



CRAIGFILLAN, STRATH HALLADALE

Offers Over £



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4 BEDS | 2 BATH | 1 RECEPTION

Property Information

This is an excellent opportunity to purchase a beautiful home surrounded by woodland in an area of outstanding natural beauty. Craigfillan is a desirable two-story, four-bedroom family home that is in excellent decorative order and occupies an extensive garden plot. This fantastic home boasts a beautiful inner hall that features a stone wall, as well as a superb lounge that benefits from a cosy woodburning stove and two sets of sliding patio doors that let plenty of natural daylight flood through. There is an attractively fitted kitchen that is of good proportions and has an excellent selection of base and wall units, as well as a superb LPG Rangemaster cooker. The kitchen has plenty of space to accommodate a large table and chairs, as well as an American fridge and freezer. On the ground floor are two double bedrooms, with the larger of the two rooms benefiting from fitted wardrobes. A beautiful downstairs shower room has been tastefully finished and boasts a double shower enclosure, with both the WC and basin built into vanity units. A wooden, straight, open-tread staircase gives access to the first floor, where there is a large landing that has plenty of space for a sofa, pool table, or work station. This is a bright area of the home that could be used as another reception room and benefits from two Velux windows. Located off the landing are the well-presented family bathroom and two double bedrooms. The upstairs bedroom windows have been ideally positioned within this wonderful home to enjoy the views over the colourful garden grounds and the tranquil Scottish countryside.

Externally, the property is surrounded by many varieties of mature trees, such as birch, conifer, and Scotch pine. Wildlife frequently roams here. The colourful gardens are well established and extend to an acre in size, with various bushes, flowers, and hedging. There is also a patio area, a beautiful summer house, a log store, and two external wooden sheds. A large single garage provides further storage. Viewing is essential to appreciate the stunning location that this beautiful home is set in, as well as the accommodation on offer.

This country home is located around five miles from the village of Melvich, where there is a convenience store, a beautiful beach, and a primary school. Secondary education is a short drive away in Bettyhill, where the school boasts a lovely family swimming pool. Thurso is the nearest town and lies approximately 20 miles to the east. Thurso has a good range of amenities, such as supermarkets, a cinema, post offices, medical practices, and pharmacies. It is the most northerly town in Scotland and benefits from having good coach and rail links south. There is also an airport and the Caithness General Hospital in Wick, which is approximately 40 miles away.



Extra Information

Services

LPG Gas Central Heating, School Catchment Area is Melvich Primary School / Farr High School

EPC

Not Specified

Council Tax

Not Specified

Tenure

Freehold

Viewing

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

Extras

Not Specified

Key Features

- **WOODLAND SETTING**
- **ACRE PLOT**
- **ESTABLISHED GARDENS**
- **FOUR BEDROOMS**
- **TWO BATHROOMS**
- **LARGE DRIVEWAY**



Property Photos



Property Photos



Property Photos



Property

Dimensions

Front Hall 1.48m x 1.61m (longest & widest)

A partially glazed, two-panel UPVC door gives access to the spacious inner hall. There are ceiling downlighters as well as a flush glass light fitting and a wall light. Tiles have been laid at the entrance, with this area of the home boasting a beautiful stone feature wall. There are deep storage cupboards, a central heating radiator, and a smoke alarm. A step leads down to the beautiful lounge.

Inner Hall 5.82m x 2.93m

This hallway is well presented, with white painted walls and oak engineered flooring. There is a pendant light fitting and a smoke alarm. Doors lead to the master bedroom, bedroom two, and the beautiful shower room.

Lounge 4.93m x 3.2m

The superb lounge is bright and boasts two sets of double sliding doors, which are ideally located to enjoy an outlook over the stunning garden grounds. There is a beautiful exposed stone feature chimney breast wall as well as engineered oak flooring. The cosy woodburning stove on the glass hearth makes a pleasing focal point within this wonderful room. There is also a central heating radiator, a chandelier light fitting, a phone point, and double sockets.

Kitchen 6.41m x 4.16m (longest & widest)

This generous room is light and bright with oak base and white wall units. The floor has been tiled, there are dual aspect windows and a superb Rangemaster LPG five ring gas hob which has an electric grill, warming plate and double oven. Above the cooker is a chimney extractor. This superb room benefits from a washing machine, a dishwasher and an American style fridge freezer. The kitchen also benefits from coving, ceiling downlighters and a central heating radiator. A door leads out to the beautiful rear garden.

Master Bedroom 3.59m x 3.55m

This stylish room has a beige fitted carpet and a feature painted wall. Plenty of storage can be found within the built in triple wardrobes. A window can be found to the front elevation. This room benefits from a central heating radiator, a pendant light fitting and double sockets.

Bedroom Two 2.63m x 3.31m

This bright double bedroom has magnolia painted walls and a triple light. There is a window to the rear elevation which enjoys a view over the colourful gardens. A carpet has been laid to the floor, there is a central heating radiator and electrical sockets.

