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^2
Living Area	202m^2

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. 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 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.

Tel: (+350) 20050605 **Email:** brian@hills-properties.com www.hills-properties.com
© 2026 Hills Properties Ltd | All Rights Reserved

HILLS PROPERTIES

OPENING DOORS FOR YOU

£2,400,000

Whilst every effort is made to ensure the accuracy of information, no guarantee is expressed or implied and no representations or warranties are made as to such accuracy, which may be subject to errors, omissions, price changes, prior sale and withdrawal without notice.

Tel: (+350) 20050605 **Email:** brian@hills-properties.com www.hills-properties.com

© 2026 Hills Properties Ltd | All Rights Reserved