



ROSE COTTAGE, LYTH

Offers Over £280,000



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3 BEDS | 2 BATH | 2 RECEPTION

Property Information

Rose Cottage is a beautifully presented family home which benefits from scenic and sea views, in the hamlet of Lyth. This superb storey and a half home offers comfortable family living and benefits from a fantastic sunroom with far reaching views, a generous lounge with a feature fireplace and a large kitchen/family room with some integral appliances. An office and a downstairs bathroom complete the ground floor accommodation. Upstairs are three neutrally decorated bright bedrooms and a useful W.C. Internally this home is in excellent decorative order and just ready to move in to. Outside are two generous and well maintained stone barns as well as an animal shelter. Ten acres of land are included in the sale making this the ideal property for equestrian lovers or those who wish to run a small holding or work from home.

Lyth is located some 10 miles from town of Wick and 15 miles from Thurso. It is a scenic area with beautiful countryside and a very quiet residential area. Lyth itself has a community hall and Arts Centre with amenities and shops being available in the town of 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, Pets at Home and B&M as well as a bank and a post office. 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 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 Keiss Primary School/Wick High School

EPC

EPC D

Council Tax

Band C

Tenure

Freehold

Viewing

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

Extras

What3Words:

Key Features

- **SCENIC & SEA VIEWS**
- **SUNROOM**
- **THREE BEDROOMS**
- **TEN ACRES OF LAND**



Property Photos



Property Photos



Property Dimensions

Inner Hall

Accessed via a UPVC door with glazed panels, the hallway is well presented and neutral in décor. The walls have been painted magnolia, there is laminate, tiled and carpet flooring. This area of the home benefits from ceiling beams and three pendant light fittings. Pine doors give access to the lounge, kitchen, office, bathroom and storage cupboard. Stairs lead to the first floor.

Sun Room 5.06m x 4.72m

This stunning room has views towards Noss Head Lighthouse and the North Sea. There are triple aspect windows with blinds, a central heating radiator and two pendant light fittings. There are exposed ceiling beams, wall lights and ceramic floor tiles. Double glazed doors give access to the well maintained drive.

Office 1.94m x 1.95m

This room benefits from wall mounted shelving and has a window to the side elevation. A carpet has been laid to the floor, there is a pendant light fitting and a central heating radiator. It also benefits from ample electrical sockets.

Stairs & Landing 4.13m x 0.99m

A carpeted stairwell leads to the first floor landing where there is a window to the side elevation. There is a pendant light fitting, a beige fitted carpet as well as a smoke alarm. Doors give access to the WC and three generous bedrooms.

Lounge 3.86m x 5.54m

The beautiful lounge benefits from a feature wall and oak wooden flooring. There are dual aspect windows with curtains, two central heating radiators and an attractive Fyfe stone fireplace with an electric fire and Caithness flagstone hearth. There are two pendant light fittings and electrical sockets. A fifteen-pane door leads to the superb sunroom.

Kitchen/Family Room 4.15m x 4.71m

This superb room is light and bright. There are dual aspect windows which offer scenic rural views as well as sliding patio doors which lead to the seating area of the front garden. There is a good selection of solid wood base and wall units with laminate worktops. There is a stainless steel sink with drainer, space for a washing machine, dishwasher as well as a freestanding cooker. This room has two central heating radiators, exposed ceiling beams and downlighters. Plenty of space can be found for a dining table and chairs as well as a sofa. This well presented room also benefits from oak laminate flooring.

Bathroom 2.51m x 3.13m

This well presented room benefits from a cast iron bath as well as a recessed shower enclosure. There is a white WC, a pedestal sink and vinyl flooring. It benefits from a central heating radiator, two wall mounted mirrors, two flush light fittings and an opaque window with a roller blind to the rear elevation. Pine lining has been fitted to half height throughout this lovely room.

WC 0.88m x 1.94m

The WC is bright and tastefully painted in a sage green colour. There is a white basin with tiling as well as a WC. Vinyl has been laid to the floor, there is a wall mounted cupboard, a flush light fitting and chrome toiletry accessories. A window faces the side elevation.

