



Aultivullin, Strathy Point

Offers Over £350,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

5 BEDS | 3 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring this fabulous detached executive home to the market. This superb storey and a half dwelling not only has an annexe but is situated in a prominent elevated position and enjoys panoramic views over Cape Wrath, Ben Loyal, Ben Hope, and the Atlantic Ocean, as well as being close to the NC500, making this an ideal home with an income opportunity.

Internally this stunning detached property has a beautiful open plan lounge/kitchen/dining room which has been ideally positioned within the home to make the most of the breath-taking views. The kitchen has a superb range of base and wall units as well as a Rayburn stove making it a very cosy room. Located off the kitchen there is a study which could be used as a downstairs fourth bedroom as well as a bright utility room. There are two staircases inside the property, one gives access to three beautiful upstairs bedrooms, whilst the other staircase is within the annexe. The main house master bedroom benefits from an en suite shower room and there is also a family bathroom. The annexe can also be accessed through its own main entrance or off the main hall. This area of the home is ideal for a granny annexe or to use as letting accommodation. Inside the annexe is a well-presented bathroom, a bright kitchen, a lovely lounge and a generous open plan upstairs sitting room/bedroom. This executive home also benefits from solar panels, double glazing and a sweeping private drive. There is oil central heating, a generous double garage and a useful stone-built barn that adjoins the main house. The barn can be used to extend the living accommodation or for further storage.

Located a five-mile drive from the village of Melvich, this lovely home is also within easy reach as well to Bettyhill. Melvich has a beautiful sandy beach as well as a convenience store, hotel and post office. Secondary education can be obtained in Bettyhill where there is a swimming pool, hotel and café. The most Northerly town in the county of Caithness, Thurso is a thirty-minute car journey away. There are many amenities within the town including supermarkets, hotels, convenience stores, banks as well as coach and rail travel. The John O Groats Airport and Caithness General Hospital are in Wick which is approximately one hour away.



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: [///emporium.plotter.copes](https://www.what3words.com/emporium.plotter.copes)

Key Features

- BREATH TAKING VIEWS
- ANNEXE
- FIVE BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN/DINING ROOM
- DOUBLE GARAGE



Property Photos



Property Photos



Property Photos - Annexe



Property Photos



Property

Dimensions

Vestibule 1.31m x 2.02m

This delightful room has a stone exposed wall and a natural slate tiled floor. There is a double socket, a vaulted ceiling, with two generous windows to take in the breath-taking views. It also benefits from a lantern wall light. A pine fifteen pane door gives access to the beautiful inner hall.

Inner Hall 1.77m x 3.82m

The welcoming inner hall has been tastefully decorated and benefits from three generous storage cupboards. Natural slate tiles have been laid to the floor, there is a dado rail to half height, a pendant light fitting, central heating radiator and a smoke alarm. Double doors give access to the stunning family room/kitchen and stairs lead to the first floor. A window lets plenty of daylight flood through.

Utility 2.38m x 2.73m

This well-presented room has base, wall and full height units with laminate work-tops. There is a cream sink with a drainer and space for a washing machine and fridge freezer. Natural slate tiles have been laid to the floor. A window can be found to the side elevation, there is a central heating radiator and ceiling downlighters. The utility houses the central heating boiler and benefits from a clothes pulley. A hardwood door leads outside and a further door leads to the beautiful kitchen.

Bedroom One/Study 2.42m x 2.40m

This well-presented room has white painted walls and wooden flooring. There is a Caithness flagstone sill with the window also dressed with blinds. This room benefits from a central heating radiator and a pendant light fitting, as well as double sockets.

Hall 2.44m x 1.02m

The hallway has wooden panels to the walls and a central heating radiator. There is also a fitted carpet. Doors lead to the family room, bedroom one and to the self-contained annexe.

Kitchen/Family Room 5.88m x 11.22m

This stunning room is the heart of the home and benefits from a beautiful beech fitted kitchen which boasts a Rayburn cooker with a warming plate and double oven. There is also a single oven with a five-ring gas hob. There is an integral dishwasher with space for an under-counter fridge. There is a double sink with a drainer as well as a built-in seating area. Terracota quarry tiles have been laid to the floor. The lounge/family room benefits from triple aspect windows as well as ceiling down-lighters. The family area has a beautiful stone surround with a Caithness flagstone hearth and multi-fuel stove. There is solid wooden flooring, three light fittings, double sockets with the window sills incorporating Caithness flagstone. The views from this room are superb with views towards Cape Wrath, Ben Loyal, Ben Hope, and the Atlantic Ocean. This room also benefits from a feature papered wall and two central heating radiators.

