



The Sheiling B&B, Melvich

Offers Over £430,000



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6 BEDS | 5 BATH | 2 RECEPTION

Property Information

This is a fantastic business opportunity to purchase a successful 4 Star B&B which is located on the NC500 or it could be a large family home as it has six bedrooms. Situated in an elevated position with absolutely breathtaking views across the countryside and to the open sea. All of the contents are included in the sale to allow the new owners to start trading immediately, if desired. There is a lovely vestibule to the front leading into the hallway which flows into a lounge, a beautiful dining room and a large kitchen, an office, rear vestibule and a shower room. To the other side of the hallway there is a staircase to the upper floor and a door leads to a wing of bedrooms. In the bedroom wing there are four bedrooms, three have ensembles and there is a beautiful family bathroom in this wing. Upstairs onto the landing there are a further two double bedrooms and a shower room. Outside there is a driveway leading up into a large parking area where there is also a garage. The wrap-around grounds have enclosed areas of lawn, there are trees, shrubs and flower borders. There are lots of trees to the rear which provides a beautiful mini forest where there is a built-in barbecue area. There is a Canadian hot tub to the side garden which can accommodate up to six people and has a Balboa display. There is also a garden shed within the grounds. Viewing is essential to appreciate not only the location but everything this wonderful home has to offer.

Ideally located approximately seventeen miles East is the town of Thurso, which has facilities such as supermarkets, a cinema, post office, medical practice, chemists all of which are within a short car journey away. Thurso is the most Northerly town in Scotland and benefits from having good coach and rail links South. There is an airport and hospital in Wick which is a twenty-minute driving distance from Thurso. Melvich has its own Primary School, a convenience store, as well as post office and a hotel.



Extra Information

Services

School Catchment Area is Melvich Primary School/Farr High School

EPC

EPC C

Council Tax

Band E

Tenure

Freehold

Viewing

If you would like to view this property, please contact the office on 01847 890826

Extras

What3words: ///flickers.glove.expert

Key Features

- BUSINESS OPPORTUNITY OR LARGE FAMILY HOME
- CURRENTLY A VERY SUCCESSFUL B&B
- BREATHTAKING VIEWS ACROSS THE SEA
- 4 STAR RATING
- SIX BEDROOMS & TWO RECEPTION ROOMS
- HOT TUB OUTSIDE
- BEAUTIFUL GARDEN GROUNDS
- OFFROAD PARKING
- ALL CONTENTS INCLUDED IN THE SALE



Property Photos



Property Photos



Property Dimensions

Vestibule 1.26m x 1.26m

There is a partial glazed UPVC entrance door into the vestibule. The flooring is laid to laminate. A glazed door leads into the hallway.

Lounge 5.67m x 4.29m

This lovely bright room has a window facing to the front taking in the breathtaking views across the open countryside and to the open sea beyond. There is a beautiful open stone fireplace with mantle and hearth. The flooring is laid to carpeting. There is an open doorway flowing into a lovely dining room.

Kitchen 4.99m x 7.13m at widest

This beautiful large room is fitted with wall and base units with fitted worktops and a tiled splashback. There is also a fitted breakfast bar. There is a fitted five-ring hob and fitted double ovens. There is a washing machines, two tumble dryers, dishwasher, freezer and a large fridge. There is also a microwave and two coffee machines. Windows face to both the front and side. There is a stainless-steel one and a half bowl sink with mixer tap and there is a double deep freezer and double air fryer. The heating boiler is mounted to the wall. There is a hatch to the attic space and the flooring is laid to laminate. There is a radiator to the wall and a doors lead into an office and also into a vestibule.

Vestibule 1.11m x 1.02m

There is a fully glazed door from the kitchen into the vestibule. There are coat hooks to the wall and a half glazed UPVC door leads out into the garden. A door leads into a shower room.

Hallway

This shaped hallway is laid to carpeting and has a radiator and shelf to the wall. There is also a Foam fire extinguisher to the wall and the hallway flows into the lounge.

Dining Room 5.58m x 2.81m

This lovely room has windows facing to the front and side taking in the view. There is a radiator to the wall and also a fitted shelf. The flooring is laid to solid wood in this room.

Office 2.46m x 1.88m

The room is fitted with a desk space, filing cabinet, shelving to the walls and the flooring is laid to carpeting with a radiator to the wall. A window faces to the front.

Shower Room 1.98m x 1.61m

This lovely room has a corner shower which is tiled and fitted with a mains shower, W.C. and a lovely winged handbasin with mixer tap which is fitted into a unit with cupboards and drawers below and also with a mirror above. The flooring is laid to tiles and there is a radiator to the wall. An opaque window faces to the side.

Property Dimensions

Hallway to bedroom wing

A fire door leads from the front hallway into a carpeted hallway in the bedroom wing which has a deep shelved linen cupboard and there is a radiator to the wall.

Bedroom 1 3.96m x 3.03m

This beautiful bright double room has a window facing to the front. There is a built-in wardrobe and the flooring is laid to carpeting with a radiator to the wall. A door leads into the ensuite shower room.

