

Services

Mains water, electricity and private drainage.

Extras

All fitted floor coverings, curtains and blinds.

Heating

Solid fuel central heating.

Glazing

Double glazing throughout.

Council Tax Band

B

Viewing

Strictly by appointment via Munro & Noble Property Shop

Telephone 01955 602222

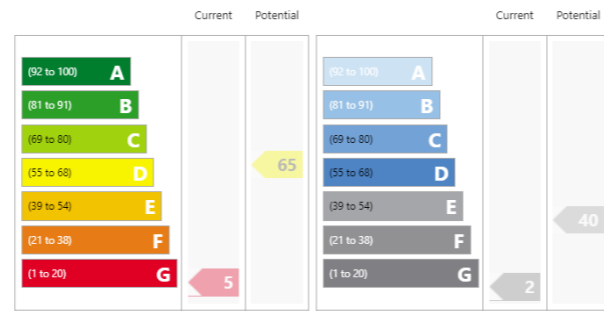
Entry

By mutual agreement.

Home Report

Home Report Valuation - £150,000

A full Home Report is available via Munro & Noble website.



The Gate Lodge Hempriggs, By Wick KWI 5TP

A rare opportunity to purchase this two bedroom cottage set in approximately 1 acre of land, with picturesque views of open countryside.

OFFERS OVER £150,000

The Property Shop, 22 Bridge Street
Wick

property@munronoble.com

01955 602 222

01955 603016

Property Overview



Detached
Cottage



2 Bedrooms



2 Receptions



1 Shower
Room



Solid Fuel



Gardens

DETAILS: Further details from Munro & Noble Property Shop, 22 Bridge Street, Wick, Caithness, KW1 4NG. Telephone 01955 602222.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 Bridge Street, Wick, Caithness, KW1 4NG.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Lounge



Kitchen

Property Description

A rare opportunity to purchase the charming detached cottage that is situated between the main town of Wick and Thrumster village which is set in a picturesque rural location with pleasant open countryside views this cottage offers a rural haven away from the hustle and bustle but still offers the convenience of town and village amenities, a pedestrian footpath runs from the property to the town. The property benefits from solid fuel central heating via a Rayburn and newly installed double glazing throughout. The accommodation comprises of lounge, family room/ dining room, kitchen, shower room, utility, and two bedrooms. Set in approximately one acre, the tree enclosed garden is mainly laid to lawn, with a historic cairn to the rear, wooden sheds provide storage and a gravel driveway that leads to the cottage. A stream runs past the front of the cottage traveling to the nearby Loch Hempriggs, the stream has a small bridge for footpath access to the front door, water from Hempriggs Loch was once used to make the world famous Old Pulteney whiskey. The lounge enjoys an open fire with wooden mantle, making the seating area feel cosy on those wintery nights. The family/dining room is the heart of the cottage, with the Rayburn heating the whole house. The kitchen has retained its timeless look, with base units and a Villeroy & Boch sink and Fisher and Paykel drawer dishwasher. There is currently planning permission in place to convert this property into a three-bedroom dwelling, planning can be requested from our offices. The area is rich with wildlife such as deer which are often seen in close proximity to the area and bird watchers will be rewarded with sightings of many varieties of birds visiting the local loch. Viewing, of this property is essential to fully appreciate the character and timeless beauty.

Rooms & Dimensions

- Entrance Vestibule
Approx 1.10m x 0.80m
- Lounge
Approx 4.45m x 3.83m
- Family Room/Dining Room
Approx 4.43m x 2.94m
- Kitchen
Approx 2.42m x 2.22m
- Utility Room
Approx 1.53m x 0.88m
- Bedroom Two
Approx 2.96m x 2.47m
- Bedroom One
Approx 3.51m x 2.93m
- Shower Room
Approx 2.50m x 0.93m



Family Room / Dining Room



Bedroom One



Bedroom Two

