading to different greens. Parking is plentiful and there is a wooden shed which has previously been used as a garage. Viewing is recommended. Electric heating. Wood burning stove in the main bedroom. EPC rating F. Council tax band C.

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What3Words ///costumed.tunes.fractions

**Porch 8' 6" x 6' 3" (2.6m x 1.9m)**

The outside walls of the porch are fully glazed from floor to ceiling with a sliding patio door. The windows and door are of wooden construction with a rosewood coloured stain. The floors are a grey checked carpet tile. The room is spacious and could fit additional furniture such as an occasional chair or sideboard.

Entrance Hall 4' 11" x 4' 3" (1.5m x 1.3m)

A large inner porch with wooden flooring, 3 neutral walls and one with a patterned wallpaper. It is a light space with one window to the drive and an obscured glass window to the porch. There is an opening to the kitchen and a half glazed door to the main hallway.

Kitchen/Diner 12' 6" x 11' 6" (3.8m x 3.5m)

A large, square room with a blend of white floor cabinets and wood effect wall units. There is a dark grey glossy worktop with matching tiled splashback. A large floor area gives room for a central family dining table. Appliances include an electric cooker with an oven and a second oven/grill. There is space for a free standing fridge freezer. Finished off with a solid wood floor and light walls. There is a faux fireplace against one wall.

Hall 19' 8" x 5' 7" (6.0m x 1.7m)

The central hallway has the same style wood flooring and decor as the entrance hall. It gives access to the bathroom, lounge, bedroom 1 and the stairs. There is a storage cupboard adjacent to the lounge door.

Bathroom 8' 6" x 5' 11" (2.6m x 1.8m)

A 3 piece white suite consisting of bath, toilet and long vanity with sink. The vanity provides 2 storage cupboards and shelving, and is topped with a white bevelled edge surface. There is a white tiled area behind the sink and round the bath. The rest of the room has fresh white paintwork. There is an electric towel radiator and vinyl flooring.

Lounge 18' 4" x 13' 5" (5.6m x 4.1m)

An L-shaped room with electric fireplace and white fire surround. Decorated in a blend of white and greens with a feature wall behind the fireplace. There is a large window to the side garden. Completed with wood effect laminate flooring.

Sun Room 13' 5" x 7' 3" (4.1m x 2.2m)

The sun room has two small windows and one large one with views over the lawn. There is a utility area at the side with a stainless steel sink with mixer tap and space for a freestanding washing machine. Colour schemes are a light wood effect laminate with white walls and dark joinery. A nook provides additional shelving. The half glazed wooden back door gives access to the gardens.

Bedroom 1 12' 10" x 12' 10" (3.9m x 3.9m)

Bedroom 1 would have originally been a lounge and still has an inset stove, wooden surround and polished black hearth. Real wood floors are paired with muted green and white decor including a striking floral wallpaper. Fitted units are recessed into the wall providing two drawers and a mirror door wardrobe. There are two large windows facing the front and side gardens.

Landing 7' 3" x 2' 11" (2.2m x 0.9m)

A pine stair case leads up to the landing where there are additional 3 bedrooms and large storage cupboard. Decorated with white walls and a featured purple wall.

Bedroom 2 12' 6" x 11' 10" (3.8m x 3.6m)

A large room with coombed ceilings and velux window. Traditional exposed wood floorboards and white washed walls and joinery. Plenty room for a double bed and free standing furniture.

Bedroom 3 **12' 6" x 11' 2" (3.8m x 3.4m)**

This room is a mirror image of bedroom 2 with the same decor and flooring. This room benefits from having a built in cupboard.

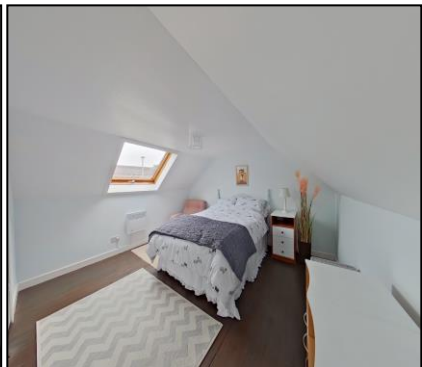
Bedroom 4 **12' 2" x 9' 10" (3.7m x 3.0m)**

Another double bedroom with coombed ceilings and a velux window. There are two large wardrobes and built in shelving. Decor is a light carpet and partial wood panelling with white coombs and ceiling.

Gardens and Land

There is a large driveway to the right of the property on approach. There is a wooden shed at the end of the driveway which has previously been a garage. The back and side of the property is landscaped with trees, shrubs and a lawn. Beyond the garden there is a field which could be used for hobby crofters, equestrians or for those who want land purely to ensure their outlook will remain unchanged.

All carpets, curtains and blinds are included in the sale.





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