

FOR SALE BY PRIVATE TREATY

RS/4764

3 Pettigo Road, Kesh BT93 1QX



**SUBSTANTIAL
7 BEDROOM DETACHED
RESIDENCE SET ON THE
BANKS OF KESH RIVER**

- * This extensive property is ideally situated just on the outskirts of Kesh village within easy walking distance of all local amenities and offers potential for a range of uses such as Bed & Breakfast or residential home.
- * Spacious 7 bedroom accommodation (5 en-suites) and 3 reception rooms.
- * High specification Kitchen and Utility room. Fully fitted Bathroom and en-suites. Fitted furniture to all bedrooms.
- * Oil fired central heating, PVC double glazing throughout.
- * Double integral garages and extensive site running down to Kesh River.
- * Viewing highly recommended as this size of property in this location is rarely available on the open market.

NOTE: The above Agents for themselves and for vendors or lessors of any property for which they act as Agents give notice that (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (2) no person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to any property (3) all negotiations will be conducted through this firm.

Accommodation

Entrance Level



Hallway: 10'7" x 9'8"

Timber panelled front entrance door with double glazed matching side screens. Ceramic tiled floor. Stair to rooms 2, 3 & 4.

Bedroom No 1: 15'5" x 11'8"
(including ensuite)

Fitted wardrobes, dressing table, bedside lockers and wall lights.

Ensuite:

2 piece white suite, separate electric shower. Ceramic tiled floor. Walls half tiled, shaver pt.

First Floor Front

Walk-in linen cupboard.

Bedroom No 2: 17'10" x 11'9"
(including ensuite)

Fitted wardrobes, dressing table, bedside lockers and wall lights.

Ensuite:

2 piece white suite, separate electric shower. Ceramic tiled floor. Walls half tiled, shaver pt.

Bedroom No 3: 13'10" x 11'4"

Fitted wardrobes, dressing table, bedside lockers and wall lights.



Ensuite: 6'10" x 6'6"



2 piece white suite, separate electric shower. Ceramic tiled floor. Walls half tiled, shaver pt.

Bedroom No 4: 17'9" x 11'8"
(including ensuite)
Ensuite:

Fitted wardrobes, dressing table,
bedside lockers and wall lights.
2 piece white suite, separate electric
shower. Ceramic tiled floor, half tiled
walls, shaver pt.

Ground Floor:-

TV Lounge: 17'10" x 11'4"

Living Room: 17'9" x 11'8"



Brick built brace and fire surround with
high level timber mantel, space for
freestanding stove, gas pipe provided.
Steps leading to rear ground level kitchen.

Kitchen: 26'6" x 12'10"



Timber finished wide range of fitted
units including 1 ½ bowl s.s. single drainer
sink unit, separate s.s. basin, Classic 110
cooker, 5 ring gas, hot plate and electric
ovens, plumbed integral dishwasher,
microwave cabinet, centre island, storage
under. Ceramic tiled floor. Walls part
tiled, recessed lighting to ceiling. Patio
doors to rear yard area. Freestanding
American style fridge and walk-in larder
to hallway.



Rear Hall: 18'0" x 5'5" (av.) Ceramic tiled floor, PVC rear entrance
door.

Utility: 12'11" x 8'7" Range of high and low fitted units. S.s.
double drainer sink unit, plumbed for
washing machine. Ceramic flooring and
part tiled to wall.

Separate w.c.: 17'8" x 5'2" 2 piece white suite. Half timber panelled walls. Ceramic tiled floor, recessed lights.

Double garages: 29'5" x 19'6" max. Double roller doors. PVC double glazed windows. Oil fired burner, central vac system.

First Floor (Rear): -

Lounge: 26'9" x 13'0"



Exposed beam vaulted ceiling. Timber pine surround with cast iron inset and tiled hearth. 4 wall light pts. Views over Kesh river to rear.

Study/Office: 11'8" x 6'5" Additional power sockets and BT pts.

Bathroom: 11'7" x 5'11"



3 piece white suite with separate electric shower point, walls fully tiled and ceramic tiled floor. Freestanding bath, chrome fittings, recessed lighting.

Linen store opening off landing.

Bedroom No 5: 11'11" x 9'2" Fitted wardrobes, dressing table.

Bedroom No 6: 12'0" x 8'9" Fitted wardrobes, dressing table.

Bedroom No 7: 19'7" x 11'4"
(including ensuite)

Ensuite: 2 piece white suite, separate electric shower cubicle, walls part tiled. Fire escape door to rear stairway.

Outside:-

Tarmacadamed entrance drive to front and side, leading to court yard to rear, neat grassed gardens to front and rear with fully enclosed privacy fencing to rear. Oil tank.

All mains services installed. Septic tank.

Property has been fully developed for use as a residential home having up-to-date fire regulations/alarm system and lighting systems provided, this would also benefit for bed and breakfast use etc.

Current Annual Rates: NOT KNOWN

Viewing strictly by appointment with Selling Agent.

