



Milton mill, Lyth

Offers Over £220,000



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Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful former mill which is full of character and charm to the market. Ideally located in a scenic tranquil location with a stream running adjacent to this dwelling, 'Milton Mill,' offers superb views and country living in the settlement of Lyth. Internally this property has been partially renovated and has had planning granted (21/04996/FUL) to transform this dwelling into a superb family home. At present the accommodation has been done to first fix and has a large kitchen which has power and water as well as a family lounge. The partitions have been put up for the bathroom and there are services for a washing machine and tumble dryer. Planning was granted for two bedrooms although these rooms are open plan and require to be finished off. Due to the size of the property, there is the potential to re-configure the layout and install further bedrooms, en suites and a reception room to both ground and upper levels in the adjoining outbuilding which is also of stone and slate construction.

There is no heating at present in the property although this could easily be installed and planning was granted for an air source heat pump. To the rear of the mill is a one-bedroom glamping pod which also has a bathroom. The glamping pod is included in the sale and is ideal for the new owner to stay in, when completing the renovation. Milton Mill is accessed by a gravel track and is situated in a generous garden plot which also requires some landscaping. This is an ideal opportunity for someone who is looking for a renovation project in the countryside with panoramic views, whilst being a short driving distance to Wick which is the second largest town in the county of Caithness.



Extra Information

Services

School Catchment Area is - Keiss Primary, Wick High

EPC

EPC - N/A

Council Tax

Band - N/A

Tenure

Freehold

Viewing

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

Extras

What3Words: ///liners.cubic.replied

Key Features

- **Former Working Mill**
- **Scenic Location**
- **Planning granted**
- **Glamping Pod**



Property Photos



Property Photos



Property Photos



Property Dimensions

Kitchen 8.51m x 5.17m

Accessed via a UPVC door with a glazed panel, the kitchen has been plumbed and has power connection. The walls have been plaster boarded and there is a velux window. Two windows face the front elevation. Steps give access to the lounge, with openings leading to the utility and bathroom.

Lounge 4.26m x 3.61m

The lounge is of good proportions and has a feature stone wall. A window faces the front elevation and there is a velux to the rear. This room features from double sockets and a pendant light fitting.

Garden Grounds

The garden grounds extend to 0.47 acres and houses the septic tank. The burn runs adjoining the plot and there are scenic views to the front side and rear. A gravel driveway provides parking.

Extra Information

Planning has been granted for up to six bedrooms. At present the property has had some first fixings done but these would need completed.

Utility 1.24m x 2.67m

The utility has services for a washing machine and has been plaster boarded.

Bedroom 7.2m x 4.05m

This room is of good proportions. Planning has been granted for two bedrooms, although at present it is one room. The partition wall has been put in with it being plaster boarded throughout. There are triple aspect windows and two pendant light fittings.

Glamping Pod 12m x 3m

This glamping pod has an open plan lounge and kitchen area, with a gas central heating radiator. There is one bedroom and a bathroom.

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 Inverness and Aberdeen 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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- Over 25 Years Experience.
- Drone Photography





All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor(s) ownership. We have not verified the tenure of the property, the type of construction, or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyors, etc., prior to the exchange of contracts.