



# Schoolhouse Boultach, Latheron

Offers Over £330,000



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**4 BEDS | 2 BATH | 3 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this excellent opportunity to purchase Boul-tach Schoolhouse and school which dates back to the late 1880's. Located in a prominent elevated position, these two dwellings are of stone and slate construction with period features throughout. The main house provides accommodation over two floors with a superb conservatory that offers fantastic views over the Pentland Firth and beyond. The beautiful family lounge features an original wooden fireplace with a cosy multi fuel stove as well as coving. The dining room is light and bright and ideally positioned within the home to take in the breath-taking country views. The family kitchen is well equipped and boasts dual aspect windows with plenty of space for white goods. A useful WC and a bright bedroom which is currently utilised as a study completes the downstairs accommodation. The first floor is accessed via the original staircase which features wrought iron balustrades. The landing is open and bright with original pitch pine doors. The master bedroom benefits from mirrored fitted wardrobes, whilst two further double bedrooms and the family bathroom complete the living accommodation.

Externally this wonderful home sits in two acres of land with various drystone dyke walls surrounding the boundaries. The fabulous former schoolhouse is crying out to be developed and would make an excellent granny annexe or letting accommodation for this wonderful home. The school structure externally is in reasonably good condition and benefits from UPVC windows and doors. To the rear of the school, are two separate playgrounds which were for the boys and girls. The original toilet block still stands and is currently used as storage. There is a superb spa chalet with both light and power, a stone workshop, a wooden shed and a greenhouse. The extensive gardens have been divided into separate areas which are split by dry stone dyke walls which add to the character and charm of the house. There are areas of lawn to the front, side and rear with many varieties of hedging and flowers. Viewing is essential of this lovely home to appreciate the accommodation, land and outbuildings this attractive home has to offer.

Ideally located some seventeen miles from the Royal Burgh of Wick, the property is close to the A9 and schooling can be obtained at Lybster Primary School. There is a butcher shop in the village of Latheronwheel with a pub/restaurant nearby in Dunbeath as well as a convenience store, Post Office and Doctors Surgery. There is also shops, pub, restaurant, and golf course in the village of Lybster. Wick, the second largest town in Caithness is some seventeen miles away where further facilities can be found as well as secondary school education.



# Extra Information

## Services

Oil Central Heating.  
School Catchment Area is Lybster Primary School/Wick High School

## EPC

EPC D

## Council Tax

Band D

## Tenure

Freehold

## Viewing

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

## Extras

What3words: ///spans.myth.inversely

## Key Features

- **DEVELOPMENT OPPORTUNITY**
- **SEA VIEWS**
- **TWO ACRES OF LAND**
- **OUTBUILDINGS**





# Property Photos





# Property Photos





# Property Dimensions

## **Conservatory 6m x 2.52m**

A UPVC glazed door leads into the superb conservatory. This room is of good proportions and boasts fabulous triple aspect views towards the North Sea and the Scottish countryside. There is a feature painted wall and stone ceramic floor tiles as well as a central heating radiator. This room benefits from wall lights and wooden shelving. A feature arch door well leads into the inner hall.

## **Lounge 4.6m x 3.95m**

The attractive lounge boasts a wooden fireplace with a Caithness flagstone hearth and cosy multifuel stove. There are two recessed alcoves, beautiful coving and a five-light fitting. A carpet has been laid the floor and a window with curtains can be found to the front elevation. This room benefits from two central heating radiators, an aerial point and double sockets. It is a welcoming reception room.

## **Dining Room 4.59m x 3.95m**

This superb room features a beautiful original fireplace and two recessed alcoves. There is a full height central heating radiator and a carpet has been laid the floor. A window with curtains faces the front elevation. There are also ample double sockets.

## **Rear Hall 1.88m x 1.30m**

The rear hall has wooden panelling to half height and slate ceramic floor tiles. There is a flush light fitting and a pantry cupboard. Doors lead to the W.C. and kitchen. A two-panel glazed door leads outside.

## **Inner Hall 2.08m x 3.68m**

The spacious hallway features the beautiful original wooden staircase with cast iron balustrades. A carpet has been laid to the floor and there is a pendant light fitting and coving. An understairs cupboard provides storage. Pitch pine doors lead to the dining room, kitchen, lounge and downstairs bedroom. There is also a central heating radiator.

