



# THE BAKERY, DUNNET

Offers Over £355,000



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4 BED | 4 BATH | 2 RECEPTION

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this exceptional family home in the village of Dunnet. This executive storey and a half family home has been finished to the highest of standards internally and offers family living at its best. With views over St. Johns Loch and Dunnet Bay, this lovely home boasts a solid oak staircase, oak doors, under floor heating as well as occupying a large garden plot with more land available by separate negotiation. The garden grounds have been enclosed with ranch style fencing. The superb living accommodation comprises of a grand internal hall which features solid wooden flooring and a beautiful solid oak staircase. There is a stunning family lounge with dual aspect windows as well as an oak fireplace which has a cosy multi fuel stove. A door leads from the lounge into the bright study which has double glazed doors and opens up into the generous garden grounds as well as into the stylish kitchen. The high gloss kitchen is of good proportions and benefits from Ashley Ann wall and base units with Corian worktops as well as an island which makes a focal point within the room. The bright dining room adjoins the kitchen and has been neutrally decorated with the kitchen benefitting from beautiful porcelain floor tiles. Located off the kitchen is the utility room and an integral double garage. The family room which could be utilised as a fourth bedroom and a generous shower room completes the downstairs accommodation. Upstairs the stunning master bedroom is very spacious with triple built in wardrobes and a beautiful ensuite. There are two further double bedrooms, both of which have been tastefully decorated and benefit from built in storage as well as a music room. The stylish family bathroom features a corner bath as well as a shower enclosure with a built in WC and basin. Throughout this executive home the quality of finishings are second to none and the house also benefits from excellent storage as well as oil central heating. This wonderful home has to be viewed to appreciate the standard, size and views which it has to offer.

Situated some eight miles from the town of Thurso. Dunnet has an award winning hotel which offers lunch and evening meals. There are walks within the beautiful forest and the area is well known for its sandy beach. There are coach links into Thurso and schooling can be found in Castletown Primary School which is approximately three miles away and Thurso High School. Castletown has a good range of amenities including butchers, a convenience store, hairdressers and beauticians. Supermarkets, a cinema, gyms, a swimming pool and rails links are located in Thurso which is a short distance away. Approximately 20 miles away is the Wick Airport and Inverness Airport is 120 miles. The property is also 6 miles from Dunnet Head Lighthouse, the most northerly point on the Scottish mainland.



# Extra Information

## Services

School Catchment Area is Castletown Primary School/  
Thurso 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: [///quicksand.daredevil.soap](https://www.what3words.com/quick/sand/daredevil/soap)

# Key Features

- FINISHED TO A HIGH STANDARD
- FOUR BEDROOMS
- VIEWS OVER ST. JOHNS LOCH & DUNNET BAY
- UNDERFLOOR HEATING
- INTEGRAL DOUBLE GARAGE
- LARGE ENCLOSED GARDEN
- BBQ HUT



# Property Photos



# Property Photos



# Property

## Dimensions

### **Vestibule 2.22m x 1.83m**

Accessed via a UPVC door with glazed side panel, the vestibule is bright and benefits from Karndean flooring. There is a pendant light fitting and double sockets. An oak door leads into the beautiful hall.

### **Kitchen 5.07m x 3.24m**

The stylish black high gloss fitted kitchen has both wall and base units with Corian worktops and beautiful porcelain floor tiles. There is a Neff double oven and an American fridge-freezer. There is a walnut breakfast bar which adjoins the free-standing island, which has an integral gas hob as well as storage underneath. There is also a stainless-steel extractor hood, ceiling downlighters and a window to the rear elevation. Lighting is built in under the units, there is a double sink with a drainer and an integral dishwasher. An opening gives access to the lovely dining room.

### **Utility 3.57m x 1.78m**

This room is of good proportions and has a stainless-steel sink which is built into a maple base unit with laminate worktops. There are porcelain floor tiles, a pendant light fitting and an extractor fan. A window faces the rear elevation. A fire door gives access to the integral garage and a partially glazed UPVC door leads to the generous rear garden.

### **Family Room/Bedroom One 3.22m x 3.91m**

Located to the front of the home, this neutrally decorated room has magnolia painted walls and a cream fitted carpet. There are double sockets, a pendant light fitting and a window with curtains.

### **Inner Hall 5.38m x 3.88m**

The beautiful hall is spacious and bright. There are ceiling downlighters, a phone point and a smoke alarm. The beautiful solid oak staircase gives access to the first floor. There are two generous storage cupboards, one which houses the central heating cylinder, the other houses the electric consumer unit. Solid oak doors lead to the lounge, kitchen, family room and WC.

