



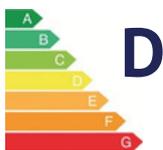
**SMITHYFIELD HOUSE,
MUIRSIDE OF KINNEL, DD11 4UQ**

LINKED BUNGALOW



Key Features

- Set within a very desirable country location with impressive open views.
 - An individual spacious family home of generous proportions.
- Oil central heating & double glazing. • Set within approx. 1 acre of landscaped garden grounds.
 - Enclosed courtyard with hot tub, BBQ and entertainment areas.



OFFERS OVER
£350,000

Property Description

This superb individual designed LINKED BUNGLAOW was purpose built by the current owners to provide a stunning country house which enjoys an idyllic location. Set within approx. 1 acre of beautiful garden grounds the house has been designed to take full advantage of its surroundings with sunny patio areas, landscaped enclosed garden, and enclosed courtyard with hot tub, BBQ and entertainment areas. Offering superb spacious accommodation this delightful family home is presented in immaculate order with quality finishings, oil central heating and double glazing and comprises of a spacious lounge, dining/family room, sunroom, a large dining kitchen, utility, wc, master bedroom with en-suite and 3 further double bedrooms, and family bathroom. The property has the potential for further accommodation, with a large floored loft with windows ready for development. Adjoining the house is an integrated double garage, oil tank, wooden shed. Lock block driveway 1 acre of garden ground. Sunny patio huge potential to develop

ACCOMMODATION:

Hallway, spacious lounge, dining room/family room, sunroom, dining kitchen, utility, wc, master bedroom with en-suite, 3 further bedrooms, family bathroom. Large floored loft ready for conversion into further accommodation if desired.

VESTIBULE:

Approx. 5'3 x 5'3. A welcoming entrance vestibule with decorative tiled flooring and a glass panel door leading into the hallway.

HALLWAY:

A spacious welcoming hallway which has been designed to allow for a stairway to the upper floor if required. There are two access hatches leading into the loft space which is floored and has a west facing window offering an impressive view over the surrounding countryside beyond. The hallway has been finished with oak flooring, and there is a storage cupboard and radiator.

LOUNGE:

Approx. 18' x 14'3. Entry is via a glass panel door into this delightful front and side facing lounge which overlooks the garden. There is a TV point, two radiators and double glass panel doors leading into the adjoining dining/family room.

FAMILY/DINING ROOM:

Approx. 13'2 x 11'9. A bright spacious room which could be utilised as a formal dining room or family room which flows into the sunroom.

SUNROOM:

Approx. 11' x 10'. Designed to take full advantage of the beautiful open outlook over the landscaped garden grounds this spacious sunroom has been finished with modern tiled flooring and double patio doors lead out onto a well positioned patio seating area.

DINING KITCHEN:

Approx. 13'8 x 24'6. A very impressive kitchen which is fitted with base and wall units with under unit lighting and coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is a dual fuel Rangemaster cooker with a double stainless steel electric oven and gas 5 burner hob and hotplate with stainless steel extractor hood above, an integrated dish washer and plumbed space for a fridge freezer. The dining area has looks out into the rear courtyard garden and has two radiators and spotlights to the ceiling.

UTILITY ROOM:

Approx. 11'4 x 5'4. A useful utility which is fitted to base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. Plumbed space for an automatic washing machine, space for a tumble dryer tiled flooring and a radiator. There is access into the integrated garage and out into the courtyard garden.

WC:

Approx. 3' x 5'4. A useful wc with wash hand basing and wc.



MASTER BEDROOM:

Approx. 14'3 x 11'8. An impressive generous size master bedroom with rear facing window offering an open outlook over the landscaped garden. There is a large shelved and hanging wardrobe with sliding mirror doors, a radiator and access into the en-suite shower room.

EN-SUITE:

Approx. 10' x 5'10. A luxurious en-suite shower room with wc and wash hand basin and a large shower cubicle housing a power shower. There is modern wet wall to the shower area with tiling to dado height and floor. There are also bathroom fitments, a heated towel rail, and an Expelair.

BEDROOM 2:

Approx. 10' x 11'. A delightful bedroom with views over the garden and countryside beyond with a double shelved and hanging wardrobe with sliding mirror doors and a radiator.

BEDROOM 3:

Approx. 10'7 x 10'. Bright spacious bedroom with a delightful open view over the garden with a double shelved and hanging wardrobe with sliding mirror doors and a radiator.

BEDROOM 4;

Approx. 10'5 x 9'5. Overlooking the rear courtyard garden and presently utilized as a home office this is a spacious bedroom with shelved and hanging wardrobe and a radiator.