Stairs & Landing 2.54m x 7.30m

A carpeted stairwell gives access to the first floor. There is a chrome triple light fitting as well as ceiling downlighters. Cupboards give access to the loft void. There are also two velux windows and double sockets. This area of the home benefits from painted walls and a central heating radiator. A carpet has been laid to the floor and there are smoke alarms. Pine doors lead to the three bedrooms and bathroom. A hatch gives access to the loft void.

Property

Dimensions

Master Bedroom 3.48m x 4.96m

This superb room is of good proportions and benefits from a built-in wardrobe with hanging and shelf space. A carpet has been laid to the floor, there is a drop down light fitting and double sockets. This room benefits from two velux windows as well as triple aspect windows. Two cupboards give access to the loft void and provide storage. A door leads to the en-suite.

Bedroom Three 4.72m x 2.79m

This tastefully decorated room benefits from painted walls and wooden vinyl flooring. There is a velux window with a blind, ceiling downlighters, double sockets and a central heating radiator.

Bedroom Four 4.81m x 2.75m

This spacious room benefits from dual aspect velux windows with blinds and oak vinyl flooring. The walls have been painted, there are ceiling downlighters, double sockets and a central heating radiator.

En-suite 1.2m x 2.3m

This room benefits from a recessed tiled shower enclosure, a pedestal sink and W.C. There is a shaver point, a wall light and ceiling downlighters. There is also laminate flooring, a central heating radiator and a velux window. The walls have been painted and accessorised with chrome toiletry finishings.

Bathroom 2.33m x 1.96m

This lovely room has a feature papered wall, a white W.C and a pedestal sink. The bath has tiling above and benefits from mixer taps. There is a three-light fitting, a wall light and a central heating radiator. Tiles have been laid to the floor. The bathroom also benefits from an extractor fan and velux window.

Property Dimensions

Annexe

The annexe is self-contained and can be accessed off the inner hall of the main house or through the exterior door which leads into the main lounge.

Kitchen 3.59m x 3.48m

The beautiful kitchen has a good selection of white base and wall units with wooden worktops. There is a Belfast sink and an electric cooker with space for a washing machine. This room benefits from wooden flooring, dual aspect windows with Caithness flagstone sills and a drop-down pendant light fitting. A focal point within the room is the lovely stone fireplace with a Caithness flagstone hearth. There is a central heating radiator and a door gives access to the stunning lounge.

Bathroom 2.23m x 1.89m

This lovely room has wooden wall panels and tiled flooring. There is a wall mounted basin, a cast iron bath with a shower above and a white W.C. There is a pendant light fitting and wall light. This room benefits from a central heating radiator and a window which has a Caithness flagstone sill. The bathroom boasts fantastic coastal views.

Lounge 3.75m x 4.79m

The beautiful lounge features a solid oak wooden staircase which makes a focal point within the room. A carpet has been laid to the floor, there are wall lights and a drop-down light fitting. This room benefits from a central heating radiator and double aspect windows which offer superb views. A partially glazed door leads outside and stairs lead to the first floor.

Bedroom 7.2m x 3.50m

This stunning room has views to die for and is immaculately presented. The walls have been painted, there is beautiful solid wooden flooring and five windows make this an exceptionally bright living space. There is a phone point, double sockets as well as wall and ceiling lights. This exceptional room also benefits from wall mounted shelves.

Property

Dimensions

Garage

Externally there is a single garage with light and power as well as a standalone double garage. The double garage has solar panels, power, an electric caravan charger and also benefits from wall mounted shelves, as well as base and wall units. The double access doors are also electric and a window can be found to the rear elevation.

Garden

The property is accessed via a private drive and occupies a generous plot. The garden is well maintained with a rockery, various flowers, bushes and hedging with ranch style fencing. There is a patio area to the front with an area of lawn and a generous gravel driveway. A gate gives access to the rear garden which is laid to lawn and has the most magnificent views. There is a small seating area here that allows you to take in the views. The property also benefits from oil central heating.

Workshop 6.30m x 3.67m

The workshop is accessed by two wooden doors to either side of the building and adjoins the annexe. It benefits from light and power and a steel roof. It is of stone construction.

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.
Made with Metropix ©2024

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, the type of construction, or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyors, etc., prior to the exchange of contracts.