



BAINSTOWN HOUSE & COTTAGE, THURSO

Offers Over £540,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

4+2 BEDS | 4+1 BATH | 2+1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this stunning executive home and cottage which have both been finished to the highest of standards just a five-minute drive in to Thurso. Offering outstanding views from every aspect, this bespoke two storey home offers family living at its best. At the end of a sweeping drive leading onto a monobloc drive, you are greeted by Bainstown House and Cottage which seamlessly blends modern comfort with classic architectural details. Set in a large garden this property exudes timeless appeal, highlighted by its striking granite quoins that add both elegance and strength to the exterior. Immaculately presented throughout, Bainstown House has a stylish lounge which has a beautiful bay window as well as patio doors which lead to the private rear garden. The kitchen /dining room extends to approximately 37 m² and boasts an Ashley Ann solid oak kitchen with granite worktops, a Rangemaster cooker and good quality integral appliances with plenty of space for a dining table and chairs. The kitchen benefits from Italian slate floor tiles as well as a drop-down industrial light fitting which creates a focal point within the room. Accessed off the kitchen is the tastefully decorated family room which has a feature wall as well as Nordan patio doors which lead out to the well-maintained lawn. This room also enjoys wonderful views and benefits from Italian slate flooring. There is a stylish shower room and the utility room has Ashley Ann shaker style units with space for both a washing machine and tumble dryer. A door from the utility leads to the double garage. A beautiful W.C and a well-presented office complete the downstairs accommodation. An oak staircase gives access to the first-floor landing where there is the stunning master bedroom which has a dressing area as well as an en suite which features a jacuzzi bath. Oak doors lead from the master bedroom to the dressing room which could be utilised as a snug or further bedroom. Moveable built in wardrobes have been fitted to both sides of this wonderful room. There are two further double bedrooms, one of which has an en suite as well as a splendid family bathroom. Throughout this wonderful home are oak doors, Italian slate tiles, good quality finishings and also benefits from underfloor heating.

Bainstown Cottage is located to the side of the house and would make a fantastic granny annexe or air b n b property. This new build home has been finished to the same standard as Bainstown House and has a superb open plan lounge/kitchen which has a vaulted ceiling as well as a wood burning stove for those winter nights in. There are two tastefully decorated double bedrooms as well as a stylish shower room. Accessed by a sweeping drive which leads on to a monobloc driveway with parking for multiple vehicles, the garden grounds are very well maintained and feature Caithness stone patios with areas of lawn with some stone borders. The double garage has an electric car charger to the exterior wall and this wonderful home also benefits from solar panels. To the rear is a large agricultural barn with an outside water tap which is 150 m² in size as well as a beautiful summerhouse which has a veranda to the front with wind breakers. The summer house also has a further room which has a hot tub installed in it. Occupying three quarters of an acre plot viewing is essential to appreciate the size, quality and finishings that this super property has to offer.



Extra Information

Services

School Catchment Area is Mount Pleasant Primary School/
Thurso High School

EPC

EPC C

Council Tax

Band F

Tenure

Freehold

Viewing

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

Extras

What3Words: [///flash.enthused.cycles](https://www.what3words.com/flash.enthused.cycles)

Key Features

- EXECUTIVE HOME & COTTAGE
- IMMACULATELY PRESENTED
- FOUR + TWO BEDROOMS
- OUTSTANDING VIEWS
- SUMMER HOUSE
- 3/4 ACRE PLOT



Bainstown House

Photos



Bainstown House Photos



Bainstown House Photos



Bainstown Cottage

Photos



Bainstown House

Dimensions

Vestibule 1.86m x 1.42m

Accessed via a UPVC door with glazed panels to either side, the vestibule benefits from Italian floor tiles, coving and a chrome and glass light fitting. Double oak glazed doors lead to the inner hall.

Lounge 9.20m x 4.69m

This superb room features a stunning bay window with blinds. There are also windows to the front elevation and patio doors lead to the rear garden. A cream carpet has been laid to the floor. There are wall lights, two ceiling lights and an aerial point as well as coving. This spacious room also boasts fantastic views.

Kitchen 4.22m x 8.76m

This fantastic Ashley Ann kitchen boasts solid oak base, wall and full height units with black granite worktops. There is a black Rangemaster cooker with a five-ring hob, a warming plate, double oven and grill with a Rangemaster black chimney hood. This room benefits from an integral dishwasher as well as a Carron Phoenix sink with a drainer. There are Italian slate tiles laid to the floor and a window to the rear elevation with a roller blind. There are lights under the units and patio doors in the dining area lead outside. This room is of good proportions and also benefits from ceiling downlighters. A drop-down industrial light fitting creates a focal point within the room. Doors lead to the family room and lounge. There are also ample sockets and a phone point.