## **Kitchen 3.44m x 3.28m**

The bright kitchen benefits from dual aspect windows. There is a good selection of cherry base and wall units with laminate worktops. There is a stainless-steel sink with a drainer, a freestanding electric cooker and space for a washing machine, dishwasher as well as a fridge freezer. Space can be found for a table and chairs. Doors lead to the lovely dining room and rear hall. There is also a ceiling clothes pulley.

## **Downstairs Bedroom 3.69m x 2.72m**

This light and bright room benefits from a window with a Roman blind to the side elevation. A carpet has been laid to the floor, there is a central heating radiator and wall mounted shelving. A high ceiling creates a feeling of space. There is also coving, a pendant light fitting and double sockets.

## **W.C. 1.02m x 1.69m**

This room benefits from a white W.C. and basin which has been built into a pine vanity unit. There is a central heating radiator, vinyl flooring and a pendant light fitting. An opaque window can be found to the rear.



# Property Dimensions

## **Top Landing 4.67m x 2.57m**

A carpeted stairwell leads to the first-floor landing. This area of the home has a smoke alarm, a pendant light fitting and windows to the front elevation. There are double sockets and a central heating radiator. Pitch pine four panel doors give access to the family bathroom and three well-presented bedrooms.

## **Bedroom Three 3.61m x 2.74m**

This light and bright room benefits from a built-in basin as well as a chrome towel ladder radiator. There is a featured papered wall, a pendant light fitting and a carpet. A window faces to the side elevation, there is a window seat, a central heating radiator and double sockets.

## **Family Bathroom 1.74m x 3.03m**

This room has been tiled throughout and benefits from a generous shower enclosure. There is a white bath, a WC and basin that has been built into a white vanity unit. It also benefits from a chrome towel ladder radiator, a flush light fitting and an extractor light. Oak vinyl has been laid to the floor and an opaque window faces the rear elevation.

## **Classroom One 7.19m x 6.09m**

This room benefits from dual aspect windows, a built-in workbench and original wooden floorboards. A door leads to the office and a further door gives access to classroom two.

## **Master Bedroom 4.55m x 3.98m**

This lovely room is of good proportions and has a feature papered wall as well as mirrored fitted wardrobes with hanging and shelf space. There are two shelved alcoves, a fitted carpet and a pendant light fitting. It also benefits from a central heating radiator, double sockets and a window to the front elevation.

## **Bedroom Four 2.98m x 2.65m**

This room is located to the front of this wonderful home. The windows have been dressed with curtains and a carpet has been laid the floor. There is a pendant light fitting, a central heating radiator and an access hatch to the loft void. It also benefits from a storage cupboard.

## **The School Cloakroom 2.67m x 2.43m**

A two panel UPVC door gives access to the cloakroom. A window faces the rear elevation and Caithness flagstones have been laid the floor. There are wall mounted coat hooks and a door gives access to classroom one.

## **Office 1.61m and 1.89m x 2.59m approx**

This irregular shaped room has a window facing the front elevation and original wooden floorboards. It also benefits from a wooden fireplace and open coal fire.



# Property Dimensions

## **Classroom Two 7.32m x 6.09m**

This room boasts dual aspect windows, wooden floorboards and an original fireplace. Double doors open to the rear garden and a four-panel door leads to a storage room.

## **Garden**

Externally the property benefits from a spa chalet, stone built school toilets, a wooden shed, a dog run, chicken coup, workshop and greenhouse. The gardens are divided into separate areas which have been split by dry stone dyke walls with areas of lawn to the front, sides and rear. The gardens are colourful with many varieties of trees, hedging and flowers and extend to approximately two acres. A large gravel driveway provides parking for multiple vehicles.

## **Greenhouse 2.62m x 1.3m and 2.2m x 2.54m**

The greenhouse is divided into two separate areas one of which provides storage, the other is for plants. The greenhouse benefits from a tiled floor and shelving as well as power.

## **Storage Room 2.47m x 3.05m**

This room has a two panel UPVC door facing the front and a window to the rear.

## **The Spa Cabin 2.24m x 3.45m**

The wooden spa chalet has power and vinyl flooring. This room benefits from two dual aspect windows as well as wet wall to half height. An area of decking outside the cabin is ideal for BBQs and taking in the breathtaking views.

## **Old School Toilets 5.79m x 5.79m**

At the rear of the property stands the original school toilets. It is currently used for storage and has Caithness flagstone floors.

## 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**

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

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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.

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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**

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- 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.