

Services

Mains water, electricity, and drainage is to a septic tank.

Extras

All carpets, fitted floor coverings and blinds. Fridge-freezer, washing machine and tumble dryer. Study furniture. Some items of furniture are available by separate negotiation.

Heating

LPG Gas.

Glazing

Double glazed windows throughout.

Council Tax Band

F

Viewing

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

Entry

By mutual agreement.

Home Report

Home Report Valuation - £410,000
 A full Home Report is available via Munro & Noble website.



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.

**Larchfield, Craigdarroch Drive
 Contin, Strathpeffer
 IV14 9EL**

An impressive, five bedroomed detached bungalow with detached double garage, extensive garden grounds and a perfectly positioned cabin with decking area.

OFFERS OVER £410,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Detached Bungalow
- 5 Bedrooms
- 3 Receptions
- Study
- 4 Bathrooms
- LPG Gas
- Garden
- Garage



Bedroom One



Bedroom One En-Suite Shower Room



Bedroom Two



Bedroom Three



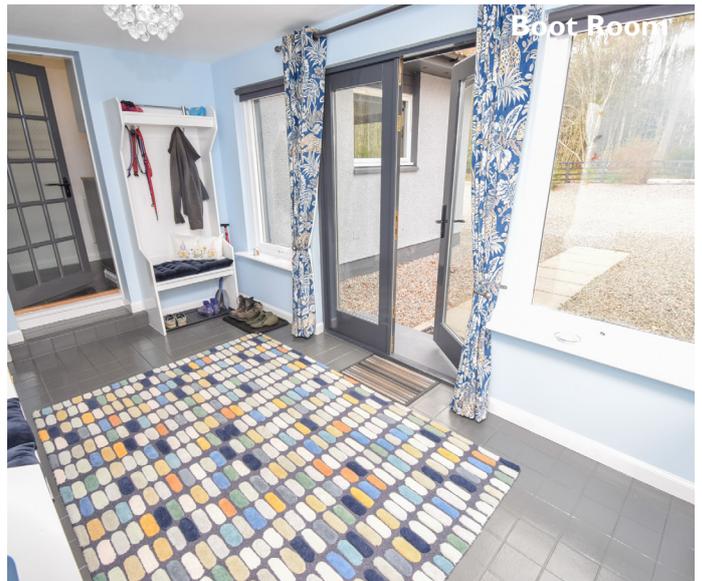
Bedroom Four



Kitchen



Utility Room



Boot Room



Study



Shower Room



Lounge

Property Description

Occupying an enviable plot surrounded by woodland, Larchwood is a luxurious, detached bungalow that will appeal to families, and with the clever use of glazing, a bright and airy environment is generated throughout. Viewing is essential, not only to appreciate the secluded and tranquil setting and the pristine accommodation within, but the potential it holds to lend itself as a Bed & Breakfast, offering purchasers a great income. The property boasts modern and spacious accommodation, with a plethora of features including three en-suite bedrooms, underfloor heating, double glazing, LPG gas central heating, and ample storage provisions. Inside, a welcoming entrance hall leads to the lounge which has a wood burning stove and patio doors which open onto private garden grounds. A formal dining room, a kitchen, a cosy snug (with multi-fuel stove), a handy utility room leading to the WC, a boot room, a study, a stunning principle bedroom with fitted wardrobes and a fully tiled en-suite bathroom comprising a stand-alone bath, a walk in mains rainfall shower, a vanity basin and a WC. The property has a further four double bedrooms off the inner hall, with two of the bedrooms benefiting from en-suite shower rooms and a family shower room which is fully fitted with a WC, a wash hand basin and a mains walk-in shower. The kitchen forms the heart of the home, and is a double aspect room having windows to the front and side elevation. It is fitted with a Ashley Ann kitchen, which comprises wall and base mounted units, granite worktops with a matching island, a pantry cupboard, a ceramic Belfast sink with Quooker tap, and the integrated appliances include a dishwasher, an eye level oven/grill, an induction hob with extractor fan over and included in the sale is the American style fridge/freezer.

The attractive garden grounds surround the property, with the front being laid to gravel and offering off-road parking for numerous vehicles and leads to the detached double garage which has power, lighting and water. The rear garden is a combination of lawn and gravel, with a well-placed patio area that is ideal for outdoor entertaining and al-fresco dining. There is a fantastic decking area, accompanied by a cabin which has power and lighting. Also sited here is a polytunnel, two sheds and several raised beds for planting vegetables. Woodlands surround the property, offering privacy. Situated on the NC 500 tourist route, the village of Contin has a general store, a petrol station and a hotel. Both Inverness and Dingwall are within easy commuting distance, both providing a wider range of shops and services. Primary schooling is found in the village of Strathpeffer approximately 2 miles away and secondary schooling can be found in Dingwall.



Dining Room



Snug

Rooms & Dimensions

- Entrance Hall
- Lounge
Approx 5.91m x 4.99m
- Dining Room
Approx 3.37m x 4.68m
- Kitchen
Approx 4.01m x 4.30m
- Utility Room
Approx 1.50m x 2.72m*
- WC
Approx 1.50m x 1.18m*
- Boot Room
Approx 4.04m x 5.77m
- Study
Approx 3.27m x 2.99m
- Bedroom One
Approx 4.34m x 5.00m
- En-Suite Bathroom
Approx 4.36m x 2.16m
- Shower Room
Approx 3.41m x 2.19m
- Bedroom Five/Playroom
Approx 3.67m x 3.44m
- Bedroom Three
Approx 3.39m x 3.62m
- Bedroom Four
Approx 3.45m x 3.49m*
- En-Suite Shower Room
Approx 1.51m x 1.95m
- Bedroom Two
Approx 4.79m x 3.62m*
- En-Suite Shower Room
Approx 1.50m x 1.95m
- Snug
Approx 3.57m x 4.01m*
- Garage
Approx 6.54m x 5.72m

*At widest point

