



LISSADEL HOUSE, BOWER

Offers Over £295,000



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5 BEDS | 2 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this one and a half storey detached home, with six acres of land in a scenic rural location. This neutrally decorated home offers flexible and comfortable accommodation over two levels which comprise of a generous lounge, three double bedrooms and a bathroom on the ground floor. Upstairs there is an open plan kitchen/family room. The kitchen is of good proportions and benefits from white base and wall units with appliances. The lounge has fantastic views over the scenic countryside and benefits from a cosy multi fuel stove. There are two bedrooms, each benefitting from panoramic views as well as a family bathroom.

Externally this property benefits from a double garage, with the garden to the front being laid to lawn with a gravel driveway. The side and rear garden is arable land where livestock roam freely. There is a large chicken run to the side of the property and although the grounds are in need of some attention, this could be a wonderful home with lots of potential.

Bower is situated within easy driving distance from the towns of Wick and Thurso, where there the usual amenities and excellent range of national and local shops. Bower has its own primary school, and community hall. The property is on a bus route with daily services to Wick and Thurso.



Extra Information

Services

School Catchment Area is Bower Primary School/Wick High School

EPC

EPC B

Council Tax

Band E

Tenure

Freehold

Viewing

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

Extras

What3words: ///ushering.retract.troubles

Key Features

- **FANTASTIC VIEWS**
- **FIVE BEDROOMS**
- **OPEN PLAN KITCHEN/FAMILY ROOM**
- **DOUBLE GARAGE**
- **SIX ACRES OF LAND**



Property Photos



Property Photos



Property Dimensions

Vestibule 2.05m x 1.91m

Accessed via a UPVC door with side panel, the vestibule benefits from a storage cupboard and ceramic floor tiles. There is a flush light fitting and a door leads to the inner hall.

Utility 1.78m x 1.69m

This area of the home has a pedestal sink with plumbing for a washing machine and oak vinyl flooring. There is a pendant light fitting, an extractor fan and a window to the front elevation.

Lounge 4.83m x 6.92m

This lounge has a large picture window to the side elevation and fully glazed door which leads outside. There is oak vinyl flooring, two pendant light fittings and double sockets.

Bathroom 3.93m x 1.62m

This room is well presented with white painted walls and a flush light fitting. There is an extractor fan, a central heating radiator and a wall mounted cupboard. An opaque window can be found to the side elevation.

Inner Hall 0.96m x 1.99m, 3.03m x 1.91m, 2.76m x 1.66m

This area of the home has vinyl flooring, three pendant light fittings, an understairs storage cupboard and a central heating radiator. Doors lead to the downstairs lounge, utility, three bedrooms and the family bathroom.

Bedroom One 5.12m x 2.87m

This room has painted walls and a fitted carpet. There are dual aspect windows, a pendant light fitting and double sockets.

Bedroom Two 5.49m x 2.90m

This spacious room has painted walls and dual aspect windows. There is a grey fitted carpet, a central heating radiator and a pendant light fitting.

Bedroom Three 3.06m x 5.49m

This L-shaped room has painted walls and a blue fitted carpet. There is a pendant light fitting, a central heating radiator and a window to the side elevation.

Property Dimensions

Stairwell

The stairwell leads to the first floor. This area of the home has a velux window and a pendant light fitting. An opening gives access to the open plan kitchen/family room.

Upstairs Lounge 7.02m x 4.43m

This room is open plan with the kitchen and is well presented. There is magnolia painted walls and a fitted carpet. A picture window offers beautiful scenic views over the countryside and there is also a multifuel stove. This area of the home also benefits from a pendant light fitting, a central heating radiator and a velux window.

Bathroom 2.47m x 2.32m

The bathroom is of good proportions with a wall mounted basin, a WC and a bath. Vinyl has been laid to the floor. There is a flush light fitting and a central heating radiator. This room has an extractor fan and a window to the side elevation.

Garage

There is a double garage which has a hardwood door and a window to the rear elevation. There is a water tap, with the garage also benefiting from power.

Kitchen 4.22m x 6.65m (longest & widest)

The kitchen benefits from white units with laminate worktops. There is a stainless-steel sink, a grill and single oven. It benefits from a strip light as well as a brass chandelier and a pendant light fitting. There is an extractor fan and three velux windows. Vinyl has been laid to the floor and an opening gives access to the large pantry cupboard.

Bedroom Four 4.07m x 2.47m

This bedroom is bright and benefits from dual aspect windows. The walls are painted, there is a beige carpet and a central heating radiator. This room also benefits from a pendant light fitting, recessed storage areas and double sockets.

Bedroom Five 3.85m x 3.96m

This lovely room has been painted with a wall paper border. There is a beige carpet, dual aspect windows and an access hatch to the loft void. There is a velux window and a further window to the side elevation. It also benefits from a central heating radiator.

Garden

The farm benefits from approximately 6 acres of land with grazing land and carrots, leeks, onions, garlic and peas in the vegetable plot.

WICK

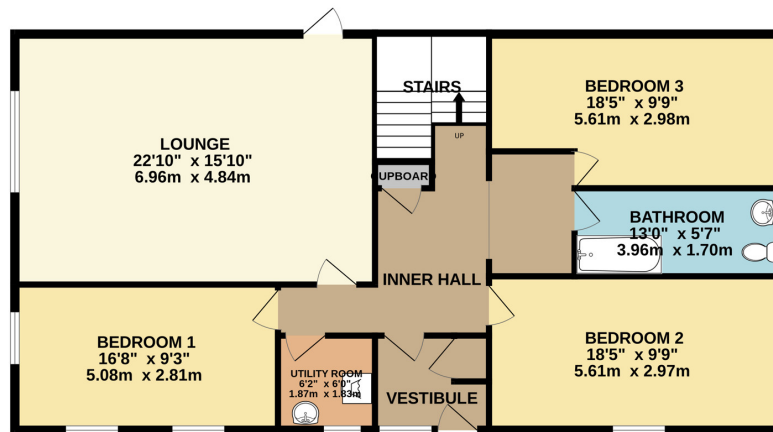
Property Location

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.

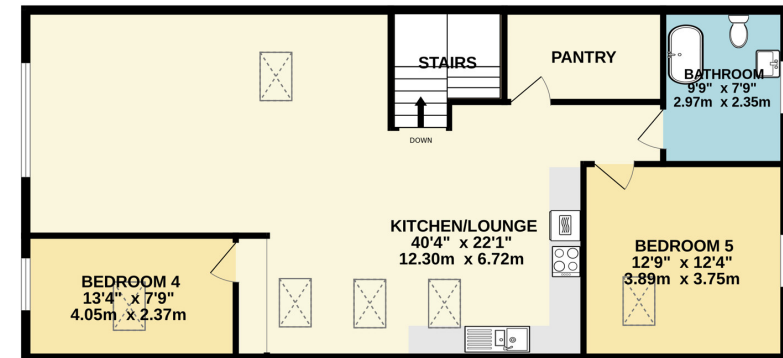


Property Layout

GROUND FLOOR



FIRST 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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