



Glen Morven, Halkirk

Offers Over £420,000

4 BEDS | 3 BATH | 4 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this exceptional detached character home, set within a peaceful rural location in Gerston, near the village of Halkirk. Occupying approximately two acres of beautifully established garden grounds, this impressive family home combines generous accommodation with a wealth of original period features, creating a property full of charm and character.

Entering through the impressive sunroom, where an exposed stone wall and extensive glazing create a wonderfully bright welcome, you are led into the elegant entrance hall, a space that immediately showcases the home's character with its beautiful wooden flooring, original coving and traditional staircase. From here, the accommodation flows effortlessly into the principal reception rooms. The spacious lounge is centred around an attractive open fireplace with a stone insert and wooden surround, while the formal dining room offers a further original fireplace and ample space for entertaining. Continuing through the home, the family room provides an additional reception area with a feature fireplace, wood panelling and dual aspect windows, before leading into the rear hallway with its fitted bookcases and access to the rear extension. This versatile space, together with the adjoining storage area, offers excellent flexibility and could be adapted to suit a variety of requirements.

The spacious kitchen is well equipped with painted wooden base units, integrated electric ovens, a Neff induction hob, an integral wine chiller and a woodburning stove with a slate splashback. A vaulted ceiling with Velux windows, together with additional windows to the front and rear, allows natural light to flood the room, creating a bright and welcoming space. Conveniently positioned off the kitchen are a useful study, utility room and a well-appointed ground floor shower room, completing the ground floor accommodation.

Ascending the original staircase, the generous first-floor landing gives access to four well-proportioned bedrooms, each retaining its own individual character with traditional fireplaces, recessed windows and original detailing. The principal bedroom further benefits from an en suite shower room, while the remaining bedrooms are served by a charming family bathroom.

Externally, the property sits within approximately two acres of enclosed gardens, where sweeping lawns, mature trees, established shrubs and a productive vegetable patch create an idyllic outdoor setting. Two patio seating areas provide ideal spaces for relaxing or entertaining, while a summer house, greenhouse, log store and stone-built storage shed further enhance the grounds.

Completing the property is a substantial detached garage and workshop, thoughtfully divided into three practical sections to provide excellent storage and workshop facilities.



Extra Information

Services

School Catchment Area is Halkirk Primary School / Thurso High School

EPC

F

Council Tax Band

D

Tenure

Freehold

Viewing

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

Extras

What3Words: [///edges.sloping.rebel](https://www.what3words.com/edges.sloping.rebel)

Key Features

- **Exceptional detached character family home**
- **Set within approximately 2 acres of mature garden grounds**
- **Four generous double bedrooms**
- **Summer house, greenhouse, log store, stone-built storage shed and detached garage / workshop**



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



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Property Photos



Property Photos



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Property Photos



Property Dimensions

Sunroom 8.31m x 2.53m

Accessed through a UPVC door this stunning large sunroom benefits from a beautiful exposed stone wall. Natural daylight floods the area and the room benefits from a stunning wooden floor. A door leads on to the entrance hall.

Lounge 4.70m x 4.41m

This stunning lounge benefits from original wooden flooring with a feature open fireplace with stone insert and wooden surround. There is a picture rail, coving to the ceiling and a pendant light fitting. The walls are neutrally painted and there is a triple window to the front elevation.

Family Room 4.70m x 3.21m

This cosy room benefits from a stunning feature fireplace and wood panelling to dado rail height on the walls. There are dual aspect windows to the rear and side elevation. There is a lovely wooden floor that blend seamlessly into the hallway. There is a pendant light fitting, ample power points and a smoke alarm.

Rear Extension 5.37m x 4.61m (Longest & Widest)

This bright room benefits from three windows to the side elevation allowing the light to flood in. There is a further window that faces into the hallway and a stunning exposed stone wall adds additional character to this room. There are ceiling down-lighters, ample power points and the floor is laid to wood.

Entrance Hall 3.62m x 4.00m

This stunning large entrance hall has beautiful natural wooden flooring. The walls are papered and there is a window to the front elevation. A staircase with a turn leads to the first floor. There is a large under stair storage cupboard with shelving that also houses the electrics. There is original coving to the ceiling and an ornate radiator to the wall. The room has a pendant light fitting and smoke alarm. Doors lead to the dining room, lounge and hallway.

Dining Room 4.91m x 3.88m

This charming dining room has a feature open fireplace with tile insert and stunning wooden surround. The walls are papered with a picture rail; coving can be found to the ceiling as well as a three light pendant fitting. There is a radiator to the wall and the floor is laid to carpet. There is a splendid triple window that allow the light to flood this room. A door leads to the hallway.

Hallway 8.62m x 1.98m

This splendid hallway has wooden panelling to the walls on one side and ceiling to floor fitted bookshelves to the other. Three windows face to the rear elevation and there are two five pendant light fittings to the ceiling. A door from the hallway leads to the rear extension, dining room, family room and in to the kitchen.

