



HAWTHORNS, MEY

Offers Over £445,000



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9 BEDS | 8 BATH | 3 RECEPTION

Property Information

A fabulous opportunity to purchase a thriving bed and breakfast close to the Castle of Mey, one of Caithness's premier tourist attractions. In excellent decorative order throughout, this property is just ready to move into and start trading. The Hawthorns is a bespoke bed and breakfast which has been built with hospitality in mind. Having successfully traded for a long number of years with a healthy profit, the current owners now wish to retire. At present the establishment is letting out five en suite bedrooms trading under the VAT level, with the guests having use of the residents' lounge and dining room. However, due to the size of this property and accommodation on offer, there is scope to extend the business and let out another five bedrooms as well as serving lunch and evening meals.

On the ground floor, the accommodation comprises of a residents lounge, dining room, kitchen, utility room and five immaculately presented en suite guest rooms which are all named after trees. Upstairs, are the owners lounge, the family bathroom and five well-presented bedrooms, two of which are en suite.

Externally the Hawthorns benefits from a generous driveway with ample parking for multiple vehicles. The front garden is mainly laid to lawn with raised flower borders and a patio. A dry-stone dyke surrounds the property and contrasts well with the stone facade of the exterior. To the rear, the garden is fully enclosed with a drying green, an area of lawn and a wooden shed.

The Hawthorns is located in the village of Mey and is approximately 13 miles from Thurso. On the main NC500 route, it is a short walk to the Castle of Mey which is a popular tourist attraction and was formally owned by the Queen Mother. Doctors' surgeries are a short drive away at Canisbay or Castletown. Schooling can be obtained at Crossroads Primary School which is approximately 5 miles away and the local High School is located in Thurso. Thurso is serviced by a good range of retail shop such as Tesco, Lidl's, Co-op, Semi-Chem and The Original Factory Shop as well as a good range of local owned shops such as J & A Mackay and Aurora to name a few. There is also a cinema, swimming pool and gym as well as a good selection of cafes, pubs and hotels. There are good transport links from Thurso by rail, coach and ferry to Orkney and an airport in nearby Wick. The world-famous John O Groats is also a short driving distance.



Extra Information

Services

School Catchment Area is Crossroads Primary School /
Thurso High School

EPC

D

Council Tax

G

Tenure

Freehold

Viewing

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

Extras

What3Words/// torches.dialects.giants

Key Features

- **THRIVING BUSINESS**
- **POTENTIALLY 10 LETTING ROOMS**
- **CLOSE TO THE CASTLE OF MEY**
- **THREE RECEPTION ROOMS**



Property Photos



Property Photos



Property Dimensions

Vestibule 2.76m x 1.35m

Accessed via a UPVC door with a glazed and side panel, the vestibule is well presented with a dado rail to half-height, a drop-down light fitting and slate ceramic floor tiles. Double fifteen-pane glass doors give access into the superb inner hall and there is a matching side panel providing plenty of natural light for the inner hall.

Inner Hall 3.93m x 8.35m and 0.94m x 7.04m (longest & widest)

The grand room features a split staircase. The floor has been carpeted, and there is a half-height dado rail, coving, wall lights, a central heating radiator, smoke alarms and double sockets. White six panel doors lead to five ensuite letting rooms, the residents lounge, dining room, kitchen, utility and linen cupboard.

The Residents Lounge 5.07m x 4.46m

This room features a painted chimney breast wall with a beautiful wooden fireplace which has a cast iron and tiled surround with a cosy open fire. An attractive bay window makes a pleasing focal point within this bright room. There is a grey carpet, sockets with built-in USB points, a five light fitting and a central heating radiator. A door leads into the dining room.

The dining room/breakfast room 4.45m x 4.56m

This spacious dining room can comfortably accommodate 16 covers. Benefitting from dual aspect windows which make this a bright room, there is also oak laminate flooring, coving and a central heating radiator. Doors give access to both the residents lounge and the bright kitchen.

Kitchen 4.56m x 4.65m

This superb room boasts solid oak base and wall units with a fantastic Rangemaster cooker which has 6 gas rings, a double oven warming plate and grill which has a chimney hood extractor above. There is a double stainless-steel sink with drainer, an integral dishwasher with space for fridge freezers. Vinyl has been laid the floor, there are ceiling downlighters and double sockets. A window with curtains can be found the rear elevation, there is also a central heating radiator. Doors lead to the breakfast room, hall and utility room.

Utility Room 3.54m x 3.74m

This spacious room is light and bright with painted walls and stone ceramic floor tiles. There are cream base and wall units with a sink and drainer, a pulley with space for washing machine and tumble dryers. There is a flush light fitting, ceiling downlighters and coving. Doors lead into the kitchen and hall and a partially glazed UPVC door leads outside.

Bedroom One – 4.39m x 3.91m

The lovely room has a red feature painted wall with the other walls painted cream and a grey carpet. This generous room has a window with curtains looking out to the rear garden, a central heating radiator, aerial point and double sockets. A door leads into the lovely en suite.

En Suite One - 1.64m x 1.95m

The well-presented en suite has quadrant shower with electric shower unit, which benefits from wet wall, a WC and a pedestal wash basin. Above the sink is a wall mounted, illuminated, mirrored cabinet and a light fitting benefiting from a shaver point. There is ceramic tile flooring, a flush light fitting as well as a shower and a WC. The room also has a chrome mounted towel radiator and extractor fan.