### **Dining Room 3.01m x 4.47m**

This room is neutral in décor and has magnolia painted walls. There is a cream fitted carpet, ceiling downlighters and ample power points. A window with curtains faces the rear elevation.

### **Lounge 6.47m x 4.48m**

This bright room benefits from dual aspect windows and enjoys an outlook over St. Johns Loch. There are ceiling downlighters and a beautiful oak fireplace which sits on a Caithness flagstone hearth with a multi-fuel stove. A carpet has been laid to the floor, there are ample power points and dimmer switches.

### **Study 4.47m x 3.41m**

This beautiful room has double doors which open up into the generous garden grounds. The walls have been painted magnolia and a carpet has been laid to the floor. There are ceiling downlighters and ample power points. Doors lead to the lounge and kitchen.

# Property

## Dimensions

### **Shower Room 4.86m x 1.47m**

This bright room benefits from a recessed shower, a pedestal sink and a WC. Mosaic vinyl has been laid to the floor. There is an extractor light, a pendant light fitting and an opaque window to the front elevation.

### **Master Bedroom 7.48m x 4.33m**

Ideally positioned within the home to enjoy an outlook over St. Johns Loch, this beautiful room is light and has plenty of natural daylight flooding through. There are two central heating radiators, ceiling downlighters and a cream fitted carpet. Plenty of storage can be found within the triple mirrored wardrobes which have hanging and shelf space. A door leads to the ensuite.

### **Bedroom Three 3.87m x 5.27m**

This spacious room benefits from a built-in wardrobe with power, as well as hanging and shelf space. The walls are painted in pastel tones and there is also a central heating radiator. This room benefits from a pendant light fitting, an access hatch to the loft void and double sockets. A window with a roller blind faces the front elevation and enjoys an outlook over St. Johns Loch.

### **Bedroom Four 4.47m x 5.31m**

This L-shaped room is spacious and enjoys an outlook over Dunnet Bay. There are two central heating radiators, a pendant light fitting and a walk-in wardrobe with hanging and shelf space. A cream carpet has been laid to the floor, there are double sockets and a window with a roller blind faces the rear elevation. A door gives access to the ensuite shower room.

### **Top Landing**

A solid oak staircase gives access to the well presented first floor landing. This area of the home has solid oak flooring and two central heating radiators as well as a generous shelved cupboard, smoke alarm and heat detector. Oak doors give access to the music room, three bedrooms and the bathroom.

### **Ensuite Shower Room 2.18m x 1.79m**

This room benefits from a shower quadrant with chrome controls. The WC and basin have both been built into a white high gloss vanity unit. Vinyl has been laid to the floor and there is a black towel ladder radiator. A velux window faces the rear elevation. There is also a ceiling light and an extractor light.

### **Bathroom 2.55m x 4.05m**

This room is generous in size and has a white corner bath as well as a shower quadrant. Both the WC and basin have been built into a vanity unit. Vinyl has been laid to the floor. There is a central heating radiator, an extractor light and a ceiling light. A velux window faces the side elevation.

### **Ensuite 1.82m x 1.84m**

This room has white painted walls and wood effect vinyl flooring. Both the WC and basin have been built into a white high gloss vanity unit. There is a shower quadrant with chrome controls, a central heating radiator and a pendant light fitting as well as an extractor light. A velux window lets plenty of daylight flood through.

# Property

## Dimensions

### **Music Room 1.83m x 1.55m**

The music room is located to the rear and has a velux window. The walls have been painted white, there is a central heating radiator and double sockets. A carpet has been laid to the floor and there is also a pendant light fitting.

### **Garage 5.25m x 8.00m**

The double garage is of good proportions with two electric doors. There is a window to the rear elevation, florescent lighting and power. A partially glazed UPVC door leads outside.

### **Garden**

The garden grounds have ranch style fencing and extends to approximately 3/4 of an acre. The rear garden benefits from a P-shaped BBQ hut as well as a sunken trampoline. The BBQ hut has been extended and has a gas firepit as well as solar panels and batteries which run the lights. There is a gravel path around the house with some fruit trees to the side gardens. The front garden is laid to lawn with a tarmac drive, which has offroad parking for multiple vehicles. Gates give access from the front to the rear garden making the rear garden fully enclosed.



## THURSO

### Property Location

The most northerly town in mainland Scotland, Thurso is a great base for exploring the surrounding countryside. There's plenty to see and do in and around the delightful town of Thurso. The town is a hive of lovely traditional shops, cafes, bars, and restaurants. There are good coach and rail links south. There are leisure facilities within the town, which include a cinema and a swimming pool, and outdoor pursuits include surfing, fishing, and yachting. There is an airport and hospital in Wick, which is twenty minutes driving distance away.



# 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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## 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





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