

Tulloch Cottage, Rafford, IV36 2SL



We are delighted to offer this four bedroom detached house situated in approximately 1.88 acres and located in a semi-rural location on the outskirts of the popular Village of Rafford.

DETACHED HOUSE
FOUR BEDROOMS
EXCELLENT CONDITION
SEMI-RURAL VILLAGE LOCATION
GARAGE
OIL CENTRAL HEATING
DOUBLE GLAZING
LARGE GARDEN GROUNDS
COUNCIL TAX BAND E
EPC RATING D

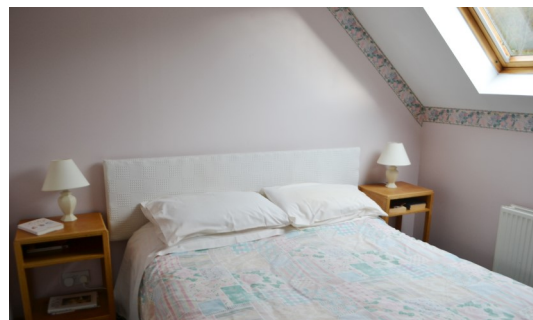
Offers Over
£300,000

This superb four bedroomed house is located on the outskirts of the popular village of Rafford and offers excellent family accommodation. With picturesque views all round, this home encompasses quiet country living. The property benefits from oil fired central heating and double glazing. The bright and very spacious accommodation comprises: Lounge with wood burning stove creating a lovely focal point to the room , large fully fitted country style Kitchen with wall and base mounted units incorporating built in oven, hob and cooker hood, bright and spacious Sun Room with triple aspect windows providing lovely views towards the garden, Dining Room, Shower Room/Utility, Four Double Bedrooms three of which have built in wardrobes providing ample storage facilities and a large family Bathroom with three piece suite and shower over bath. The property sits in approximately 1.88 acres of private garden grounds, laid to lawn and surrounded by hedgerows, mature bushes and shrubs. To the front of the property there is a large gated driveway laid to gravel for ease of maintenance, providing ample parking facilities together with a good sized Garage.

This property is in immaculate condition and would make a lovely Family Home.

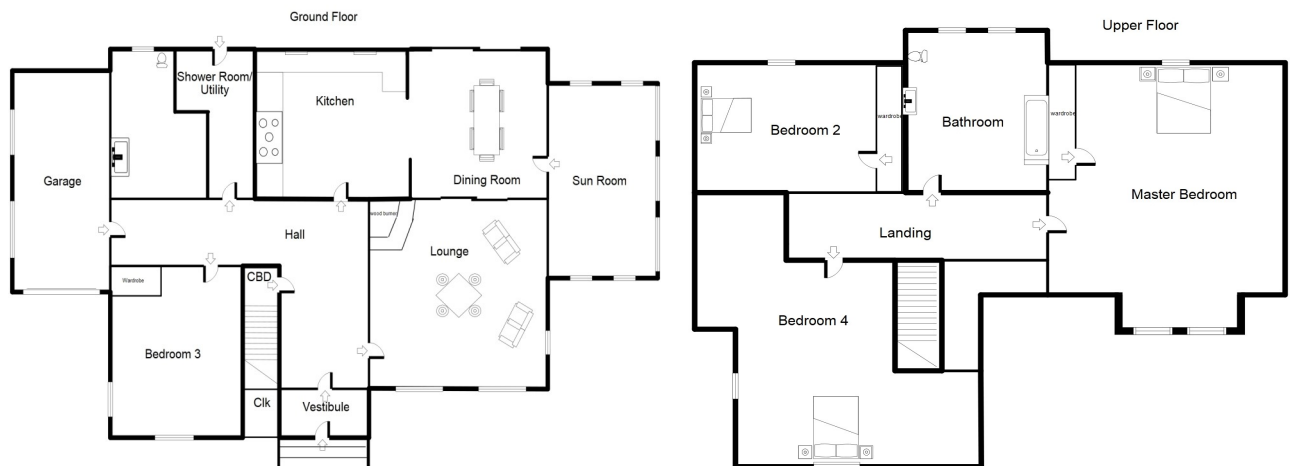


All white good are included in the sale.



If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Kitchen: 3.89m x 3.26m (12'9" x 10'8")
- Lounge: 5.10m x 3.92m (16'9" x 12'10")
- Dining Room: 3.20m x 3.08m (10'6" x 10'1")
- Sun Room: 3.58m x 3.15m (11'9" x 10'4")
- Master Bedroom: 5.66m x 4.18m (18'7" x 13'9")
- Bathroom: 3.32m x 2.36m (10'11" x 7'9")
- Shower Room: 3.28m x 2.06m (10'9" x 6'9")
- Bedroom 2: 3.68m x 2.80m (12'1" x 9'2")
- Bedroom 3: 5.56m x 2.84m (18'3" x 9'4")
- Bedroom 4: 4.72m x 2.83m (15'6" x 9'4")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.

