

# HILLS PROPERTIES

OPENING DOORS FOR YOU

UPPER ROCK

Ref: G2791



## AT A GLANCE

- Air-conditioning
- Private terrace
- Double glazing
- West-facing
- Laundry room
- Partly furnished
- Bay views
- Detached cottage

## SPECIFICATIONS

Beds:	6
Baths:	3
Terrace area:	398m <sup>2</sup>
Living Area	202m <sup>2</sup>

## OUTGOINGS

Service charges:	TBC
Rates:	TBC

## DESCRIPTION

We are delighted to offer a unique and rare opportunity to purchase a gated 600sqm plot with two built properties within the Gibraltar Nature Reserve, Upper Rock. The plot consists of two separate properties, a large four bedroom country home and a separate two bedroom granny flat. Planning permission is being processed for an extension to the main property to include a private swimming pool and more.

As you approach the main house, you are welcomed with a gated front porch and sunbathing area. The home is comprised of a comfortable foyer, leading into a large kitchen with pantry and dining area and follows through to the large and homely living room with a fireplace. Original wooden beams decorate the ceilings throughout. As you continue through the property you will find a shower / bathroom, large walkthrough dressing room / hallway and four double bedrooms. The master bedroom has an ensuite bathroom and bath. Reverse cycle air-conditioning is installed throughout. Located within the grounds, behind the property, is a laundry room and shed.

The second property (granny flat) located behind, but not overlooking the main house is comprises two bedrooms. As you enter, you will find a comfortably sized living room with large floor to ceiling windows overlooking a private terrace and views of the Bay of Gibraltar. An open plan kitchen / dining area adjacent to the living room leads through to the first bedroom (which could also be used as a study room or office), a shower room and toilet and continues to the main bedroom. The main bedroom has spectacular views

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of the Bay. A separate laundry room can be found adjacent to the property which has direct access from the living room / private terrace.

The second house has potential to be converted into a self-contained flat, providing a buy to let rental opportunity.

The property has the use of two covered parking spaces as well as zone 2 parking permit.

**£2,750,000**

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