FAMILY BATHROOM:

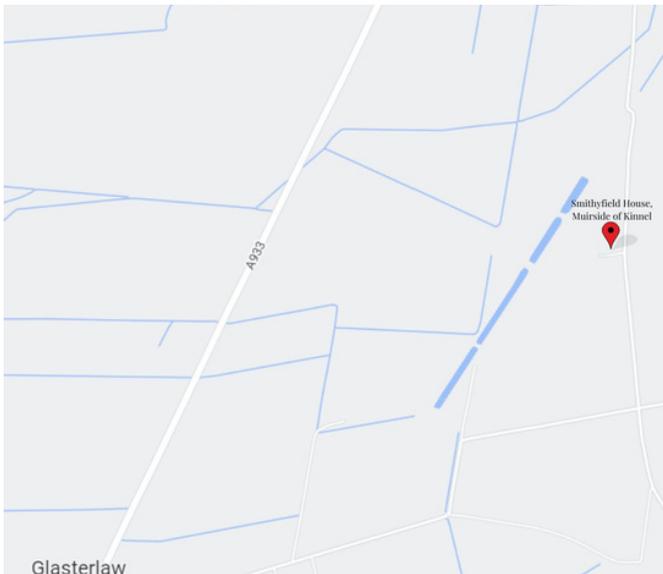
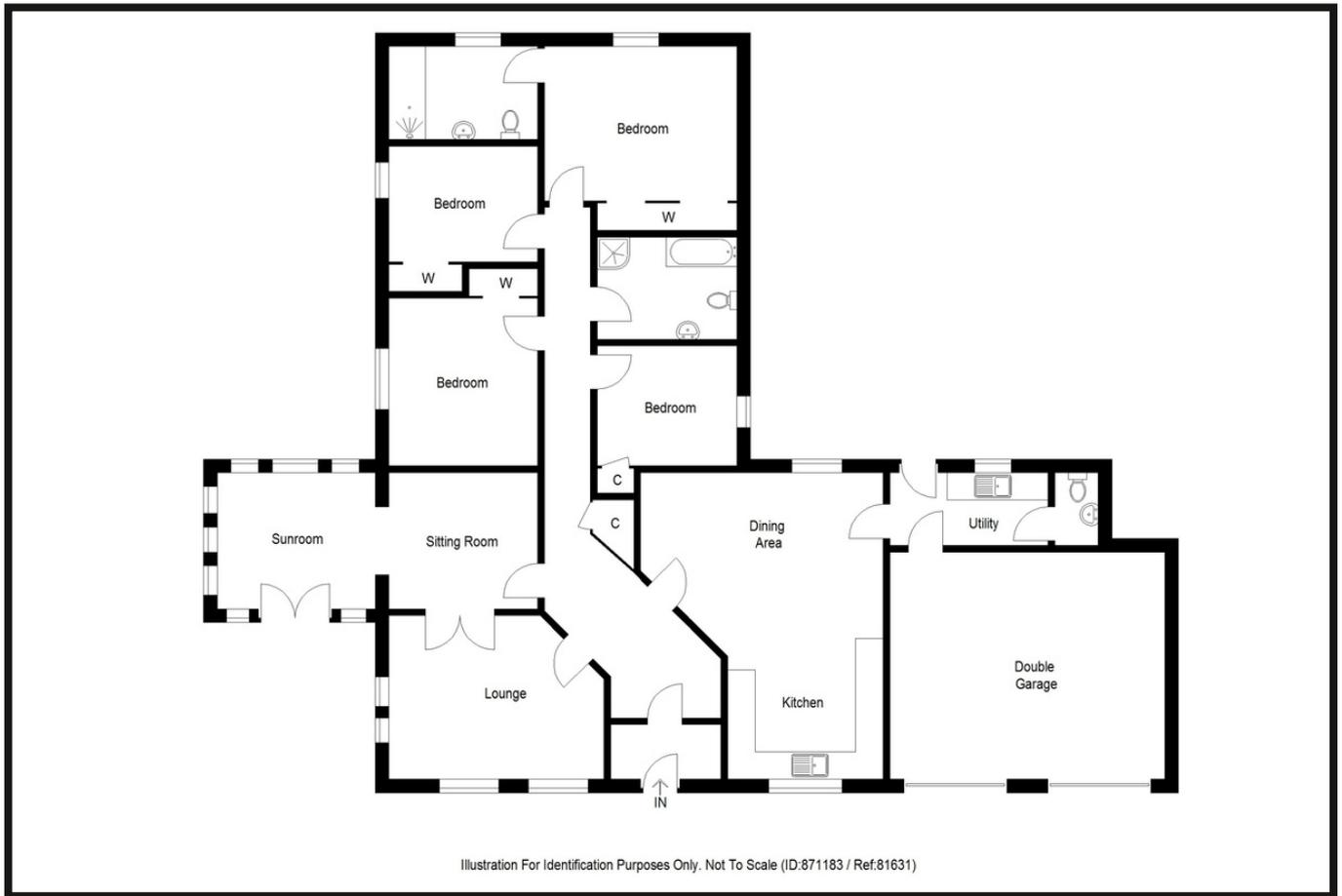
Approx. 10'5 x 6'6. A generous size family bathroom with a 3 piece white bathroom suite with a double ended bath and a separate shower cubicle housing an electric shower. There is modern tiling to dado height and shower area and floor mirror with light heated towel rail and radiator.

GARAGE:

Approx. 19'8 x 18'4. Ample points, and light and houses the oil boiler. Two up and over electric garage doors.



Property Professionals



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