

Services

Mains water, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. Washing machine, small fridge, and full height fridge-freezer. **The Aga is not included in the sale.**

Heating

Oil fired central heating.

Glazing

Mixed glazing.

Council Tax Band

D

Viewing

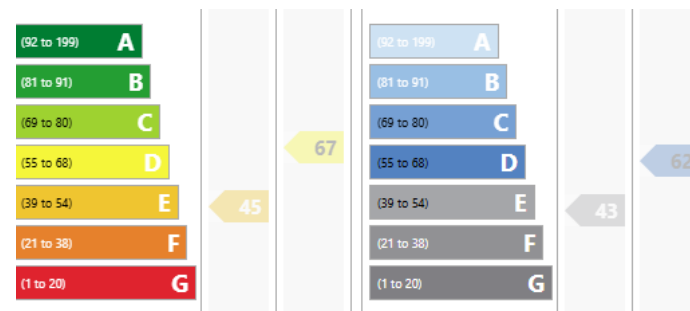
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £295,000
 A full Home Report is available via Munro & Noble website.



West Lodge Contin, Strathpeffer IV14 9ES

This quaint, three bedroomed detached bungalow is the perfect family home and boasts two shower rooms, oil fired central heating, mixed glazing, garden grounds, and outbuilding.

OFFERS OVER £295,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.







Lounge

Property Description

Located in the tranquil village of Contin, and occupying an enviable plot extending to a 1/3 of an acre, West Lodge is an extended detached bungalow, with the original dwelling being C listed, and is sure to appeal to any buyers looking to live in one of the Highlands' most stunning areas of natural beauty. Dating back to circa 1820, this beautifully presented home retains a number of its original charming features including deep skirtings, cornicing, solid doors, tiled flooring and stunning exposed sandstone walls which feature throughout, making this a one of a kind property. In immaculate order, this lovely home has been designed for modern day family living and benefits from oil fired central heating, mixed glazing, loft space and attractive garden grounds. Inside, the well-proportioned accommodation opens into an entrance vestibule, off which can be found a kitchen/diner which has three windows, inundating the room with natural light, and a front facing lounge that exposes a stunning stone wall, and provides space for cosy evenings indoors, which are to be enjoyed in front of the multi-fuel stove. The endearing kitchen offers a welcoming space for dining and entertaining and is fitted with wall and base cabinets with oak worktops, splashback tiling, and a double ceramic Belfast sink. There is a integral dishwasher, a free-standing fridge, plus space for a cooker. The inner hall is bright and airy and gives access to three double bedrooms, all of which have the advantage of good fitted storage facilities, two shower rooms, and a small utility area with shelving. Both the shower rooms are modern, and comprise wash hand basins, WC's and shower cubicles, with one having an electric shower, and the other on the mains with double shower head. Externally, a deciduous woodland, along with mature shrubs and hedges surround the property, offering a degree of privacy, and a gravel driveway and offers off-road parking for 3/4 vehicles. The beautiful, landscaped garden is laid to lawn with a gravel border, and features a wide variety of established shrubs, colourful flowers, and fruit trees, making this a perfect setting for keen gardeners. Sited within the grounds a is an excellent polytunnel, a timber shed and log store, and well-placed, gravel seating area, ideal for enjoying the sunshine and al-fresco dining. The star attraction of the garden is the "man cave", from which views towards to countryside can be enjoyed. This fantastic outbuilding is generous in size and was built by the current owner. It has power, lighting and a feature wood-burner, and could also double as a detached single garage if required. Viewing is of West Lodge is essential to appreciate the quality of the property, as well as its peaceful setting of semi-rural living. The village of Contin is a friendly and peaceful community, while still having the benefits of great local amenities including a village shop, petrol station, hotel, and church. It has excellent transport links, with regular bus services to Dingwall and Inverness. Strathpeffer Primary School provides education for younger children, while secondary schooling is available at Dingwall Academy.



Bedroom One



Shower Room One



Bedroom Two

Rooms & Dimensions

Entrance Vestibule
Approx 1.03m x 3.18m

Kitchen/Breakfast Room
Approx 3.88m x 3.85m

Lounge
Approx 4.86m x 3.92m*

Inner Hall

Shower Room One
Approx 2.39m x 1.90m

Bedroom Two
Approx 3.32m x 3.03m

Bedroom One
Approx 4.15m x 2.88m

Utility Area
Approx 1.76m x 1.25m

Bedroom Three
Approx 2.84m x 3.09m

Shower Room Two
Approx 1.73m x 1.85m

Outbuilding
Approx 3.88m x 5.84m

*At widest point



Bedroom Three



Shower Room Two