Downstairs Shower Room 2.37m x 2.56m

This stylish room is immaculately presented, both the WC and basin have been built into high gloss vanity units. There is a superb double walk-in shower enclosure with dual shower attachments. There are two illuminated wall mounted mirrors, ceiling downlighters and a shaving point. Tiles have been laid to the floor and there is a white towel ladder radiator. This room also benefits from a underfloor heating system. A window with blinds can be found to the rear. The walls also benefit from wooden lining boards and splashbacks.

Stairs & Landing 5.18m x 4.11m

A solid wooden staircase with open treads an exposed stone wall lead up to the spacious first floor landing. There are two storage cupboards, one to each side of the stairwell and ceiling downlighters. This area of the home benefits from dual aspect velux windows as well as parquet flooring and carpet. There is a storage cupboard into the eaves and wall mounted shelves. The landing also benefits from double sockets and an aerial point. There is plenty of space on the landing to accommodate a sofa, workspace or to have it set up as a second reception room. This is a light and bright area of the home. Doors lead to two bedrooms and the bathroom.

Property

Dimensions

Bedroom Three 3.21m x 3.08m

This double room has white painted walls and a window with curtains to the side elevation. A carpet has been laid to the floor, there is a central heating radiator, power points and ceiling downlighters.

Bedroom Four 3.23m x 3.07m

This light and bright double room has white painted walls, which give it a feeling of space. This room is partially coombed and also benefits from a fitted carpet. There are ceiling downlighters, wall mounted shelving and a window to the side elevation which enjoys an outlook over the stunning garden grounds.

Family Bathroom 1.7m x 2.08m

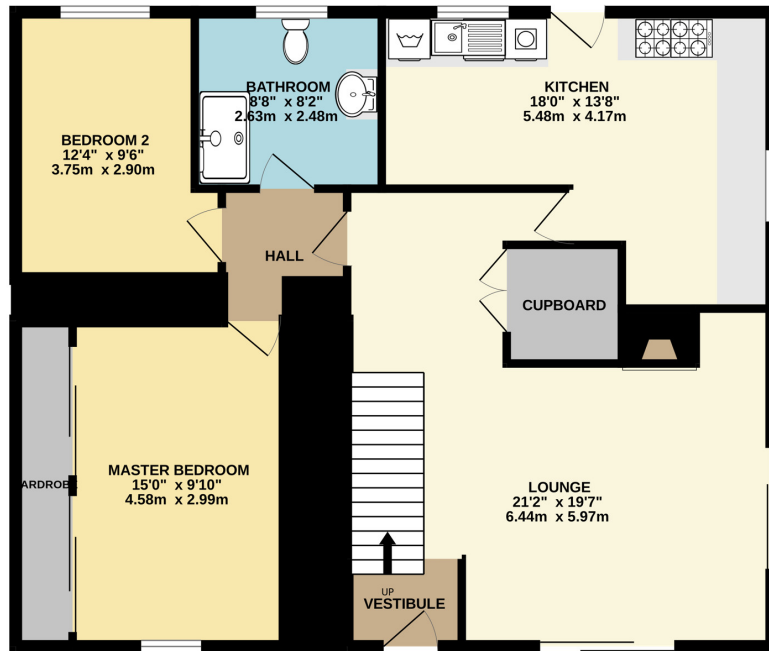
This well presented room has a bath with a glass screen and shower above. There is a white WC, a pedestal sink and chrome towel ladder radiator. Wood effect vinyl planks have been laid to the floor, there is a velux window, an extractor fan and ceiling downlighters. This room also benefits from wall tiles.

Garden

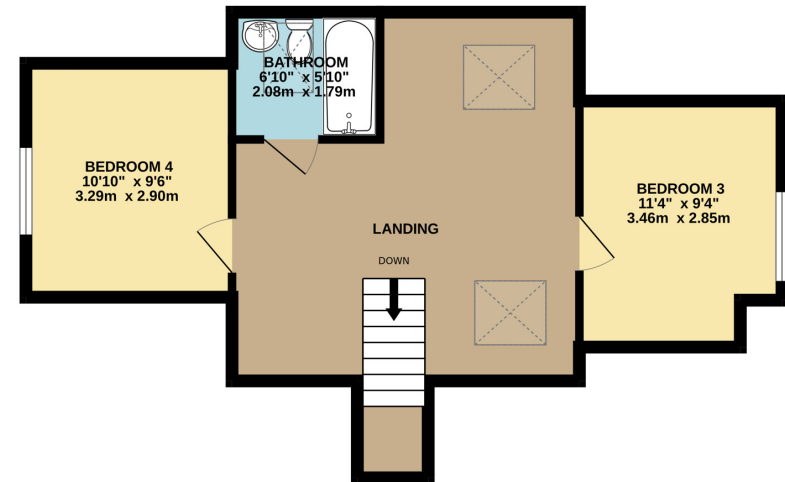
Craigfillan occupies a generous garden plot which extends to an acre. There are two wooden storage sheds, a log store, a beautiful summerhouse and a large single garage. Birch, conifers and scotch pine trees surround the property which is in a tranquil woodland setting. There are lawns to the front and rear, with the rear garden benefiting from paving and stone chippings. To the side there is a gravel seating area, which is ideal for BBQ's and sitting in the summer months.

Property Layout

GROUND FLOOR



1ST 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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