Property Dimensions

Bedroom Two – 4.14m x 3.92m

This lovely room boasts a painted feature wall and a beige fitted carpet. There is a window with curtains to the rear elevation, a smoke alarm and sockets with built-in USB points. A door gives access to the en suite shower room.

Ensuite Two 1.64m x 1.81m

This room boasts a shower enclosure with a Mira Elite unit and a WC and pedestal sink. There is full height tiling in the shower and behind the sink. An opaque window, with roller blind, faces the rear elevation. The room has a wall mounted mirror, a wall light with shaver point, a flush light ceiling fitting and coving.

Bedroom 3 4.54m x 3.95m

This family sized room is light and bright with a window, with curtains, to the rear elevation. There is a feature painted wall, a fitted carpet, central heating radiator, pendant light fitting and sockets with built-in USB points. A door leads to the ensuite.

Ensuite 3 1.37m x 1.74m

This room is neutrally decorated with magnolia painted walls and has a shower enclosure, a WC and a wall mounted basin. There are Ceramic floor tiles and wet wall in the shower enclosure. A window with blinds can be found to the rear elevation. There is wall mounted mirror, a shaving point and toiletry accessories. This room also benefits from a white towel radiator.

Bedroom Four 4.55m x 3.59m

This room is well presented with a feature painted wall and a beige fitted carpet. There is a window to the front elevation, a central heating radiator and double sockets with a built-in USB point. A door leads to the en suite shower room.

En suite 4 1.37m x 1.69m

This room has a shower quadrant with a Mira Jump shower unit. The walls have been painted, there is a white WC and a wall mounted basin. There is a shaver point, ceramic flooring and a mirror. This room benefits from ceiling downlighters and an extractor fan. There is also a white ladder radiator.

Bedroom Five - 4.25m x 3.55m

This lovely room features a bay window, there is a feature painted wall, a grey fitted carpet, a central heating radiator, an aerial point, a pendant light and double sockets. A sliding door gives access to the ensuite wet room.

Bedroom 5 Wet Room 1.58m x 2.55m

This room benefits from a non-slip flooring and has wet wall fitted throughout. There is an electric shower unit, with shower curtain, a WC and wall mounted basin all of which benefit from hand rails beside them. Above the sink is a mirror and wall mounted light with shaving point. There is also a central heating radiator and extractor fan.

Property Dimensions

Stairs and Top Landing 3.94m x 5.95m

Split stairs which are carpeted lead up to the landing which is also carpeted. There is a chandelier light fitting and wall lights. Doors lead to four bedrooms, the lounge, bathroom, study and storage cupboards.

Upstairs Family Lounge 3.88m x 2.86m

This room is neutrally decorated, with co-ordinating carpet, and enjoys views to the open countryside from the window, with roller blind, which looks out to the rear of the home. Benefitting from a deep storage cupboard the lounge also has a central heating radiator, a pendant light fitting and an aerial point.

Bedroom Six 4.57m x 4.86m

This large tastefully decorated bedroom benefits from a bay window, with curtains, facing the front elevation and a deep fitted mirrored wardrobe. The walls are painted neutral magnolia, with a red painted feature wall, and the room has a fitted carpet, a central heating radiator. This room not only benefits from the mirrored wardrobe but also has a dressing room and ensuite.

Bedroom Six Dressing Room 2.19m x 1.87m

This beautiful room boasts a deep fitted mirrored wardrobe and benefits from a window facing the front elevation, a central heating radiator, a triple spot light fitting. A door opens to the en suite.

En suite 6 1.56m x 2.72m

This modern en suite benefits from a double walk-in shower enclosure which features an overhead waterfall shower head. There is also a WC and wall mounted basin. The shower enclosure and behind the WC and basin are tiled and there are co-ordinating floor tiles. There is a useful shelving area above the sink and WC, and there is also wall mounted lights and a mirrored wall cabinet. The walls are painted magnolia to complement the tiles. An opaque glass window faces the front elevation.

Bedroom Seven 3.88m x 2.87m

This good-sized room has a window with curtains facing the rear elevation as well as a central heating radiator in front of the window. A carpet has been laid the floor and there is a pendant light fitting. There is also a storage cupboard with shelving which gives access to the loft void.

Study Room 2.98m x 2.87m

This well-presented room benefits from wall-mounted cupboards and enjoys a view out over the rear garden. The room also benefits from a roller blind on the window, a fitted carpet, a modern light fitting, coving, central heating radiator and a telephone point.

Bathroom 1.87m x 2.37m

This beautiful contemporary room has tiled walls and ceramic flooring. Benefitting from a cast iron bath, WC and a wall mounted basin this room also has a modern light fitting and wall mounted lights, a central heating radiator, a mirror above the sink and coving. The room has an opaque window with a roller blind facing the rear elevation.

Property

Dimensions

Bedroom Eight 2.97m x 2.88m

This bright room has a window with curtains facing the rear elevation as well as a central heating radiator and pendant light fitting. A carpet has been fitted to the floor and there is a double socket. The walls have been freshly painted magnolia.

Bedroom Nine 5.38m x 4.01m

This spacious bedroom benefits from a bay window, with curtains, which faces the front elevation. The room has a feature painted wall, a fitted carpet, central heating radiator, modern light fitting and a smoke alarm. A door leads to the ensuite.

Bedroom Nine En suite 1.94m x 1.69m

The ensuite boasts bath, a WC and a pedestal sink. The bath benefits from full height tiles to two walls and behind the WC and sink is partially tiled. There is a wall mounted, mirrored cabinet above the sink and the room also benefits from a white wall mounted towel rack, vinyl flooring and a modern light fitting.

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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