



WOODSIDE HOUSE, CALDER, HALKIRK

Offers Over £280,000



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4 BEDS | 2 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this executive family home located in a stunning rural setting, just a ten-minute drive from Thurso. This fantastic home is immaculate throughout and has a cinema room in the basement as well as a superb lounge with dual aspect windows and a feature brick fireplace. There is a beautiful dining room with a stunning chandelier and solid wooden flooring. The kitchen is light and bright with good quality Shaker style base and wall units with a Range cooker and integral dishwasher. The utility room is of good proportions and also benefits from full height, base and wall units. The utility gives access to the spacious garage. The downstairs bathroom is well presented with a four-piece bathroom suite and is ideally located next to the hair salon which could easily be turned back in to a bedroom.

Upstairs the stunning master bedroom is of good proportions and also benefits from a balcony. This room enjoys panoramic views over the countryside and is the ideal area to sit out and enjoy breakfast during the summer months. It also benefits from excellent storage. There are a further two tastefully decorated double bedrooms and a stylish shower room. This wonderful home benefits from good quality finishings, solid wooden flooring as well as LPG heating.

Occupying a large garden plot, there is a wrap around drive with off road parking for numerous vehicles, with the property being surrounded by woodland. To the front of the home there is a gazebo with raised decking, with the lawns to the front, side and rear mainly laid to lawn.

Viewing is essential to appreciate the quality of accommodation and scenic setting that this storey and a half home has to offer.

Halkirk is a popular village in Caithness with many amenities including a primary school, convenience store, hotels and doctors' surgery. There are coach links both North and South. Thurso, the most Northerly town in the Highlands is a short car journey away, and Wick the second largest town in Caithness is a twenty-minute drive. The Caithness General Hospital is in Wick as well as the John O Groats Airport and a number of national stores.



Extra Information

Services

School Catchment Area is Halkirk Primary School/Thurso High School

EPC

EPC E

Council Tax

Band D

Tenure

Freehold

Viewing

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

Extras

Key Features

- IMMACULATELY PRESENTED
- CINEMA ROOM
- FOUR BEDROOMS
- PANORAMIC VIEWS OF THE COUNTRYSIDE
- LARGE GARDEN PLOT
- OFF ROAD PARKING



Property Photos



Property Photos



Property Dimensions

Vestibule 1.46m x 1.01m

Accessed via a composite door with circular panel, the inner hall is immaculately presented with an understairs cupboard and solid wooden flooring. There is a pendant light fitting. Doors lead to the lounge and dining room. Stairs give access to the first floor.

Kitchen 3.74m x 5.62m

This beautifully presented room has shaker style units with black laminate work-tops. There is a black sink with drainer and an integral dishwasher. There is a five-ring gas hob with Indesit cooker and an extractor hood above. Ceramic tiles have been laid to the floor. This room benefits from a full height radiator, two modern light fittings and a window to the side elevation.

Inner Hall 2.01m x 4.01m (longest & widest)

This area of the home is spacious and bright. There is a useful storage cupboard, an access hatch to the loft and ceramic floor tiles. It benefits from a central heating radiator as well as a triple light fitting. Doors lead to the downstairs bedroom/salon, kitchen and shower room. An opening leads to the utility and a further door gives access to the basement cinema room.

Utility 3.08m x 3.25m

This room is of good proportions. There are walnut units which provide excellent storage, a stainless-steel sink as well as laminate worktops. There is space for a washing machine and tumble dryer. A drop-down light fitting creates a focal point within the room. There are double sockets and a window to the side elevation. Ceramic tiles have been laid to the floor.

Lounge 6.71m x 3.80m

This stylish room is L-shaped with a brick feature fireplace and an open cool fire. There is solid wooden flooring, built in storage cupboards, wall lights and two drop-down light fittings. Ceiling beams make a feature within this room. There is also built in shelving and solid wooden floors. Triple aspect windows let plenty of daylight flood through. There is a black central heating radiator, electrical points and double sockets. Doors lead to the kitchen and vestibule.

Dining Room 2.95m x 4.58m

This stylish room features a stunning chandelier. The walls have been painted, there is a solid wooden flooring as well as coving and a central heating radiator. A window with curtains faces the front elevation, there are ample double sockets and wall lights. Doors lead to the vestibule and kitchen.

The Salon/Bedroom Four 3.46m x 4.08m

This room is currently utilised as a hairdressing salon but could easily be transformed back to a bedroom. There is a basin, built in wardrobes as well as oak laminate flooring. This room benefits from a chrome light fitting, a central heating radiator and a window to the front elevation. It also benefits from chrome sockets.

Bathroom 2.05m x 2.63m

This bathroom is light and bright. The walls have been partially tiled and ceramic tiles have been laid to the floor. There is a bath with a mixer tap, a WC, bidet and pedestal sink. This room benefits from a wall mounted mirror, chrome radiator and a modern light fitting. A window lets plenty of daylight flood through.

Property Dimensions

Cinema Room 2.30m x 7.08m

This basement room is a fantastic addition to this wonderful home. There are ceiling spotlights, magnolia painted walls and chrome sockets. It is the ideal room to sit and relax in.

Bedroom One 5.31m x 4.05m

This stunning room is of good proportions and features double doors which lead out to the superb balcony area. There are built in mirrored wardrobes as well as storage built into the eaves. Two drop down light fittings make this a bright living space and there is also a shagpile carpet. This room enjoys an outlook over the woodland garden.

Shower Room 2.42m x 2.61m

This stylish room has been tastefully finished off monochrome tones. There is a generous shower quadrant with the basin built into a white high gloss vanity unit with a mirrored cupboard above. Black porcelain tiles have been laid to the floor, there is a white WC and chrome radiator. Neutral and decor, this bright room also benefits from a Velux window.

Garden

This property sits in approximately an acre of land. It is well maintained with hedging and mature trees. There is a patio area to the side elevation with raised decking and a gazebo to the front of the home. It also benefits from a gravel seating area with paving leading to the side of the home. There is a raised tomato flower border, wooden shed and a driveway which can be accessed from two gated entrances. This property benefits from a gas cylinder and large area of lawn. There are panoramic views of the countryside.

Stairwell and First Floor Landing

A carpeted stairwell leads to the immaculately presented first floor landing. There is a Velux window and two storage cupboards, one which houses the hot water cylinder. A further cupboard gives storage into the coombs. There are two chrome and glass light fittings and a grey fitted carpet. Oak doors lead to three tastefully decorated bedrooms and the shower room.

Bedroom Two 3.78m x 4.00m

This spacious double room benefits from walnut laminate flooring and a mirrored shelved cupboard. Partially coombed, there is a central heating radiator, a contemporary light fitting and a window to the front elevation.

Bedroom Three 3.73m x 4.04m

This beautifully presented double room benefits from double mirrored wardrobes with hanging and shelf space. The walls have been painted magnolia, there is a pendant light fitting as well as a central heating radiator. This lovely room benefits from wall mounted shelves, double sockets and a window with curtains to the side elevation.

Garage 3.93m x 7.84m

The garage benefits from an electric door as well as dual aspect windows. The walls and concrete floor have been painted, there are wall mounted coat hooks and a UPVC door leads outside.

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



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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