

**SOLE
AGENT**



Atholleigh

Calais Lane, St. Martins, GY4 6AU

 x3  x2 **PERRYS 31F2 TRP 169+31**

- Fantastic St Martin's location
- Immaculate gardens
- Parking for up to four vehicles
- Scope for modernisation
- Three double bedrooms
- Generous reception space

£995,000

LOCAL MARKET

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About Atholleigh

Atholleigh is a superb detached bungalow tucked away within the peaceful lanes of St Martin's, offering an exceptional opportunity to create a wonderful home in a truly scenic setting. Arranged on one level, the accommodation comprises a kitchen, a spacious sitting/dining room, and a separate living room. The property is serviced by three generous double bedrooms, including a principal bedroom with en-suite shower room, alongside a family bathroom

Externally, Atholleigh is surrounded by beautifully mature gardens featuring a patio area, lawned gardens, and two garages, creating an idyllic outdoor environment with plenty of space to enjoy. The property also benefits from parking for up to four vehicles. While the property would now benefit from some modernisation, it presents enormous potential for purchasers looking to put their own stamp on a home in one of St Martin's most desirable and tranquil locations.

ACCOMMODATION COMPRISING

Porch

7'1" x 6'7" (2.16m x 2m)

Large window and door providing access to the side of property.

Hallway

22'6" x 2'10" (6.86m x 0.86m)

Fitted wardrobe.

Kitchen

18'4" x 9' (5.6m x 2.74m)

Fitted with a range of wall and base units. Window providing aspect over the garden.

Dining Room / Family Room

24'1" x 10'10" (7.34m x 3.3m)

Large window providing tree top aspect to the front and a window providing aspect to the side of the property.

Lounge

18'8" x 15'2" (5.7m x 4.62m)

Large window providing aspect to the side of the property and window providing aspect to the rear of the property.

Bedroom 1

15' x 12'4" (4.57m x 3.76m)

Fitted storage. Archway leading to...

Ensuite Bathroom / Dressing Area

11'7" x 4'11" (3.53m x 1.5m)

Fitted with a three piece suite of bath with shower over, wash hand basin and W.C. Fitted wardrobe.

Bedroom 2

11'6" x 10'10" (3.5m x 3.3m)

Window providing aspect to the rear of the property. Fitted wardrobes.

Ensuite

5'4" x 3' (1.63m x 0.91m)

Bedroom 3

13'4" x 9'5" (4.06m x 2.87m)

Fitted wardrobes. Large window with view of the garden

Family Bathroom

8' x 5'9" (2.44m x 1.75m)

Fitted with a three piece suite of bath with shower over, wash hand basin and W.C.

OUTSIDE

Front

Property is approached by a paved driveway with parking for four cars. Lovely fore garden laid to lawn. Small shed housing the boiler.

Side

Lovely sunny enclosed patio.

Rear

Private lawned area extending to the front of the property. Fully enclosed with patio.

Outbuilding / Garage

Space for two cars, plus workshop area.

Appliances

NEFF oven, Hotpoint fridge, Hotpoint washing machine, Hotpoint tumble dryer, NEFF gas cooker, extractor fan.

TRP: 169 + 31

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and cesspit drainage. Oil fired heating and gas for hob.

Construction: Cavity construction. uPVC double glazed windows and uPVC fascias and soffits.

Price includes: Carpets, curtains, light fittings and appliances as listed.



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