



School House, Dunnet

Offers Over £320,000



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3 BEDS | 2 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful period home which was formerly a schoolhouse and is full of character and charm. This stone and slate attractive dwelling offers family living over two levels and has been finished internally to a high standard offering spacious and comfortable accommodation throughout. There are many original features such as ceiling roses, deep skirtings, facings, four panel doors as well as a beautiful feature staircase. The property is accessed via a hardwood door which leads into a spacious front porch, which in turn leads to a tastefully decorated hall. The hallway boasts a storage cupboard and gives access to a stylish lounge which has a feature fireplace as well as a generous kitchen/diner. The kitchen/diner benefits from having solid wooden units which are in keeping with the character of this lovely home. A multi fuel stove provides a focal point as well as the heat source for this beautiful room. An original staircase gives access to the first floor where there is a linen cupboard, three tastefully decorated double bedrooms and a newly installed shower room.

Occupying a generous plot which is mainly laid to lawn, there is also a large integral workshop which can be accessed from both front and rear gardens as well as the courtyard to the rear of the kitchen. The ground floor of the workshop is divided into three separate areas and incorporates a utility room as well as a WC and study. Within the study is a wood burning stove which provides heat for this fabulous building. Upstairs a snug seating area can be found which offers magnificent views over the countryside as well as plenty of storage space. There is also a stone-built building to the rear of the covered courtyard which could be used for further storage and a garage.

This wonderful home can be accessed via driveways to both front and side elevations and benefits from excellent parking space. A large greenhouse also doubles up as a sunroom and has a raised decking area to the front of it. The property is serviced by oil central heating and has double glazing throughout.

Dunnet is just a 10 minute drive from Thurso which is 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.



Extra Information

Services

School Catchment Area is - Crossroads Primary, Thurso High

EPC

EPC - D

Council Tax

Band - D

Tenure

Freehold

Viewing

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

Extras

What3Words: [///dabble.already.shuffles](https://www.what3words.com/dabble.already.shuffles)

Key Features

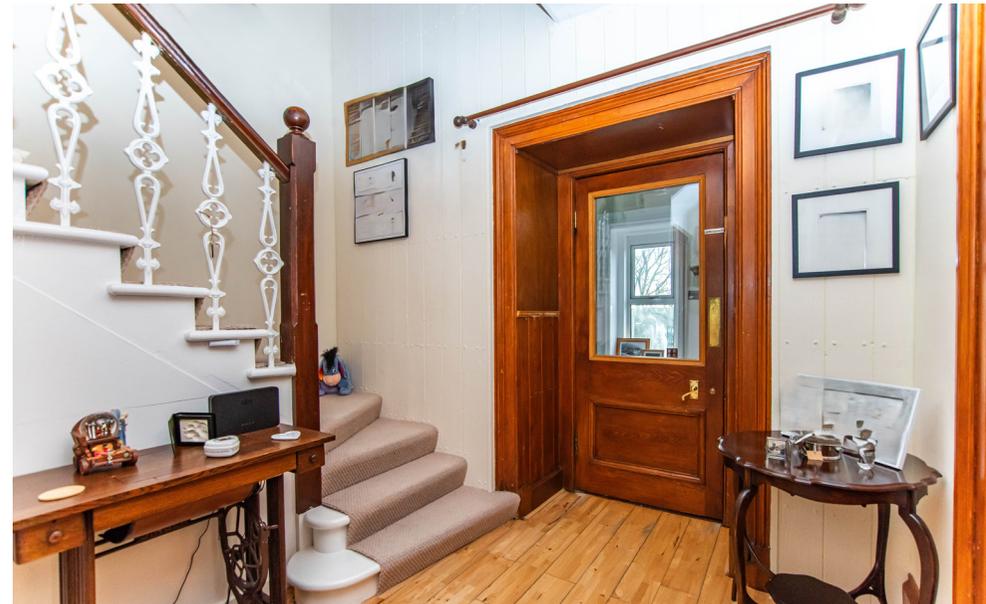
- **Period Property**
- **Original Features**
- **Three Bedrooms**
- **Generous Garden**



Property Photos



Property Photos



Property Photos



Property

Dimensions

Vestibule 1.74m x 2.17m

Accessed via a hardwood door the vestibule is bright and inviting, with wooden panelling and ceramic floor tiles. There is a pendant light fitting and a window which faces the front elevation. A door gives access to the inner hall.