Bedroom 2 3.34m x 3.58m

This beautiful twin bedroom has a window facing to the front. There are two single beds and there is a built-in wardrobe. There is also a fitted dressing table with a mirror to the wall. The flooring is laid to carpeting and there is a radiator to the wall. A door leads into the ensuite shower room.

Bedroom 3 4.32m x 3.35m at widest

This double bedroom is laid to carpeting and is an unusual shape with an archway feature to the room. A window faces to the rear and there is a handbasin with mixer tap. There is also a built-in wardrobe and there is a radiator to the wall. A door leads into the ensuite.

Bathroom 4.97m x 2.41m

This beautiful spacious room has a bath, large shower enclosure, W.C. and handbasin. An opaque window faces to the front. This room features an archway from the bathing area which has a deep cupboard that also houses the water tank. There is a radiator to the wall and also a tall ladder towel rail. There is a fitted mirror to the wall and the flooring has been laid to a lovely denim blue laminate.

Ensuite 2.22m x 1.09m

This room has a shower fitted with electric Mira shower, W.C. and a handbasin. The walls have been half tiled and the flooring is laid to vinyl tiles. There is a heated ladder towel rail to the wall.

Ensuite 2.45m x 1.37m

There is a corner shower fitted with a mains shower, W.C. and a handbasin with mixer tap. The walls have been half tiled and the flooring is laid to high quality vinyl tiling. There is a mirror to the wall and a heated ladder towel rail.

Ensuite 1.43m x 0.97m

There is a shower fitted with wet wall, a mains fitted shower and a W.C. An opaque window faces to the rear. The flooring is laid to high quality vinyl tiling and there is a heated ladder towel rail.

Property Dimensions

Bedroom 4 5.74m x 3.55m

This beautiful spacious double room has a large picture window facing to the rear and patio doors leading outside. This room also features a beautiful archway which is dressed with curtains. There are three radiators in this large bright room and the furniture is all freestanding.

Bedroom 5 4.63m x 2.74m

This beautiful large attic room has two velux windows to the ceiling. The flooring is laid to carpeting and there is a radiator to the wall. There is a fitted handbasin with a tiled splash-back, mirror and shelf. There are also a built-in double storage cupboard.

Bedroom 6 3.58m x 3.27m

This twin room has a wall of built-in storage and there is a velux to the ceiling. The flooring is laid to carpeting and there is a radiator to the wall.

Garage 6.98m x 4.21m

There is a block-built garage with an up-and-over door. A pedestrian door leads to the rear and there is a window to the side. There are fitted with shelves and there is power and light. The flooring is laid to concrete.

Stairs to upper floor

In the front hallway there are stairs leading up onto the landing which is carpeted and there is a fitted handrail. There is a velux to the ceiling providing natural daylight and a door leads into eaves storage. Up on the landing doors lead into two double bedrooms and a shower room.

Shower Room 1.61m x 2.05m

This room has a corner shower which is tiled and fitted with a mains shower, W.C. and a handbasin. An opaque window faces to the rear. There is a heated ladder towel rail to the wall and the flooring is laid to vinyl tiling. There are shelves and a mirror to the wall.

Garden Grounds

There is a beautiful walled garden to the front which is laid mainly to lawn with borders of shrubs and flowers. There is a lovely stepped entrance into the property. The view from the front is absolutely breathtaking as the property is elevated and looks across the open countryside and to the open sea beyond. There is a private driveway leading up to the garage where there is tarred offroad parking for multiple vehicles which has garden ground to both the side and front which is laid to lawn with trees and flowers.

Garden

To the rear there is a beautiful garden which is laid to lawn with trees providing a mini forest. There is a built-in barbecue area, a metal shed and a timber shed. To the side there is a caravan which is used for storage. There is also a patio, areas of lawn and a green house. There is also a Canadian hot tub which can accommodate six people, it has a Balboa Display. The side garden is a walled enclosed garden which is laid mainly to lawn with paving and also has trees and shrubs.

THURSO

Property Location

The most northerly town in mainland Scotland, Thurso is a great base for exploring the surrounding countryside. There's plenty to see and do in and around the delightful town of Thurso. The town is a hive of lovely traditional shops, cafes, bars and restaurants. There is good coach and rail links South. There are leisure facilities within the town which include a cinema, a swimming pool and outdoor pursuits include surfing, fishing and yachting. There is an airport and hospital in Wick which is a twenty-minute driving distance away.



Property **Layout**

Moving home can be a **Life-changing Experience**

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic.

Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

Why Choose Yvonne Fitzgerald Properties

- Global exposure of properties through our cutting edge website and major national portals including Rightmove, Prime Location, Zoopla, On The Market, S1 Homes, Nestoria, Trovit and many more.
- Quality colour printed sales particulars with bespoke options and floor plans.
- Comprehensive database of applicants matching quality sellers to buyers
- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
- Largest independent estate agency in the Highlands.
- No upfront fees.
- All calls and emails monitored out of hours.
- We oversee the whole sales process from start to finish.
- Over 25 Years Experience.
- Drone Photography





All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor(s) ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.