



The Priory, 4 Canonbury Terrace, FORTROSE, IV10 8TT

Offers Over £550,000

REF: 61131





description

The Priory is a traditional, detached stone-built period property, occupying a large corner plot in the charming village of Fortrose on the Black Isle. This prestigious property, which was built circa 1869, retains much of its original charm and character, including original woodwork, ornate coving, high ceilings and sash and case windows. Boasting lovely views over the Moray Firth, the villa benefits from a self-contained apartment which can easily be incorporated back into the main residence, a separate home office, oil fired central heating complemented by a wood burning stove and large mature garden grounds.

Offering well-proportioned rooms with ample storage, this versatile property would provide ideal accommodation for a family looking for a quiet village lifestyle with nearby city facilities, or for those looking for an investment opportunity.

Viewing is highly recommended to fully appreciate this truly stunning property and the extent of the living space on offer.

The accommodation consists of: a delightful front-facing conservatory with access to the garden, where one can sit and enjoy the lovely surroundings ; a generous, open plan hall with featured archways, original wood floor, access to the principal rooms and stairs leading to the upper floor; a bright, spacious lounge with large bay window allowing the room to flood with natural light, chandelier and an antique cast iron fireplace with brass fender providing a welcoming focal point; an impressive, double-aspect dining room, with a wood burning stove set in the original wooden fireplace, original Edwardian light fitting and fitted shelved cupboard; a well-appointed kitchen enjoying views over the rear garden with a good selection of base and wall mounted units, complementary worktops and tiling to splashback, integrated electric double oven, hob and extractor fan, fridge, dishwasher and ample room for informal dining; a spacious, L-shaped hall with parquet floor and understair storage cupboards; an entrance vestibule with coat hooks and access to the side garden; two large double bedrooms, one with wash hand basin set in a vanity unit; a shower room comprising a mains powered shower enclosure, wash hand basin and wc; a rear hall with window seat and coat hooks; a utility room with a selection of base units, sink, washing machine and hot water tank; a rear porch with tumble dryer, large storage cupboard housing the boiler and access to the rear garden. On the upper floor; an attractive landing with triple fitted storage cupboards; a generous, double aspect master bedroom with lovely views over the rear garden; a further large, double bedroom, accessed via 3 steps from the upper landing, with an access to the self-contained apartment (currently blocked) and en-suite facilities comprising a mains powered shower enclosure, wash hand basin and wc; a family bathroom comprising a bath with mixer tap, large walk in mains powered shower, wash hand basin and wc.

The self-contained apartment is accessed via an external staircase and benefits from its own private entrance, oil heating, well-proportioned rooms and superb sea views. The accommodation consists of; an entrance vestibule and steps leading to the inner hall; a welcoming L-shaped hall giving access to the partially floored attic; a well-appointed kitchen with a selection of base and wall mounted units, complementary worktops and tiling to splashback, integrated electric oven, hob and extractor fan, fridge, freezer, space for washing machine and ample room for dining; a bright, front facing lounge taking full advantage of the lovely sea views, generous master bedroom with fitted wardrobes and shelved storage cupboard; shower room comprising a large walk-in mains powered shower and vanity unit with wash hand basin, wc and fitted storage.

A large, gravelled driveway to the side of the property provides ample off-street parking for several cars and leads to the garage with light and up & over door. Previously a double garage, one side of the garage has been converted by the current owners to a delightful home office which has been fully insulated and decorated, with oak flooring, power and light. There are also two store rooms located to the rear.

The property sits in a generous garden, approx. 1/3 acre, which is walled on two sides, mainly laid to lawn and is well stocked with a lovely selection of mature plants, shrubs, fruit trees, hedging and an impressive Gingko Biloba tree. There are various seating areas where one can sit and enjoy the peaceful surroundings along with a large, paved patio area providing an ideal venue for alfresco dining. There is also a greenhouse, two log stores and vegetable patch.

The picturesque village of Fortrose offers a range of facilities including: a general store, bakery, Leisure centre, Doctors Surgery, along with a good selection of hotels, restaurants and retail outlets. The area is a highly popular tourist destination and has an excellent range of outdoor activities available on your doorstep including a golf club, sailing club and bowling & tennis club, along with some stunning beaches and dolphin spotting at Chanonry Point. Primary education is provided at Avoch Primary School and secondary education is provided at the acclaimed Fortrose Academy. The property is within easy commuting distance of Inverness city, which is just 13 miles away, to which there are frequent bus links available. Inverness, the main business and commercial centre of the Highlands, offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the south and beyond.



