



Offers Over £390,000
1 Riverbank Lodge, Main Street, Crook of Devon, Kinross, KY13 0UQ

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£10,000 BELOW HOME REPORT Delmor are delighted to present to the market this rarely available, magnificent detached bungalow located on the banks of River Devon. Accessed via a private road this impressive family home offers flexible modern living with an abundance of outside space with ownership including part of the River Devon along with it's Brown Trout fishing and remarkable wildlife. The property briefly comprises of - Brightly presented spacious hallway. Spacious lounge with wood burning stove and French doors leading to the rear gardens and decked balcony. Generous modern breakfasting kitchen has an abundance of base and wall units incorporating gas hob with overhead extractor fan, wall mounted electric double oven and integrated dishwasher. Granite worktops. There is also a breakfast bar providing ample seating. Utility room offers further storage along with space and plumbing for appliances. Family bathroom comprising of jacuzzi bath, WC, separate shower cubicle and wash hand basin. There are five bedrooms, the master bedroom has an en suite shower room and bedroom two has an en suite cloakroom. The bedroom accommodation is flexible with the sellers currently utilising one of the rooms as an additional reception room. The idyllic setting on the banks of River Devon not only offers a high degree of privacy but the rare opportunity to immerse yourself in the local wildlife while still being within walking distance of all local amenities. There is an extensive decked balcony area to the rear overlooking the river where Kingfisher, Heron and nestling ducks are often spotted along with the odd wild Deer. This area provides an ideal outside entertaining space along with the detached summerhouse within the garden. There is a good sized lawn to the side with mature trees and shrubs and rotary clothes dryer. All garage and parking space are to the front of the property, served by a large detached concrete block rendered garage with parking for several vehicles to the front a further two along the far side and at least two alongside the house. There is a further detached timber garage providing further parking. The property also benefits from double glazing and gas central heating. Early viewing is highly recommended to fully appreciate the space and layout on offer within this unique property.

Ground Floor

Entrance Hallway



Lounge



6.46m x 4.67m (21' 2" x 15' 4")

Breakfasting Kitchen



4.33m x 3.58m (14' 2" x 11' 9")



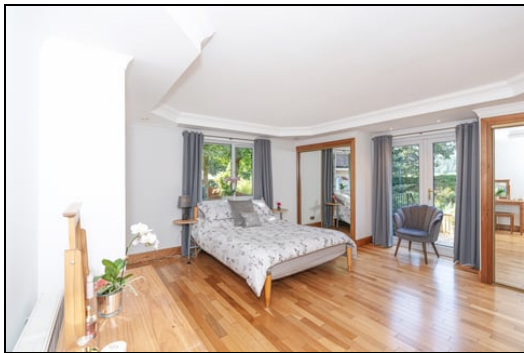
Utility Room



4.93m x 1.69m (16' 2" x 5' 7")



Master Bedroom



4.94m x 4.67m (16' 2" x 15' 4")



En Suite



2.17m x 1.99m (7' 1" x 6' 6")

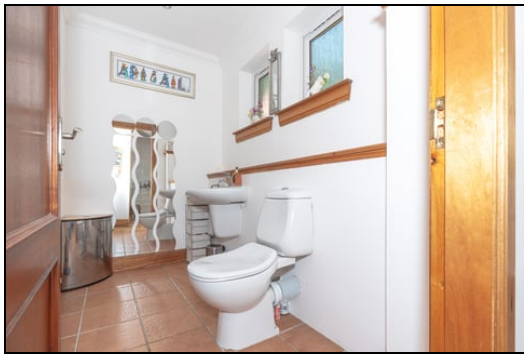
Bedroom



3.54m x 3.20m (11' 7" x 10' 6")



En Suite Toilet



2.51m x 1.49m (8' 3" x 4' 11")

Bedroom



3.79m x 3.18m (12' 5" x 10' 5")

Bedroom



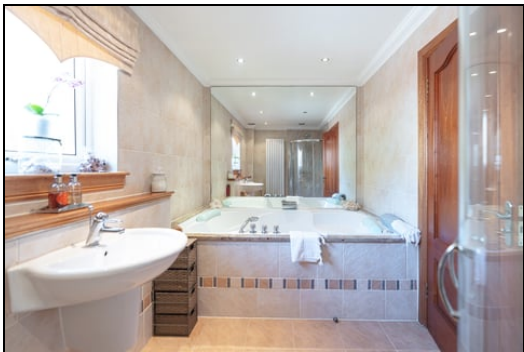
3.94m x 3.20m (12' 11" x 10' 6")

Bedroom



3.27m x 3.18m (10' 9" x 10' 5")

Family Bathroom



3.75m x 2.11m (12' 4" x 6' 11")

Gardens



Extras

All floor coverings and light fittings. Gas hob, extractor fan and electric double oven. Integrated dishwasher. Fridge/freezer. TV's in lounge and bedrooms. Summerhouse.

SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.



MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

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