Storage Room 8.12m x 2.17m

Two doors within the stone wall of the rear extension provide access to this area. There is a pitched roof with exposed timber trusses and painted brickwork walls. This area benefits from a fluorescent light fitting, ample power points and wooden floors. A timber door with glazed panel leads to the side courtyard.

Property Dimensions

Lantern Porch 2.22m x 3.22m (Longest & Widest)

Accessed via a timber door this bright entrance benefits from painted walls and two windows to the front elevation. There is a stunning glass lantern roof that allow the light to flood in to this charming space.

Study 3.23m x 2.30 m

This conveniently located room just off the kitchen benefits from papered walls, coving and a pendant light fitting. There are ample power points with a central heating radiator to the wall and a window to the rear elevation.

Utility Room 3.20m x 1.81m

This useful room benefits from wooden base and wall units with space for a washing machine and tumble dryer. There is a sink with mixer tap, fluorescent light fitting and coat hooks. This room also provides access to the loft hatch.

First Floor Landing 3.16m x 0.9m & 3.71m x 1.39m & 3.56m x 1.05m

A solid wooden staircase with ornate newels and quarter turn landings leads to the first floor where there is the original wood flooring and a wood panelled recessed window with blinds that faces the front elevation. There is a central heating radiator, an electrical point, smoke alarm and pendant light fitting. Original pitch pine doors give access to three bedrooms, bathroom and master suite.

Kitchen 4.79m x 6.31m (Longest & Widest)

Accessed via the hallway this large kitchen is in the side extension, there is also a UPVC glazed door leading to the garden. The kitchen benefits from a range of painted wooden base units giving ample storage. There is a sink with mixer tap and built in drainer, two built in electric ovens, an integral wine chiller and a Neff induction hob. An attractive feature of this room is the woodburning stove with stove top and a feature slate splash back. This room benefits from a pitched roof with two velux windows allowing the light to flood in and a ceiling fan. There are two windows to the rear elevation and one to the front. There are ceiling downlighter and a wooden floor. Doors lead to the study, bathroom and utility room from here.

Shower Room 2.16m x 2.21m

This bright useful shower room benefits from partial wet wall and timber cladding. There is a modern WC, basin with mixer taps and off floor unit underneath. The curved shower is mains powered. There is a heated towel rail to the wall and the floor is wooden.

Bedroom One 3.26m x 2.91m

Accessed through a pitch pine door this room has been painted in a neutral colourway, has laminate flooring, pendant and wall light fittings. A recessed window with blind faces the rear elevation and a full height radiator. The pine door leads to a passageway which in turn gives access to the en suite shower room.

Property Dimensions

Passageway 1.20m x 0.96m

This area of the home is well presented with painted walls and laminate flooring. pine doors give access to the shower room and bedroom.

Bedroom Two 3.99m x 3.16m

Neutrally decorated this beautiful room has walnut laminate flooring and a recessed window with roman blind facing the front elevation. An original cast iron fireplace with tiles and painted wooden fire surround make a lovely focal point. There are downlights, a wall light, central heating radiator and power points.

Bedroom Four 3.42m x 4.62m

Tastefully decorated with a feature painted wall this room benefits from wooden flooring, deep skirtings and dual aspect recessed windows with wood panelling surrounds. There is a lovely cast iron fire place with tiles and large wooden fire surround. Also in the room is a traditional central heating radiator, wall light and pendant light fitting. Offering views over the garden this is a light and welcoming room.

Garden

The fabulous Caithness stone walled garden extends to two acres and has lots of mature trees and shrubs, a vegetable patch and a large lawn, it is a lovely wildlife area. There are two patio areas, one at the front and another round the back to take in the sun as it moves around the garden. Also in the garden are a summer house, log store, storage shed and Lean to Greenhouse.

Bedroom One Ensuite 1.82m x 1.56m

This immaculately presented room boasts a complete shower enclosure with jets, a W.C and basin with storage underneath. Wet wall panels have been fitted to ceiling height and vinyl flooring laid to the floor. There is also a wall mounted mirror, a glass light fitting and wall mounted chrome central heating radiator.

Bedroom Three 4.32m x 4.64m

This generous room has been painted and had laminate laid to the floor. There is a lovely recessed window with blinds and original wooden panels, deep skirting and a traditional central heating radiator. With built in furniture and plenty open floor-space this bright rooms focal point is the original fireplace with tiles and wooden surround.

Bathroom 2.46m x 2.14m

This traditional room has wooden tongue and groove walls, ceiling and wooden flooring. There is a W.C with wall mounted cistern and the large enamel bath which has been enclosed with wooden panelling also. There is a wall mounted basin with mirror above, central heating radiator, pendant light fitting and a hatch gives access to the loft void. A window with blind faces the side elevation.

Garage / Workshop

This substantial detached garage / workshop offers exceptional versatility and is divided into three practical sections. The first section, measuring approximately 5.37m x 5.31m, provides a generous storage. The adjoining workshop and garage area extends to approximately 7.89m x 5.03m, offering ample space for vehicle storage and workshop space.

Property Dimensions

Storage Shed 2.62m x 5.18m

This outbuilding is constructed from stone and wood with dual aspect windows.

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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