Property

Dimensions

Bedroom One 4.14m x 3.54m

This spacious room has magnolia painted walls and solid wooden flooring. There is a central heating radiator, a pendant light fitting and a window with curtains lets plenty of natural daylight flood through. A deep cupboard provides storage.

Master Bedroom 6.10m x 3.92m

This immaculate master bedroom is well presented and benefits from two sets of double built in wardrobes with hanging and shelf space. There are two pendant light fittings, a smoke alarm and a central heating radiator. a grey carpet has been laid to the floor, there re ample power points, wall lights and dual aspect windows which offer panoramic country views.

Bedroom Two 4.13m x 3.55m

This room benefits from solid wooden flooring and is neutral in décor. There is a central heating radiator, a border to half height, double sockets and a window to the rea elevation.

Garden

Externally the property is accessed via a shared road but has its own private drive. There are two stone outbuildings, an animal shelter as well as a poly tunnel. The front garden has a patio area with a lawn to the side and rear. There is mature trees, hedging as well as stone borders and a further seating area to the rear. Ten acres of land is also included in this sale.

WICK

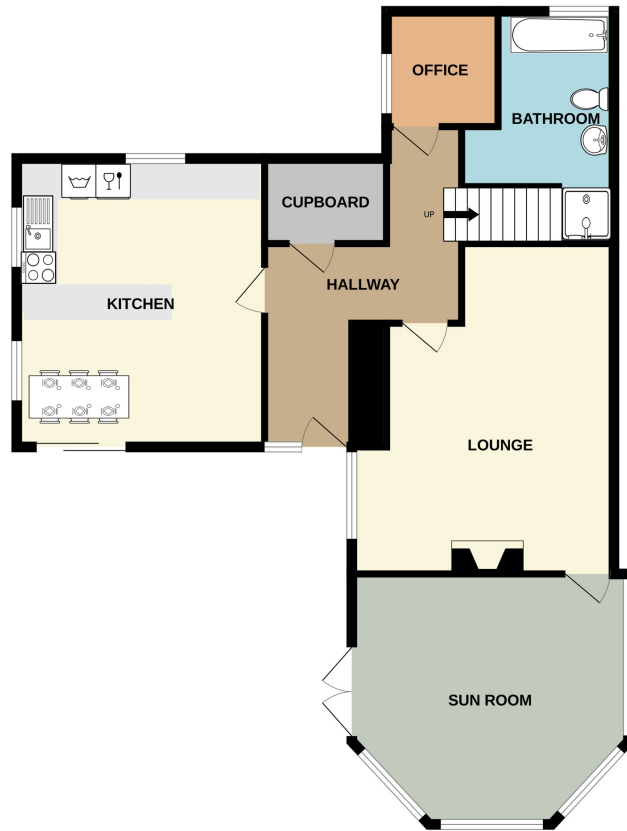
Property Location

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 doctor's 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.

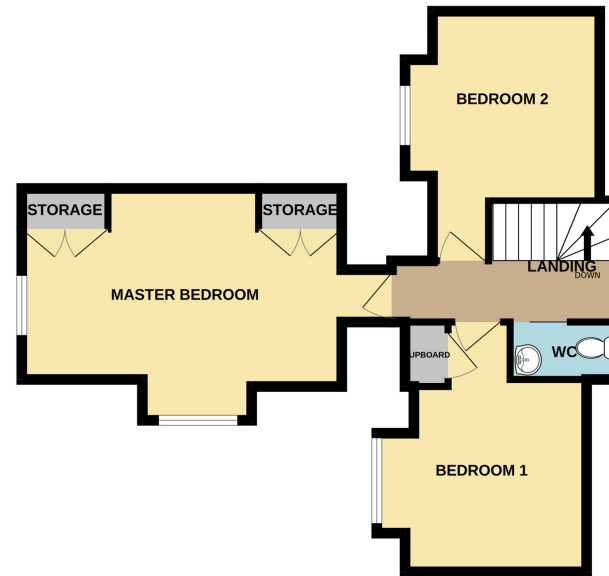


Property Layout

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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