



# OLD POST OFFICE, BOWER

Offers Over £250,000



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**5 BEDS | 1 BATH | 2 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring to market this superb period home, rich in character and charm. This wonderful two storey, stone and slate-built home offers excellent family living as well as the opportunity to extend the current living accommodation. Formerly the Post Office for the village of Bower, this exceptional home has a lot to offer.

Adjoining the side of the property are attractive stone-built outbuildings over two floors. Internally the house accommodation consists of an immaculately presented lounge with beautiful period features as well as a multi fuel stove. The dining room also has window shutters, an attractive fireplace as well as a drop down light fitting which creates a focal point within the room. The fitted kitchen boasts good quality oak base and wall units and has been designed to maximise storage space. There is also a spacious family bathroom which features a bath with a shower above as well as the utility room.

Upstairs, the first staircase leads to the beautiful family room and two tastefully decorated bedrooms. Back downstairs, to the right of the rear hall, a door leads to the spacious outbuildings and a second staircase leads up to the first-floor landing where there are two beautiful bedrooms.

Externally the grounds extend to five acres and include a stunning orchard garden as well as a secret garden, where roe deer and birds of prey frequently roam. Incorporated in the grounds are landscaped gardens as well as a polytunnel and woodland. The grounds are stock proofed and there are also two timber stores which provide storage. A burn runs along the rear of the garden within the property boundary, and waterbirds can be seen in this part of the grounds. Sheep and cattle are also a common sight in the surrounding fields. A garage completes the accommodation and a generous off-road drive can also be found to the front of this superb home.

We understand that the stoves are vented into double-skinned stainless steel flue liners within the original chimney breasts. The walls were externally insulated in 2016 and the roof was insulated in 2002.

Bower is situated within easy driving distance from the towns of Wick and Thurso, where there are 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 E

## Council Tax

Band C

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: [///fixture.burglars.tanked](https://www.what3words.com/fixture.burglars.tanked)

## Key Features

- WELL PRESENTED
- FIVE BEDROOM
- IMMACULATE GARDEN GROUNDS
- BARN WITH DEVELOPMENT OPPORTUNITY
- ORCHARD GARDEN
- FIVE ACRES OF LAND
- DOUBLE GARAGE
- WOODLAND AREA





# Property Photos





# Property Photos





# Property Photos





# Property Photos



# Property Dimensions

## **Vestibule - 2.23m x 1.25m**

Accessed via a composite door with glazed panels, the vestibule is well presented with a dado rail to half height, wall mounted coat hooks and Caithness flagstone flooring. There is a beautiful pendant light fitting and coving. A five panel glazed door gives access into the beautiful inner hall.

## **Lounge - 4.33m x 3.63m**

This exquisite room boasts an attractive bay window as well as a feature wooden fireplace which benefits from an ornate cast iron overmantel and incorporates a multi fuel stove below. There is a built-in cupboard, a central heating radiator and solid wooden flooring. This bright reception room also benefits from coving, a dado rail and a feature light fitting.

## **Kitchen - 3.28m x 0.75m**

The superb kitchen boasts oak Shaker style base and wall units which have tiles fitted in between. There are laminate worktops, a gas hob with a stainless-steel chimney hood, a single oven as well as a white ceramic sink with a drainer. Lighting has been installed under and above the wall units; there is also space for a dishwasher and fridge freezer. A window enjoys an outlook over the orchard garden; there is a lantern light fitting and a composite door with glazed panels gives access to the extensive garden grounds.

## **Utility Room - Approx 1.6 x 2.8 m**

The utility room houses the central heating boiler and hot water cylinder. This room is spacious and provides services for both the washing machine and tumble dryer. There is a laminate worktop, shelving, original wooden floorboards and a pendant light fitting.

## **Inner Hall - 4.18m x 1.17m**

This well-presented room boasts a feature archway, a central heating radiator as well as a triple light fitting. Stairs give access to the first floor at the front of the house and there is also solid wooden flooring. Doors give access to the beautiful lounge, the bright dining room and the rear hall.

## **The Dining Room - 4.32m x 3.70m**

Tastefully decorated, this superb room features a stunning bay window with wooden shutters. There is also a solid wooden fireplace, a large ornate cast iron overmantel and a multi fuel stove which sits on a Caithness flagstone hearth. A drop-down light fitting creates a focal point within this room which also benefits from original floorboards, coving and a storage cupboard.

## **Rear Hall**

This hallway is spacious and can be a circulation space or a functional room in its own right. Original floorboards are laid to the floor. There is a recessed pantry, spice cupboard, four built-in cupboards under the stairs, two central heating radiators as well as a contemporary light fitting. A door gives access to the outbuildings and a window faces the side elevation. An opening gives access into the well-presented kitchen and further doors lead to the utility and family bathroom. A second staircase gives access to the first floor at the back of the house.

