



Fixed Price - £375,000

Meadowbank
Cauldhame Road, Stromness, KW16 3LL

Harcus.





Beautifully presented and tastefully modernised four bedroom dwellinghouse situated in a charming, tranquil setting, surrounded by farmland. The property is nestled in approximately 3 acres of mature grounds with a garage and a summer house.

The original stone cottage has been modernised and extended over the years to provide an entrance porch, living room/dining room, a modern fitted kitchen, utility room, four bedrooms, bathroom, W.C. and a rear porch.

Viewing is highly recommended to fully appreciate the accommodation and setting of this property.

 **4 bedrooms**

 **2 bathrooms**

 **1 Public room**



Entrance Porch

3.54m x 2.03m (11ft 7" x 6ft 7")

With a flagstone floor and windows to the front.

Hallway

Spacious hallway which is carpeted and offers access to all the accommodation. Walk-in shelved cupboard. Radiator.

W.C.

1.97m x 0.92m (6ft 5" x 3ft)

Fitted with a W.C. and a wash hand basin. Vinyl flooring and an extractor fan.

Utility room

1.72m x 1.44m (5ft 7" x 4ft 8")

Plumbed for a washing machine and a drier. Wall units along with two cupboards and a further cupboard housing the oil boiler.

Rear Porch

2.19m x 1.25m (7ft 2" x 4ft 1")

With an external door to the side of the property.



Entrance Porch



Living room/Dining room

8.38m x 4.18m (27ft 5" x 13ft 8")

A charming and inviting living room features an exposed stone wall and a multi-fuel stove set within a raised stone hearth. The room is carpeted and decorated in neutral tones. The dining area showcases vinyl flooring and an attractive feature wall. With three windows at the front, two at the rear, and one on the side, the space is bathed in natural light. Two radiators.





Kitchen

4.76m x 3.25m (15ft 7" x 10ft 8")

Newly fitted with a range of quality units and worktops. Integrated oven, 5 burner gas hob with an extractor hood and a dishwasher. Space for a fridge freezer. Vinyl flooring and with exposed beams to the roof with velux windows flooding the space with light.





Bedroom 1

4.97m x 3.78m (16ft 3" x 12ft 4") at most

This spacious double bedroom is situated to the rear of the property and is carpeted and with a warm feature wall. Radiator.



Bedroom 2

4.86m x 3.60m (15ft 11" x 11ft 9")

This large double bedroom is carpeted and with neutral décor. Built-in wardrobes with hanging rails and shelving. Window to the front and one to the side. Radiator.



Bedroom 2



Bedroom 3

3.60m x 3.12m (11ft 9" x 10ft 2")

This well proportioned double bedroom has a window to the side enjoying the views. Carpeted and with fresh decor. Ample space for freestanding furniture. Radiator.



Bedroom 3

Bedroom 4

3.77m x 3.61m (12ft 4" x 11ft 10")

Inviting spacious double bedroom, carpeted and fitted with wardrobes providing excellent storage. Window to the side. Radiator.



Bathroom

4.35m x 2.53m (14ft 3" x 8ft 3")

Well appointed bathroom fitted with a shower, bath, bidet, W.C and a wash hand basin. Vinyl flooring and two modesty glazed windows. Radiator.





Garage

10.90m x 4.99m (35ft 9" x 16ft 4")

With an up and over electric door, power and lighting.
Dog run to the rear.

Summer house

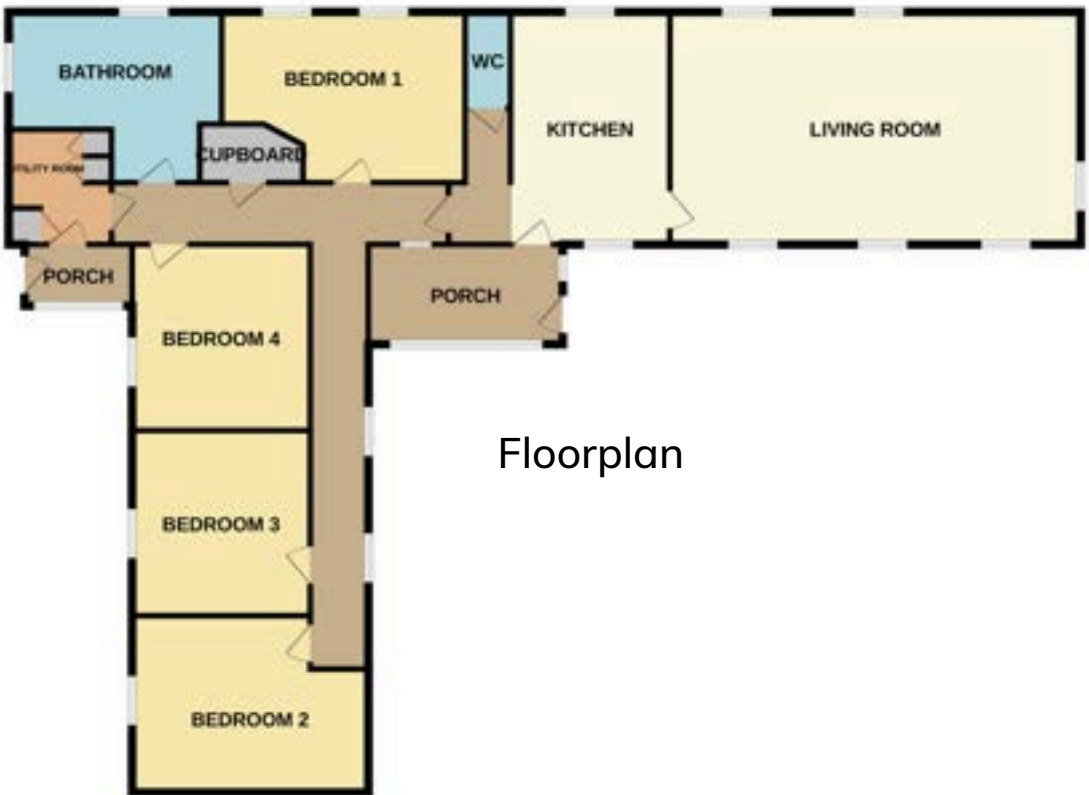
5.86m x 3.54m (19ft 2" x 11ft 7")

Offering a lovely space to sit, relax and enjoy the
wildlife and views on offer.

The property features a driveway and ample parking
space. The land extends to approx. 3 acres,
predominantly laid to grass with designated wildlife
areas. Adjacent to the property, there is a walled
garden showcasing raised vegetable beds.







Floorplan



Meadowbank has double glazed wooden windows and oil central heating.

Services

Mains services, Private Septic tank

Council Tax

Band D. This may be reassessed when the property is sold.

Energy Performance Rating

Band D

Entry

By arrangement.

Fittings & fixtures

All floor coverings, blinds, curtains and light fittings are included in the sale. White goods may be available by separate negotiation.

Price

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Interested parties

Please note your interest to Harcus Law.

Offers

Written offers should be submitted to Harcus Law





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 **enquiries@harcuslaw.co.uk**

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