



Detached Villa
Cliff Cottage, High Craigmere, Isle of Bute
Offers Around £430,000

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Description

Cliff Cottage is an impressive detached villa in an elevated position in the highly sought after location of High Craigmore with wonderful uninterrupted sea views. Cliff Cottage has great character and charm with an elegant staircase, intricate cornice detail and high ceilings. Having recently been refurbished to create a stunning family home with flexible accommodation over two levels. The mature, well kept gardens offer privacy to any potential buyer. Access to the paddock, stables and outbuildings can be obtained via a separate access to the rear of the property.

The **Ground Floor** extends to; an entrance vestibule, welcoming reception hallway with intricate cornice detail and fabulous staircase leading to the first floor. Bay window lounge with views over the private lawned garden at the front and sea views beyond, impressive newly fitted bespoke kitchen with centre island, integrated dishwasher and master range cooker and being open plan to the magnificent dining room situated to the front of the property and benefiting from a log effect gas fire and the sea views. Spacious utility room situated off the kitchen and a side porch accessing the gardens and outbuildings. There is a further sitting room at this level which would make an ideal snug or indeed a fourth bedroom and a WC/cloak room providing direct access to the private mature gardens at the rear.

The **First Floor** comprises a spacious landing with excellent natural light provided by the large window at half landing. There are three fabulous double bedrooms on this floor, the master bedroom being of particularly generous proportions and benefiting from a roll top bath situated within the bay window, intricate cornice detailing and a further single window all taking advantage of the truly breathtaking sea views. The third bedroom has an original fireplace and large picture window overlooking rear gardens. Office/Study with arched window to the side and exceptionally well presented shower room with his and her sinks, large walk-in shower cubicle, WC and fully tiled walls and floor.

The property further benefits from many original features to include doors, windows, skirting boards, staircase and intricate cornice detail, recently installed gas central heating, stone chipped driveway to front of house, detached garage, outbuildings and stables. There is also a field to the rear of the gardens which is currently used as a paddock however would make an ideal plot for a detached residential dwelling (subject to obtaining the necessary planning consents).

The agents must emphasize that this rarely available property retains a wealth of features and viewing is strongly recommended to fully appreciate the splendour within.

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ROOM DIMENSIONS

GROUND FLOOR

Ent Vestibule	0.827 x 1.676m
Reception Hallway	2.655 x 6.659m
Lounge	4.193 x 6.268m
Sitting Room	3.664 x 3.767m
Kitchen	3.631 x 4.961m
Utility Room	2.776 x 3.568m
Dining Room	4.119 x 5.192m
Side Porch	1.984 x 2.048m
WC Apartment	2.671 x 3.403m

FIRST FLOOR

Bed One	5.781 x 5.838m
Bed Two	4.326 x 4.765m
Bed Three	3.667 x 5.460m
Study	1.791 x 2.594m
Shower Room	2.370 x 3.628m

Viewing By Appointment through Hannay Fraser & Co
Council Tax Band G

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately where we will endeavour to assist you in any way possible.

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