Lounge 4.27m x 4.33m

With beautiful cornicing and a ceiling rose, this beautiful room also benefits from a featured paper wall. There is a central heating radiator and a fitted carpet. A focal point within the lounge is the beautiful wood fireplace with a cosy woodburning stove. A recessed alcove provides storage. There are dual aspect windows as well as ample power points throughout. There is a pendant light fitting and also the walls benefit from some wood cladding.

Dining Room 4.17m x 4.32m

With a feature stone wall and a multi fuel stove which sits on a Caithness Flag hearth, this lovely room is of good proportions. A window faces the rear elevation and there is also a central heating radiator. There are both wall and ceiling lights as well as solid wooden flooring. The dining room is open plan with the kitchen and is the ideal entertaining room.

Bedroom One 4.28m x 4.30m

This stylish room has painted walls and a beige fitted carpet. There is a triple light fitting, a central heating radiator and chrome electrical sockets. Two windows face the front elevation.

Inner Hall 3.61m x 2.25m

The immaculately presented inner hall is full of character and charm. The walls have been partially wooden clad and wooden boards have been laid to the floor. A chandelier light fitting creates a focal point within the hall. There is also a storage cupboard and electrical socket. Doors lead to the lounge and kitchen.

Kitchen 3.42m x 3.10m

This superb room benefits from solid wood base and wall units with wood work-tops. There is a double Belfast sink, two integral fridges as well as a dishwasher. This bright room also benefits from a gas hob and double oven, above the hob is a stainless-steel extractor hood and between the units has been tiled. A window faces the front elevation and an opening gives access to the beautiful dining room. A door leads out to the courtyard garden.

Stairwell and landing 2.35m x 1.36m & 3.00m x 1.32m

A carpeted stairwell leads to the first-floor landing where there is a window to the side elevation and a chandelier light fitting as well as covings. Four panel painted doors lead to a storage cupboard, the bathroom and three bedrooms.

Bedroom Two 3.10m x 3.10m

Tastefully decorated throughout, this beautiful room has been wallpapered. A carpet has been laid to the floor, there are chrome sockets and a feature drop-down light fitting. This double room benefits from a central heating radiator and a window to the side elevation.

Property Dimensions

Bedroom Three 2.67m x 4.34m

This spacious room benefits from coving and features a brass drop down light fitting. A carpet has been laid to the floor, there is a central heating radiator as well as a window to the rear elevation. A Caithness Flag fireplace creates a focal point within this lovely room.

Courtyard Garden

This area of the home has a lean-to pergola with a covered roof and Caithness Flag flooring. Doors give access to two storage rooms and a superb workshop.

Poly Room (6.16m x 3.32m) & Gardens

This fabulous addition to the home has triple aspect windows with UPVC doors to the front and rear. The double front doors give access to the decking area of the well-maintained front garden, which is mainly laid to lawn with mature trees and raised vegetable borders. The property is enclosed with a dry-stone dyke wall and has a large driveway to the front and a further drive goes to the rear. The rear garden is laid to lawn with a gravel drive and a storage shed. The rear garden is secluded and benefits from mature trees.

Shower Room 2.96m x 1.55m

The recently installed shower room boasts a generous shower enclosure as well as a white WC. The basin has been built into a white high gloss vanity unit; there is also a chrome towel radiator. Wet wall has been partially fitted to the walls and vinyl has been laid to the floor. There are opaque and velux windows as well as a wall mounted mirror. A hatch gives access to the loft void.

Work shop 8.21m x 8.41m

The downstairs workshop has been divided into three separate areas to incorporate a study, WC and workshop. Within the study is a multi-fuel stove which provides heat for the whole building. There is light and power throughout, with the workshop area benefitting from a Belfast sink and built-in work benches. The WC has a wall mounted basin and a white WC. Services have been installed for both a washing machine and a dryer. The workshop can be accessed from both the front and rear and also benefits from two garage doors. Stairs give access to the upstairs family room which has light and power, the family room enjoys an outlook over the surrounding countryside.

Extra Information

This property benefits from oil central heating and sits on approximately $\frac{3}{4}$ of an acre.

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.



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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.