

Langbiggin

Offers over £205,000

Langbiggin, Bixter, Shetland, ZE2 9NA





Overview

Large detached 4 bedroom house with uninterrupted views over Bixter Voe. Attached 2 bedroom annex with separate disabled access, which could be used as separate accommodation or as part of the main house. The property is situated close to the local shop, community hall, Doctor's surgery, Vet's surgery and 3 miles from the Primary School and Leisure Centre at Aith. House: Lounge, Kitchen/Dining/Family Room, Utility Room, 4 double Bedrooms (one en-suite), Cloakroom and Family Bathroom. There is a large front garden and side area with patio and a number of out buildings. Ample parking for approximately 6 cars. Annex: Open plan kitchen/dining/lounge area, small room presently housing fridge/freezer, 2 large double Bedrooms, Shower room.

Entering by the front door, there is an outer hallway, leading to an inner hallway, which accesses all ground floor rooms and leads to the Annex. The kitchen, with a selection of painted wood units, Rayburn stove, walk-in pantry, and walk-in storage room, leads to the dining area and through to a family room with patio doors and to the utility room, all of which have a slate tiled floor. The en-suite bedroom is to the front of the house as is a second bedroom (presently utilised as an office). The original wooden stairway leads to a further two double bedrooms with built-in wardrobes, one to the back of the property and one enjoying the views to the front, and the family bathroom, with 3 piece suite and over-bath shower. The spacious Lounge, also on the first floor, has an open fire, and three windows with views of Bixter Voe. The original wooden floors are a feature of this floor. The Annex is accessed through a short passage with double doors from the ground floor hallway. There is an open plan kitchen/dining/lounge area, 2 large double bedrooms, and a shower room with toilet and wash hand basin, suitable for disabled use. The Annex also has a separate access by means of a ramp to the side of the property.

The property also benefits from a number of outbuildings/sheds/greenhouse and playhouse. A wide driveway has side parking for approx. 6 cars. There is a grassed area to the front of the house and a hard standing area to the side, with walkway around the back of the house.



Accommodation



Ground Floor	
Outer Hallway	3.10m x 1.78m
Kitchen/Dining	5.39m x 2.90m
Family Room	5.49m x 3.89m
Utility Room	2.27m x 1.87m
Master Bedroom with en-suite	3.75m x 3.12m 2.52m x 1.34m
Bedroom 2/Office	3.38m x 3.08m
First Floor	
Lounge	5.42m x 4.59m
Bedroom 3	4.63m x 2.94m
Bedroom 4	4.05m x 3.95m
Family Bathroom	2.31m x 2.04m
Annex	
Open Plan Kitchen/ Dining/Lounge	6.24m x 4.95m
Bedroom 5	5.17m x 3.25m
Bedroom 6	3.78m x 3.23m
Shower Room	3.32m x 1.67m



Additional Information

Heating

The property has oil-fired central heating throughout by means of a Rayburn Stove, except for the family room and annex shower room, which both have underfloor heating.

Glazing

Generally double glazed hardwood windows to original house, double glazed hardwood windows to attached annex, but single glazed in access corridor; double glazed high performance softwood windows in Dining Room. Double glazed hardwood main door and double glazed softwood patio door.

Extras

The curtains, floor coverings, light fittings and Rayburn stove are included in sale as is the oven and hob in the Annex.

Viewing

Through Inksters on 0845 241 1222. Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

Travel Directions

Take the A971 from Lerwick to Walls. When you reach Bixter the property is on your right shortly before the B9071 turning to Aith.

Note

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