



OLICLATE FARM, THRUMSTER

Offers Over £205,000



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3 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this secluded country cottage in a scenic rural location. This charming home comes with 5 acres of land and has been recently renovated by the present owner. Internally the accommodation comprises of an inner hall with a Caithness Flag-stone floor. There is a large open plan lounge/kitchen which features a stone chimney breast wall as well as a cosy stove. The fitted kitchen is made of solid wood with space for appliances and a table and chairs. The three double bedrooms are of good proportions and there is also stylish family bathroom and a generous storage room which houses the central heating system. Adjoining the cottage is a large barn which could be utilised to extend the existing accommodation and a further byre which could be used for livestock or storage.

This wonderful home is situated in the beautiful, tranquil, rural setting of Thrumster which has its own primary school and a pub and is only a five-mile drive from Wick. 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 a bank and a post office. The house is within easy driving distance of all amenities, including the Caithness General 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.



Extra Information

Services

School Catchment Area is Thrumster Primary School/Wick High School

EPC

EPC C

Council Tax

Band A

Tenure

Freehold

Viewing

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

Extras

Key Features

- **SCENIC RURAL LOCATION**
- **THREE DOUBLE BEDROOMS**
- **OPEN PLAN KITCHEN/LOUNGE**
- **FIVE ACRES OF LAND**



Property Photos



Property Dimensions

Inner Hall 1.24m x 5.21m

Accessed via a split barn door, the inner hall has stone walls and Caithness flagstone flooring. There are wall mounted coat hooks. A wooden door to the rear and a pine door leads to the kitchen.

Front Hall 7.66m x 0.88m

This area of the home is bright and benefits from two UPVC windows. There is a central heating radiator, ceiling downlighters, a smoke alarm and a heat detector. Pine doors lead to the bathroom and three bedrooms.

Bedroom Two 3.12m x 2.76m

This spacious room has blue painted walls, a central heating radiator and a contemporary light fitting. There is a window to the rear elevation and ample power points.

Bedroom Three 3.07m x 4.15m

This room benefits from dual aspect windows. There is an access hatch to the loft, a central heating radiator, a pendant light fitting and double sockets. The walls have been painted grey and a door gives access to the store room.

Kitchen/Family Room 5.97 x 4.06m

This spacious room has an exposed stone chimney breast wall with a Caithness Flagstone hearth. There is a 22 KW stove with an oven. The walls have been painted grey and there are built-in base units with solid oak worktops with a Belfast sink. This room has wall lights, a pendant light fitting and ceiling downlighters. Space can be found for a table and chairs as well as a sofa. This room benefits from dual aspect windows and two central heating radiators. Three steps lead into the front hall.

Bedroom One 3.12m x 3.12m

This lovely room has grey painted walls and a central heating radiator. There is a pendant light fitting, double sockets and a window to the rear elevation.

Bathroom 3.11m x 1.51m

This stylish room benefits from a basin which has been built into a grey vanity unit. There is a wall mounted mirror, a white WC and a bath with a shower and tiling above. Oak LTV flooring has been laid to the floor, there are ceiling downlighters, an extractor fan and full height radiators.

Store Room 2.27m x 3.35m

This room has stone exposed walls and houses the homes central heating system. There is a full height window to the front and a further window to the rear.

Property Dimensions

Stone Built Barn 80 x 16 ‘

Adjoining the house is a stone-built barn which has been divided into two rooms.

Room 1: 4.42m x 8.90m

Room 2: 4.42m x 7.70m.

This could be used to extend the exiting accommodation. There is also power to these rooms.

Garden

This property is set onto 5 Acres of Grade 1 land, which offers view of the countryside

WICK

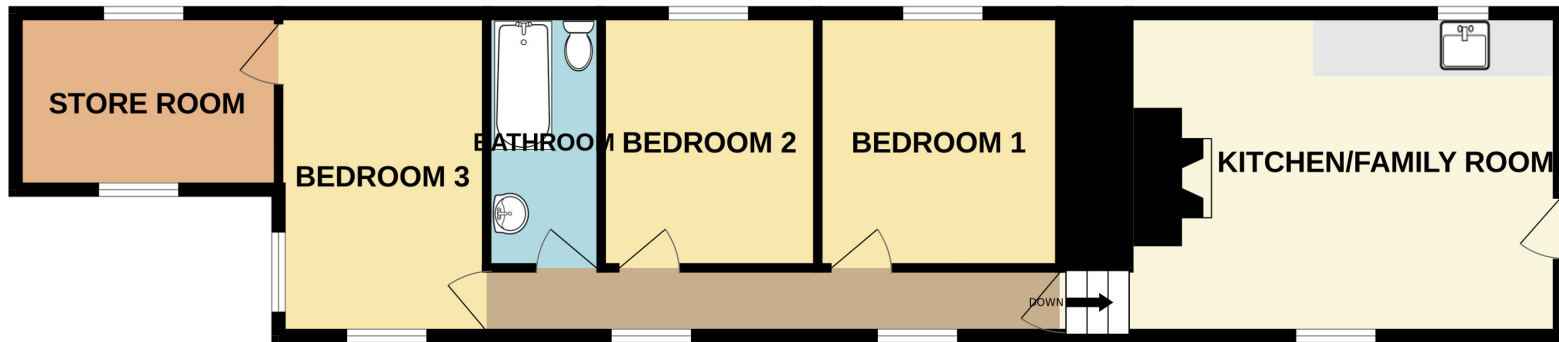
Property Location

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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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Why Choose Yvonne Fitzgerald Properties

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- **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.**
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- **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.