



# The Croft, Upper Bowertower

Offers Over £357,000



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3 BEDS | 2 BATH | 2 RECEPTION

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this attractive country home which has an adjoining converted barn, a bar and workshop in the quiet rural hamlet of Bower in Caithness.

With 3.6 acres of land, this superb home has a rustic feel throughout and offers flexible and comfortable accommodation over two levels. There is a large open plan lounge/kitchen which has a vaulted ceiling and exposed beams with triple aspect windows to take in the rural views. The tastefully designed kitchen has an excellent range of grey base, full height and wall units with laminate worktops. A Rayburn with a wooden surround above creates a stunning focal point within this attractive room which also features exposed stone walls and tiled ceramic flooring. An opening off the lounge leads into the well-presented dining room which also has a drop-down chandelier light fitting. The inner hallway features exposed stone walls and windows with Caithness flagstone sills add character to this area of the home. There is a double downstairs bedroom which is ideally located near to the stylish family bathroom. This lovely room has a corner bath as well as a shower quadrant, W.C and pedestal basin. Throughout this home benefits from excellent storage with a large rear hall, utility as well as a beautifully presented master bedroom which also features exposed beams as well as an en suite with a superb jacuzzi bath. Upstairs there is a superb family lounge which has exposed stone walls as well as another en suite bedroom.

Adjoining the cottage is a stone built converted outbuilding which was formerly a business premises. The outbuilding extends to 59 m<sup>2</sup> in size with beautiful chandeliers, a multi fuel stove as well as light and power. An exterior door gives access to a W.C as well as a sauna. This structure would make a superb granny annexe or holiday home. A further building has been transformed into a bar. This is area is an excellent addition to the home and features Caithness stone throughout. Within the bar is a woodburning stove, a bar counter and wall mounted cupboard which houses the optics. A door from the bar gives access to the workshop which extends to 30 m<sup>2</sup>. This is a useful room which benefits from wall mounted benches and shelving.

The generous grounds are well presented and feature both a fire pit and BBQ area. There is a log store, a poly tunnel as well as a stone outbuilding and chicken coup. Solar panels have been fitted to the roof and there is also a large driveway with off road parking for multiple vehicles. This beautiful home also benefits from a drystone dyke wall and wooden fencing with the grounds being mainly laid to lawn.

Bower is approximately a 15 minute drive from 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.



# Extra Information

## Services

School Catchment Area is - Bower Primary, Wick high School

## EPC

EPC - F

## Council Tax

Band - A

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: ///evaded.bullion.moons

# Key Features

- **Open plan Lounge/Kitchen**
- **Exposed Beams**
- **Converted Outbuildings**
- **3.6 Acres Land**



# Property Photos



# Property Photos



# Property Photos



# Property Photos



# Property

## Dimensions

### Lounge/Kitchen 7.40m x 4.67m

The lounge and kitchen are open plan with a stunning vaulted ceiling. This room has exposed ceiling beams and triple aspect windows. There are feature drop down light fittings, exposed stone walls as well as ceramic tiled flooring. The superb kitchen is well presented and has an excellent range of grey base, wall and full height units with oak laminate worktops. There is a white sink and drainer, an integral fridge, induction hob and Rayburn Range cooker with a back boiler. A clothes pulley has been ideally placed above the Rayburn. A wooden mantle above the Rayburn creates a focal point within this splendid room. There is also a seating area and workstation. This is a light and bright reception room.

### Inner Hall 10.11m x 1.46m

The inner hall is spacious with exposed stone walls and wooden wall panelling to half height. There are two central heating radiators, two pendant light fittings as well as exposed ceiling beams. Caithness flag adds character to this area of the home. There is laminate flooring and two windows face the rear elevation. There is a storage cupboard and doors lead to the bathroom and bedroom.

### Bathroom 3.05m x 2.48m

This beautiful room benefits from a corner bath, a shower quadrant as well as a pedestal basin and a WC. Tiles have been fitted to both the walls and the floor. There is also a central heating radiator, an extractor fan and ceiling downlighters. An opaque window faces the front elevation.

### Rear Vestibule. 2.81m x 5.34m

This area of the home is well presented. There are dual aspect windows and a central heating radiator along with ceiling downlighters and chrome electrical sockets. Ceramic tiles have been laid to the floor and a door gives access to the utility room.