Conservatory	3.38m x 3.06m (11'0 x 10'0)
Open Hall	5.26m x 2.24m (17'3 x 7'3)
Lounge	5.77m x 4.55m (18'11 x 14'11)
Drawing Room	4.86m x 3.92m (15'11 x 12'9)
Kitchen	4.91m x 2.50m (16'0 x 8'2)
Bedroom 2	4.07m x 3.87m (13'3 x 12'8)
Bedroom 3	4.47m x 3.14m (14'8 x 10'3)
Shower Room	2.37m x 2.17m (7'9 x 7'0)
Rear Hall	2.45m x 1.32m (8'0 x 4'3)
Utility Room	3.16m x 2.22m (10'3 x 7'3)
Rear Porch	2.37m x 1.76m (7'9 x 5'9)
Upper Landing	2.40m x 2.40m (7'9 x 7'9)

Master Bedroom	6.17m x 3.98m (20'3 x 13'0)
Bedroom 4	4.45m x 3.60m (14'6 x 11'9)
Bathroom	2.99m x 2.34m (9'9 x 7'8)
En-suite	2.62m x 2.14m (8'6 x 7'0)
Apartment Entrance Vestibule	1.57m x 1.44m (5'2 x 4'9)
Apartment Inner Hall	2.39m x 2.14m (7'9 x 7'0)
Apartment Kitchen	3.65m x 3.59m (12'0 x 11'9)
Apartment Lounge	4.48m x 4.04m (14'8 x 13'3)
Apartment Bedroom	4.85m x 3.46m (15'11 x 11'3)
Apartment Shower Room	2.45m x 2.14m (8'0 x 7'0)
Garage	7.76m x 3.10m (25'6 x 10'2)
Office	4.18m x 2.99m (13'9 x 9'9)







General

All floor coverings, light fittings, curtains, blinds, integrated oven, hob and extractor fan, fridge, dishwasher, washing machine, tumble dryer and greenhouse are included in the asking price.

Services

Mains water, drainage and electricity. Oil tank.

Council Tax

Council Tax Band G

EPC Rating

F

Post Code

IV10 8TT

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

AMM/EB/BLYT11/2

Price

Offers Over £550,000

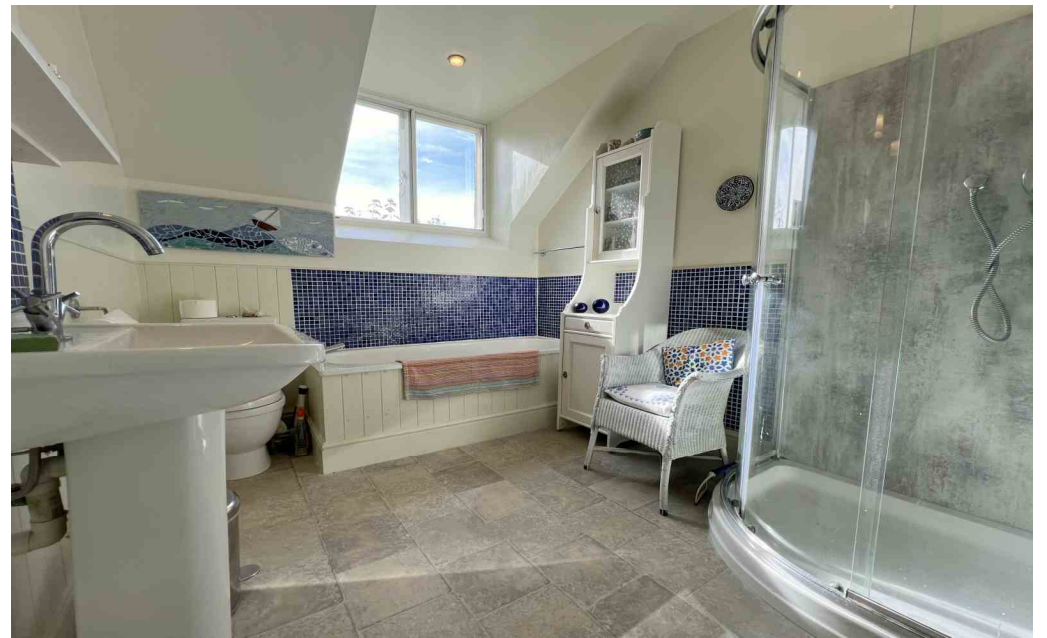
Directions

From Inverness travelling North on the A9, take the signpost on the left for Munloch and follow the signs for Avoch & Fortrose. The property is on your left hand side, just before you approach the High Street, on the corner of Bishops Road.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.













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