



UPPER CLAYOCK COTTAGE, CLAYOCK, HALKIRK

Offers Over £265,000



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3 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this lovely three bedroomed bungalow which is located within a ten-minute drive to Thurso. This beautiful home also has a stone-built cottage which could be renovated, an agricultural barn, a byre and two large stores. The barn has a pit in it as well as an office, with a second pit to the outside. Surrounded by rural views, this superb home also comes with approximately 6 acres of land.

The main house has a bright and airy lounge with rural views as well as a cosy stove fire. The fitted kitchen is of good proportions with beech base and wall units with an electric cooker and space for a table and chairs as well as appliances. The bright bathroom benefits from a shower as well as a bath and there are also three tastefully decorated bedrooms.

Externally the garden grounds are enclosed and mainly laid to lawn to both front and rear with a driveway. A single track road leads up from the bungalow to the charming stone built cottage and the outbuildings.

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.



Extra Information

Services

School Catchment Area is Halkirk Primary School/Thurso High School

EPC

EPC E

Council Tax

Band

Tenure

Freehold

Viewing

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

Extras

What3Words: [///limelight.fails.indirect](#)

Key Features

- **OUTBUILDINGS**
- **THREE BEDROOMS**
- **APPROXIMATELY 6 ACRES OF LAND**
- **ENCLOSED GARDENS**



Property Photos



Property Photos



Property Dimensions

Vestibule 1.23m x 1.42m

Accessed via a UPVC door with side panels, the vestibule has vinyl flooring and painted walls. There is a flush light fitting and a door leads to the inner hall.

Lounge 4.86m x 4.02m

This spacious room boasts dual aspect windows and a fitted carpet. A focal point within the room is the oak mantel with multi fuel stove and Caithness flagstone hearth. The walls have been painted, there are double sockets and a pendant light fitting. This is a light and bright reception room.

Rear Hall 1.37m x 0.90m

This area of the home has a recessed storage area and benefits from grey painted walls. There is a pendant light fitting, vinyl flooring and a central heating radiator. A partially glazed UPVC door leads outside.

Bedroom Two 4.04m x 4.33m

This L-shaped room is well presented and spacious. There is a built-in wardrobe with hanging space and a beige fitted carpet. There is a modern four light fitting and a window to the rear elevation.

Inner Hall 1.05m x 3.47m

The hall is L-shaped with painted walls and a fitted carpet. There is a central heating radiator, a linen cupboard and an access hatch to the loft void. This area of the home benefits from a pendant light fitting and a smoke alarm. Doors lead to the lounge, kitchen and three bedrooms.

Kitchen 3.60m x 3.66m

The well-presented fitted kitchen has maple base and wall units with laminate worktops. There is a stainless-steel sink with a drainer, an electric hob and a single oven. Space can be found for a fridge freezer and vinyl has been laid to the floor. A window can be found to the side elevation, there is a chrome light fitting and a door gives access to the rear hall.

Bedroom One 3.14m x 4.05m

This lovely room enjoys a view over the loch and benefits from a built-in wardrobe. The walls have been painted, there is a pendant light fitting, a grey fitted carpet and a window to the front elevation.

Bathroom 4.04m x 2.06m

This L-shaped room benefits from a shower quadrant as well as a bath which has tiling above. There is a pedestal sink, a WC and painted walls. This generous room also benefits from a central heating radiator, a pendant light fitting, an extractor fan and an opaque window to the rear elevation.

Property Dimensions

Bedroom Three 2.88m x 3.37m

This room has a feature painted wall and a beige fitted carpet. This room is front facing and enjoys an outlook towards Loch Watten. The walls have been painted, there is a pendant light fitting and double sockets.

Agricultural Barn 14.90m x 14.92m (Longest & widest)

This building is spacious with florescent lighting and power. Steps lead down to the pit. To the side of the agricultural barn is another pit which is ideal for working with large vehicles as well as plenty of parking in the gravel drive. Within the barn is an office which is accessed by a UPVC door which leads into a hall.

