



Highfield House, Altnacardoch, Lentrán, INVERNESS IV3 8RN

Offers Around £389,000

HSPC REF: 41472





description

"Highfield House" represents a unique opportunity to purchase a superb family home enjoying an elevated position in the small hamlet of Lenran affording a rural lifestyle while being within easy reach of Inverness City centre (15 minute drive away).

Completed in February 2009, this architect designed property has been finished to the highest standard throughout and benefits from UPVC double glazed windows and oil fired underfloor heating to the ground floor accommodation and radiators on the first floor.

Viewing of this desirable home is highly recommended for the discerning viewer to fully appreciate the beautiful setting and spacious accommodation of this stylish yet practical home.

The accommodation on the ground floor consists of a good sized entrance vestibule which opens to the spacious and welcoming entrance hall featuring Amtico flooring and gives access to the principal rooms. The lounge is well proportioned and front facing with a multi-fuel burning stove set in marble surround with slate hearth providing an attractive focal point to the room. The kitchen has been fitted with a good range of quality wall and floor units with double range cooker and ample room for dining. The utility room is located off the kitchen and gives access to the integral double garage and has two external doors leading to the garden with one leading directly to the washing line. The master bedroom has been fitted with built-in wardrobes and en-suite shower room.

A carpeted staircase with attractive wooden banister and balustrade leads to the first floor accommodation where there are three further double bedrooms, all with built-in wardrobes and en-suite facilities and walk-in airing cupboard.

"Highfield House" sits in generous grounds extending to approximately 2 acres with a sweeping driveway leading up to the property to an area providing excellent off-road parking and turning facilities while leading to the integrated double garage. The grounds are fully enclosed and mainly laid to grass with a paved patio to the side creating an ideal venue for entertaining.

The hamlet of Lenran is centrally situated between Inverness and the village of Beaulieu. Local services can be found in Beaulieu with shops, restaurants and hotels with a wider range of services available in Inverness City centre. Local schooling is available at Kirkhill Primary with secondary pupils attending Charleston Academy and pupils are transported daily by bus.

Inverness, the main business and commercial centre of the Highlands, offers extensive shopping, entertainment and leisure facilities. "Highfield House" is within a 30 minute drive from Inverness International Airport.

Accommodation

Entrance Vestibule	2.52m x 1.80m (8'3 x 5'11)	En-Suite Shower Room	1.47m x 2.88m (4'10 x 9'5)
Entrance Hall	5.27m x 2.64m - 3.89m (17'3 x 8'8 - 12'9)	Upper Landing	5.98m x 1.39m and 1.78m x 3.46m (19'7 x 4'7 and 5'10 x 11'4)
Lounge	7.19m x 4.96m (23'7 x 16'3)	Bedroom 2	3.92m x 5.79m at widest point (12'10 x 19'0)
Kitchen/Dining Room	6.98m x 4.17m (22'11 x 13'8)	En-Suite Shower Room	1.67m x 2.79m (5'6 x 9'2)
Utility Room	6.98m x 1.78m (22'11 x 5'10)	Bedroom 3	5.03m x 4.04m - 4.04m (16'6 - 13'3 x 13'3)
Cloakroom	1.73m x 2.15m (5'8 x 7'1)	En-Suite Bathroom	1.68m x 2.78m (5'6 x 9'9)
Master Bedroom	4.19m x 4.56m (13'9 x 15'0)	Bedroom 4	3.47m x 3.17m (11'5 x 10'5)



En-Suite Shower Room

2.70m x 1.47m (8'10 x 4'10)

Integral Double Garage

5.84m x 7.15m (19'2 x 32'5)

Electric roll door to front. Power and light. Windows to side and rear. External UPVC door opening to rear. Cloakroom 1.11m x 1.13m (3'8 x 3'8) White WC and wash hand basin.

General

All fitted floor coverings, curtains, blinds, Rangemaster double range cooker, Baumatic extractor hood, integrated Baumatic dishwasher and integrated fridge are included in the asking price. It should be noted that other items may be available by separate negotiation.

Services

Mains water. Septic tank drainage. Mains electricity. Telephone. Oil tank.

Council Tax

Band G (£2,244.18 payable for 2010/2011)

Postcode

IV3 8RN

Viewing

By appointment through Macleod & MacCallum's Property Department on (01463) 235559 or on Saturday, contact HSPC, TEL: (01463) 231173.

Directions

From Inverness take the A82 road towards Beauly and at the Inchmore Gallery, take a left hand turn and continue up this road until you reach the property on your left hand side.

Entry

By arrangement.

Ref:

LB/NDC/G.377.6

Price

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