### Dining Room 2.89m x 3.57m

The dining room is of good proportions and has a feature painted wall. There is a central heating radiator, ceramic floor tiles and also a window to the front elevation. This beautiful room also benefits from wood panelling, double sockets and a stunning chandelier light fitting.

### Bedroom One 2.98m x 3.62m

This room benefits from laminate flooring and a feature painted wall. A hatch gives access to the loft void; there is a central heating radiator and a pendant light fitting. This room benefits from double sockets and a window faces the rear elevation.

### Rear Hall 2.37 x 0.89

This area of the home has white painted walls and ceramic floor tiles. A downstairs cupboard provides storage. There is a smoke alarm and ceiling downlighters. A window faces the side elevation and there is also a central heating radiator, an opening leads to the rear vestibule and a further door leads to the second bedroom.

### Master Bedroom 3.48m x 4.36m

This tastefully decorated room has a feature painted wall and exposed ceiling beams. There are dual aspect windows, wall lights as well as a central heating radiator. This room benefits from ample power points throughout and a door gives access to the en-suite.

# Property

## Dimensions

### En-Suite Bathroom 1.69m x 2.70m

Immaculately presented, this bright room boasts a jacuzzi bath as well as a WC and a bidet. A circular basin has been built into a vanity unit which has a marble shelf. Vinyl has been laid to the floor; there is a chrome towel ladder radiator and also a wall light and a wall mounted mirror.

### Staircase

A straight flight wooden staircase gives access to the upstairs lounge.

### Bedroom Three 3.42m x 4.02m

This lovely room is neutral in décor. There are dual aspect windows with Caithness Flag sills, a fitted carpet and exposed ceiling beams. This bedroom benefits from strip lighting, double sockets and a central heating radiator. A door gives access to the en-suite.

### Outbuilding 4.56m x 12.94m

Formerly used as a business premises, this stunning character-building benefits from four light chandeliers as well as three chrome light fittings. There is wall mounted shelving, power as well as water and a cosy multi fuel stove which provides heat for the building. This spacious room also benefits from chrome power points, sliding patio doors with blinds as well as a UPVC window and fully glazed door. There is a vaulted ceiling with exposed ceiling beams and a feature papered wall.

### Utility 1.97m x 1.87m

This room has a wall mounted basin as well as a WC. There is a laminate worktop with services installed for a washing machine and tumble dryer. Ceramic tiles have been laid to the floor, there are ceiling downlighters and wall mounted coat hooks.

### Upstairs Lounge 7.47m x 4.68m

This superb room benefits from dual aspect windows and original wooden flooring. There are exposed stone walls, and ceiling beams with strip lighting. Partially coombed, this excellent room is of good proportions and enjoys scenic views across the countryside. A door leads into the third bedroom.

### Shower Room 1.50m x 2.59m

The shower room is of good proportions and consists of a bidet, a WC as well as a pedestal basin. This room benefits from a generous shower enclosure, an extractor fan, wall light and an illuminated mirror. Vinyl has been laid to the floor.

### WC 4.39m x 2.32m

The WC is accessed through an exterior door which adjoins the main outbuilding. A toilet and basin have both been built into a grey vanity unit. This room benefits from a ceiling light, a full height glazed window and Caithness Flag flooring. A door gives access to the sauna.

# Property

## Dimensions

### **Sauna 1.50m x 2.18m**

Accessed off the WC, the sauna has been lined throughout with two seating area. There is a Nordic heater as well as a wall light.

### **The Bar 4.85m x 4.22m**

Located off the workshop and with its own separate access, this room is an excellent addition to the home. Exposed stone is featured throughout; there is Caithness flag flooring as well as two contemporary light fittings. A woodburning stove provides heat, there is also a solid wooden door with a glazed window panel. The bar has both a counter and a wall mounted cupboard which holds the optics.

### **Workshop 4.25m x 7.17m**

This room has built in workbenches as well as wall mounted shelving. There is fluorescent lighting, two windows and power. An opening gives access to the bar.

### **External Area**

Externally the property extends to 3.6 acres of land with a feature firepit and BBQ area. There is a polytunnel, a stone-built store as well as a log store, chicken coop and also solar panels. Gravel chippings have been laid to the drive which has excellent parking for numerous cars. The front garden is laid to lawn with hedging, a wooden fence and a drystone dyke boundary. There is also various seating areas externally within this stunning property. There is also a hot tub which will be included in the sale of the property.

## 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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