Office 2.25m x 4.70m

The office has a window with blinds to the front elevation. There is florescent lighting, an electric heater and double sockets.

Block Store 13.3m x 8.89m

This building is currently used for storage.

Garden

The back garden has a block wall to the side and rear with a path which gives access to the front. There is an area of lawn, mature trees and a clothes line. The front garden is fully enclosed with a post and wire fence, hedging and an area of lawn. Paring can be found in the tarmac drive to the front of the property. To the rear of the property is an old cottage which could be converted to another home. Adjoining the cottage is a stone-built barn.

Barn Hall 1.31m x 4.70m

This area has white painted walls, florescent lighting and a concrete floor. There is a service hatch as well as a three-phase power supply.

Cow Shed 13.48m x 7.33m

The cow shed has twelve spaces with water troughs and feeding trays. There is power in this building with double doors opening to the front.

THURSO

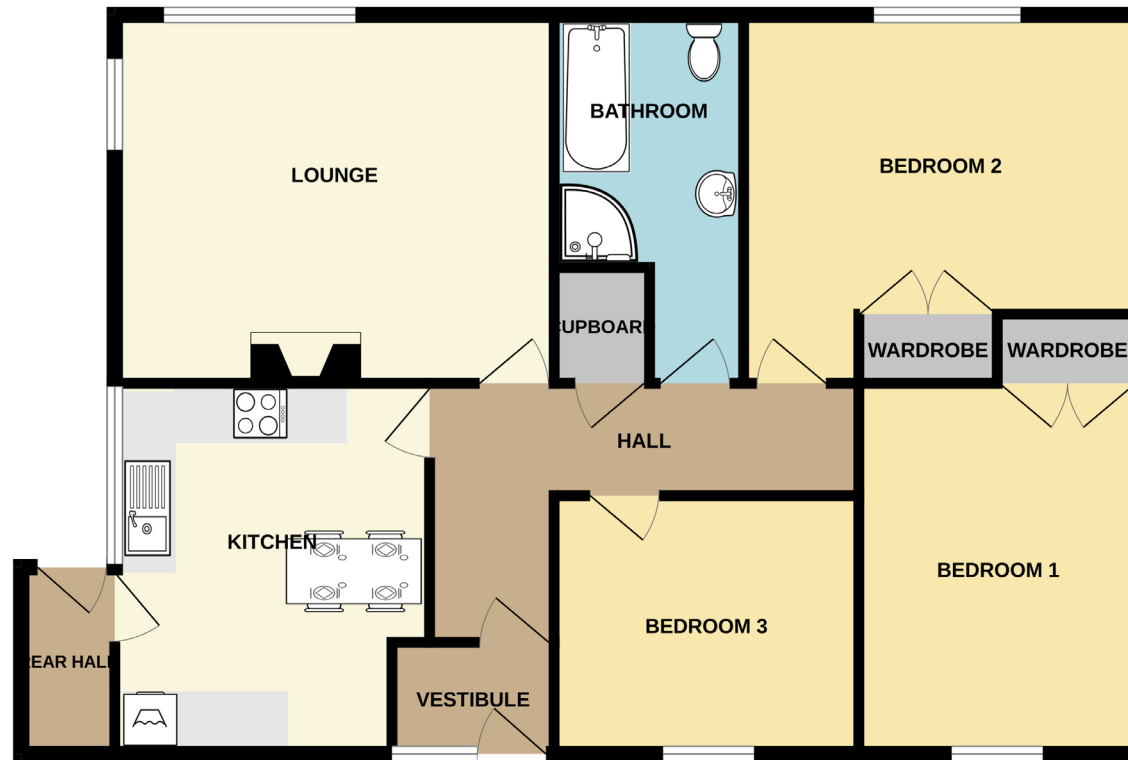
Property Location

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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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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

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- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
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- All calls and emails monitored out of hours.
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- Over 25 Years Experience.
- Drone Photography





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