

JUST LISTED LEALANDS COTTAGE, BILBSTER £160,000



OVERVIEW



ABOUT THIS PROPERTY

A lovely two-bedroom cottage with two sun rooms, located on the roadside in Bilbster with enclosed mature garden grounds and views across the open countryside.

FEATURES

✓ 2 Bedrooms

✓ 2 Sun Rooms

✓ Mature Garden

CONTACT DETAILS

📞 07535 356258

✉️ Jacqueline@CrawfordAndCoghillHomes.com

🌐 www.CrawfordAndCoghillHomes.Com

A lovely two-bedroom cottage with two sun rooms, located on the roadside in Bilbster with enclosed mature garden grounds and views across the open countryside. Accommodation comprises vestibule, hallway, lounge, kitchen/diner, two double bedrooms, newly fitted modern shower room and two sun rooms, one to the rear and another to the side. The central heating system is run on gas and the property also benefits from Upvc double glazing throughout. The large mature garden has areas of lawn, trees, shrubs, flowers, strawberries and blackcurrants. There is a timber garden shed and a greenhouse. There is also a patio area that leads into the larger sun room to the rear. There is also offroad parking to the front and side for several vehicles.

Vestibule: 1.71m x 0.92m

There is a half-glazed Upvc entrance door into the vestibule which is fitted with coat hooks to the wall and the flooring is laid to tiling. There is a half-glazed door into the hallway.

Hallway

There are double storage cupboard, one is fully shelved and the other has hanging and shelf. The flooring is laid to laminate and there is a radiator to the wall. There is a hatch to the attic space which is fitted with a pull-down ladder, also and light, and is partially floored.

Lounge: 5.62m x 3.98m

This large bright lounge has a fireplace with an ornate electric fire set on a marble-effect hearth and surround. There is a display cabinet with cupboards below to one side of the fireplace and a shelved cupboard to the other side. The flooring is laid to laminate and there is a radiator to the wall. There are matching ceiling light and wall lights. A window faces to the side and double patio doors lead into a sunroom.

Sun Room: 3.80m x 2.32m

This room is south facing and has a glazed Upvc door leading out onto a concreted patio area. There are downlighters to the ceiling and the flooring is laid to vinyl.

Kitchen/Diner: 4.00m x 3.30m

There are fitted wall and base units with fitted worktops and tiled splashback. There is a stainless-steel sink with drainer and mixer tap. There is an electric cooker with cooker hood above and a free-standing fridge/freezer. There are fitted shelves to the wall and the boiler is fitted to the wall. The electric meter is located in a cupboard to the upper wall. The flooring is laid to laminate and there is a radiator to the wall. A picture window faces to the front and a door leads into the sunroom to the side which is also utilised as a utility room.

Sun Room Two/Utility Room: 3.65m x 1.97m

This room has a half-glazed door leading to the rear garden. There are wall lights to the wall and the flooring is laid to vinyl. There is a free-standing storage unit and the plumbing for a washing machine is located in this room. There is a radiator to the wall.

Master Bedroom: 3.87m x 3.76m

This room has two windows, one facing to the side and one to the rear. There are built-in wardrobes fitted with hanging, shelf and sliding mirrored doors, there are also fitted cupboards to the wall above the wardrobes. There is also a built-in shelved cupboard. The flooring is laid to laminate and there is a radiator to the wall.

Shower Room: 2.47m x 1.75m

Installed only a year ago, this beautiful modern shower room boasts a large walk-in shower fitted with a Mira electric shower, W.C. and handbasin with mixer tap set into a cabinet with cupboards below. The walls are fully fitted with a lovely marble-effect shower boarding and the ceiling is also fully shower boarded with downlighters. There is a heated towel rail. A mirrored cabinet is fitted to the wall and there is an extractor fan to the upper wall. The flooring is laid to laminate. An opaque window, fitted with a blind, faces to the front.

Bedroom 2: 3.30m x 2.57m

This bright double bedroom has windows facing to both the front and side. The flooring is laid to laminate and there is a radiator to the wall.

Garden Grounds

The beautiful mature garden grounds have areas of lawn, trees, shrubs, flowers, strawberry plants and blackcurrant plants. The concreted patio area can be accessed from the larger sunroom. A timber garden shed and a greenhouse are located on the garden grounds. There is offroad parking to the side and front for several vehicles. There are views across the open countryside.

COUNCIL TAX BAND: B

EPC: E

POSTCODE: KW1 5TA

PRICE: Offers Over £160,000

ENQUIRIES: jacqueline@crawfordandcoghilhomes.com

VIEWINGS: By appointment with Crawford & Coghill Homes – 07535 356258

OFFERS TO: Offers should be submitted to Crawford & Coghill Homes, 28 Bank Row, Wick, KW1 5EY

OFFICE HOURS: 2–5pm Monday – Friday and anytime by appointment

WHAT3WORDS: /// presides.widen.unwanted

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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