



Thistledhu, Reiss

Offers Over £340,000



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3 BEDS | 1 BATH | 2 RECEPTION

Property Information

This large three-bedroom bungalow sits in its own ground with two static chalets and four hook up points. Previously a caravan park, the commercial element has not been utilised for a number of years now. An excellent opportunity for the new owner to reinstate the running of a caravan park which is situated on the NC500, if desired. There is a porch to the front of the property giving access into a hallway which flows into a large lounge/dining room, this room has a closed in fire sitting on a tiled hearth with surround. A door leads from this room into the kitchen and there are double doors leading into the sun lounge. The kitchen is fully fitted with ample cream wall and base units with fitted worktop and has an integral fridge/freezer, fitted oven and a four-ring gas hob. A door leads from the kitchen into a vestibule which has a door leading out to the side garden. The sun room is a long room which houses a hot tub and there is a door that leads out to the rear garden, another door leads into a storage room which is a good size and houses the heating boiler. Back to the hallway there are three double bedrooms and a family bathroom. The heating system is oil-fired. Outside there is a small amount of garden ground to the front though most of the land sits to the rear of the home. Within the garden grounds there are two lovely static chalets, a two-bedroom and a three-bedroom, there is also four caravan hook up points. The garden grounds are certainly in need of a new green-fingered owner. A fabulous family home with a large garden or an opportunity to live on the caravan grounds and reinstate the business element that has been previously there, with the necessary permissions. Located in the village of Reiss, this property is located a short driving distance from Wick where there is an excellent range of local amenities. The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco, Boots, Lidl, Superdrug, Pets at Home, Argos and B&M as well as banks and a post office. The house is within easy driving distance of all amenities, including the Hospital and Doctors Surgery. There are many leisure opportunities including a popular golf course, squash club and public swimming pool/gymnasium. The town also boasts an Airport with links to Aberdeen and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



Extra Information

Services

Oil Central Heating
School Catchment Area is Noss Primary School/Wick High School

EPC

EPC D

Council Tax

Band C

Tenure

Freehold

Viewing

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

Extras

What3words: [///lots.litigate.exchanges](https://www.what3words.com/#!/lots.litigate.exchanges)

Key Features

- **DETACHED THREE BEDROOM BUNGALOW**
- **SPACIOUS ACCOMMODATION**
- **LOUNGE/DINING ROOM & SUN LOUNGE**
- **LOVELY FITTED KITCHEN**
- **TWO STATIC CHALETs IN THE GROUND TO REAR**
- **PREVIOUSLY RUN AS A CARAVAN PARK**
- **OPPORTUNITY FOR A NEW VENTURE**
- **LARGE GARDEN GROUNDS**



Property Photos



Property

Dimensions

Side Vestibule 2.63m x 1.04m

There is a glazed UPVC entrance door and the flooring is laid to tiles. There is a radiator to the wall and a door leads into the kitchen. An opaque window faces into the bathroom

Storage Room 2.87m x 2.70m

This is a good sized room with windows with fitted shelves below face to the front and side. The flooring is laid to laminate and there is a radiator to the wall.

Lounge/Diner 6.37m x 4.36m

This large room has a closed-in fire set on a tiled hearth with surround. There is a cupboard housing pipe work. The flooring is laid to laminate and there are two radiators to the wall. Double doors lead into a sun room and another door leads into the kitchen. There is a hatch to the attic space.

Master Bedroom 4.45m x 3.78m

This large room has a window facing to the front. A shelf has been built-in along one wall and the flooring is laid to carpet. There is a radiator to the wall.

Sun Lounge 7.06m x 2.72m

There is a half-glazed entrance door from the rear and also double entrance doors from the lounge/dining room. A window faces to the rear and two large windows face to the side. There is a fitted shelf along the wall and the flooring is laid to laminate. There is a radiator to the wall and a hot tub is housed in this room. There is a water tap to the wall. A door leads into a storage room

Kitchen 5.07m x 2.43m

There are lovely cream fitted wall and base units with fitted worktops and tiled splashback. There is an integral fridge/freezer. There is a stainless-steel sink with a one-and-a-half bowl sink with drainer and mixer tap. There are fitted double ovens and a four-ring gas hob with stainless-steel cooker hood above. There are services for a washing machine and tumble dryer below the worktop. Two windows face to the side. The flooring is laid to laminate and there is a radiator to the wall. A door leads into a vestibule.

Hallway

The hallway has a window facing to the front and there is a long built-in shelf which has a small cupboard beneath that houses the electrics. There is also a built-in shelved cupboard. A hatch leads to the attic space. The flooring is laid to laminate and there are two radiators to the walls.

Bedroom 2 2.97m x 3.17m

This room has a window facing to the side, there is a radiator to the wall and the flooring is laid to carpet.

Property

Dimensions

Bedroom 3 4.04m x 3.33m

This room has a window facing to the front. There are three built-in cupboards, one houses the water tank. There is a radiator to the wall and the flooring is laid to carpet.

Porch 2.23m x 1.10m

There is a half-glazed UPVC door which enters into a porch. The flooring is laid to tiles and a door leads into a hallway which flows into the wing of bedrooms.

Three-Bedroom Chalet 12.6m x 5.80m

This chalet may look a little tired on the outside but is absolutely beautiful inside. There is a beautiful spacious kitchen/lounge/diner, three bedrooms (one with ensuite) and a family bathroom. The double glazing is all UPVC and the chalet benefits from having high ceilings making it feel even more spacious, outside there is a lovely decked veranda.

Bathroom 3.05m x 2.34m

There is a bath, W.C. and handbasin, also a large built-in shower tray with wet wall surround and Triton shower to the wall. An opaque window faces to the rear vestibule, the flooring is laid to carpet and there is a radiator to the wall.

Gardens

Outside there is a small amount of garden ground to the front and side, to the rear there is a large area of garden grounds and there is a block-built shed to the side measuring approx. 3m x 3m, it has a timber entrance door and a window faces to the side. Within the grounds there are spaces for four hook-ups and there are also two static chalets as the property was previously run as a caravan park - this could be reinstated, by the new owners, with the necessary permissions.

Two-bedroom Chalet 9.70m x 5.79m

This beautiful chalet may also look a little tired on the outside, inside it is a beautiful chalet with high ceilings, the ceilings and walls are all wood-lined. There is a beautiful kitchen/diner/lounge, two bedrooms (one with ensuite) a bathroom and a utility room.

WICK

Property Location

The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco, Boots, Superdrug, Argos and B&M as well as banks and a post office. The house is within easy driving distance of all amenities, including the Hospital and Doctors Surgery. There are many leisure opportunities including a popular golf course, squash club and public swimming pool/gymnasium. The town also boasts an Airport with links to Aberdeen and Edinburgh and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



Property Layout

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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