## **Family Bathroom - 3.55m x 1.93m**

This stylish room is well presented and benefits from a bath with a shower above. There is a pedestal basin, a WC and two chrome towel radiators. Vinyl has been laid to the floor, there is a pendant light fitting, wall mounted mirror and window to the rear elevation with floating mullion. This bright room also benefits from a shaver point.



# Property Dimensions

## Stairwell & Landing One

Located off the main front entrance hall, this stairwell boasts a solid wooden staircase with a window to the rear elevation. There is a storage room to the side of the stairwell containing a window, ideal as a wine “cellar” plus floor to ceiling shelving. The walls have been painted and there is also a pendant light fitting. Doors give access to two well-presented bedrooms and the lovely family room.

## Bedroom Two - 4.44m x 3.31m

Painted in a pretty sage green, the office could also be used as a single bedroom and benefits from original floorboards. There is a pendant light fitting and a central heating radiator. A window also faces the front elevation.

## Stairwell & Landing Two

A solid wooden staircase gives access to the first-floor landing. There is a feature painted wall, a stunning drop down light fitting as well as a window. Doors give access to two spacious and bright bedrooms.

## Bedroom Five - 3.10m x 2.23m

This room is bright with white painted walls and original floorboards. There is a pendant light fitting, a central heating radiator and a window to the courtyard. Built in shelving provides storage for books as well as accessories. This is a well-presented bedroom.

## Family Room/Bedroom One - 3.67m x 4.08m

This beautiful room has a solid wooden fireplace with a cast iron and tiled surround which sits on a Caithness flagstone hearth. There is a recessed shelved alcove, painted walls and a central heating radiator. A window faces the front elevation and there is also a drop-down light fitting. It is a bright and welcoming reception room.

## Bedroom Three - 3.67m x 2.52m

This tranquil room is of good proportions and benefits from a recessed shelved bookcase. Original wooden flooring has been laid to the floor; there is a pendant light fitting as well as a central heating radiator. A window faces the front elevation and there are ample power points.

## Bedroom Four - 4.31m x 3.05m

This beautiful bedroom has grey painted walls and original solid wooden flooring. There is a central heating radiator and window to the rear elevation. A drop-down light fitting creates a focal point within the room which also has a stunning wooden fireplace. The beautiful fireplace has a cast iron and tiled surround with an open coal fire. This is a splendid master bedroom.

# Property Dimensions

## Outbuildings (approximate sizes) 8 x 5m, 4 x 1.5 m & 3.1 x 18.5 m

The former village shop, the byre, and the lofts are accessed from both the rear hall and front elevation. Together, they form a versatile and substantial addition to this remarkable home, with windows and external doors to the front, side, and rear. Often mistaken for a separate home from the front, they would make a fabulous granny annexe or self-contained rental apartment, subject to consents.

This area of the home has power and light via a local consumer unit. The various spaces have been used by the current and previous owners as a goat shed, chicken shed, hayloft, milking parlour, cheese making room, wood and metal workshop, office, and teenage hang-out. The latter were in the insulated and plastered loft, painted in white, with a wood-effect vinyl floor and windows to the front and rear. Further back in history, it is understood that these outbuildings contained the post office and shop, and stores for the shop including coal. There are a composite door and UPVC windows to the front with four further doors to the side elevations.

## Garden Grounds

The garden and grounds are a standout feature of the property, offering a rare combination of cultivated beauty and natural richness. The grounds have been thoughtfully developed to create a peaceful and secluded haven for both people and wildlife. From the orchard and secret garden to the mature woodland and meandering burn, every corner of the landscape supports a thriving ecosystem, making this a sanctuary for nature lovers and those seeking a life connected to the land. There is a garage to the front of the property as well as a large driveway which can park an additional three cars. There is also a single parking apron in front of the “shop”.

The grounds extend to five acres and include a stunning orchard garden as well as a secret woodland garden, where roe deer frequently roam. Incorporated in the grounds are landscaped gardens including a woodland with maze and stone circle as well as a polytunnel and outdoor beds. For the young – and the young at heart – there is a large ground-level trampoline.

The woodland has mature firs and broadleaf trees including birch, alder, ash, oak, wych elm, beech, rowan, hawthorn, horse chestnut, sycamore, larch, Scots pine, willow, walnut, and aspen, providing shelter to a meandering path around the grounds. The trees attract a variety of birds including owls, rooks, kestrels, sparrowhawks, siskins, red poles, finches, robins, swifts, pheasants and collared doves, many of them nesting on site.

The grounds are stock proofed and there are also two timber stores which provide further storage for firewood and garden machinery, plus a secret loft. A burn and adjacent path run along the rear of the garden within the property boundary, and birds such as ducks, herons, and curlews can be seen in this part of the grounds. A wooden balance beam bridge crosses the burn to the most remote part of the garden, thick with raspberry canes and studded with wind-blown trees. Sheep and cattle are also a common sight in the surrounding fields. On still nights, the distant swell breaking in Dunnet Bay carries softly to the garden.



## 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.



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## **Why Choose Yvonne Fitzgerald Properties**

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