Shower Room 1.60m x 2.28m

This stylish room has been partially tiled and benefits from a white W.C, a pedestal sink and a shower with chrome controls. There is a chrome towel ladder radiator, an extractor fan and an illuminated wall mounted mirror. This room has an access hatch to the loft void, a chrome light fitting and a window to the front elevation.

Inner Hall 6.07m x 2.37m and 1.79m x 1.04m

The grand hallway is spacious and bright and features a chrome triple light fitting. Italian slate tiles have been laid to the floor, there are chrome power points and double sockets. Oak doors give access to the lounge, kitchen, office and W.C. There is a useful double storage cupboard and an oak staircase gives access to the first floor.

Family Room 4.55m x 5.28m

This bright room boasts Italian slate tiles and features Nordan sliding patio doors with blinds that lead out to the front lawn. There is a window to the front elevation, a feature floral wall as well as an aerial and phone point. This splendid room also benefits from wall lights, a six-light fitting and chrome double sockets.

Utility 2.28m x 1.75m

This well-presented room has a stainless-steel basin built into an oak shaker style base unit. There is a laminate worktop as well as a washing machine and tumble dryer. A window with a roller blind can be found to the rear elevation. There are ample chrome sockets, an extractor fan and a chrome wave light fitting. Italian tiles have been laid to the floor. Doors lead to the garage and the shower room.

Office 1.49m x 3.13m

The office is well presented with wall papered walls, Italian slate flooring and a triple light fitting. There are chrome electrical sockets, a phone point and a window faces to the front elevation.

Bainstown House

Dimensions

W.C. 1.31m x 1.74m

This beautiful room benefits from a basin and W.C that are built into a white vanity unit. Grey tiles have been laid to the floor, there is an illuminated mirror, an extractor fan and a five-light fitting. There is also a chrome towel ladder radiator.

Landing 2.83m x 7.06m

This area of the home is of good proportions and benefits from two loft hatches and a central heating radiator. There are two drop down light fittings, chrome sockets and a cupboard which houses the hot water cylinder. Oak doors lead to the super bedrooms and the family bathroom.

Dressing Room 2.39m x 2.37m

This area of the home is immaculately presented. There is a feature wall, a carpet has been laid to the floor and there are also chrome sockets. This room benefits from wall lights, a drop down light fitting and a central heating radiator. A window faces the front elevation.

Bedroom Two/Snug/Dressing Room 4.69m x 4.69m

This fantastic room is accessed off the main hall as well as the master bedroom. There are built-in moveable wardrobes to each side as well as a fitted carpet. This room benefits from chrome double sockets as well as two modern light fittings. There is a central heating radiator and a window to the rear elevation.

Stairwell

A solid oak staircase leads to the mid landing where there is a window to the rear elevation, a wall light and a double socket. A superb chrome and glass drop down light fitting creates a focal point within this room. Further steps give access to the spacious landing.

Master Bedroom 4.68m x 5.48m

This splendid room boasts a feature papered wall and benefits from chrome sockets, a central heating radiator as well as aerial points. There is a beautiful chrome and glass drop down light fitting and a wool carpet has been laid to the floor. Two windows face the front elevation and offer superb rural views. An arch leads to the dressing room and double doors open up to the snug.

Master En-suite 2.81m x 3.33m

This stylish room has been partially tiled and benefits from a jacuzzi bath as well as a generous shower enclosure. Two sinks and a W.C have been built into an oak vanity unit. There is a chrome towel ladder radiator, two illuminated mirrors and a central heating radiator. This room benefits from an opaque window with a blind to the front elevation, an extractor light as well as a ceiling light.

Bedroom Three 3.58m x 3.33m

This neutrally decorated room is of good proportions. A wool carpet has been laid to the floor, there is a central heating radiator, chrome sockets, an aerial point and a window to the rear elevation. It also benefits from a triple ceiling light fitting.

Bainstown House

Dimensions

Bedroom Four 4.11m x 4.33m

Located to the front of this wonderful home this beautiful room benefits from an oak built-in cupboard with power as well as a feature floral wall. There is a window which enjoys a scenic outlook, a central heating radiator and chrome sockets. A carpet has been laid to the floor and a door gives access to the en-suite. This immaculate room also benefits from a triple light fitting.

Bathroom 1.95m x 3.00m

This splendid room boasts a P shaped bath with a screen and shower above. The walls have been partially tiled, there is a chrome towel ladder radiator as well as a ceiling light. The bathroom benefits from a central heating radiator and a wall mounted mirror. The basin and W.C have been built into a white vanity unit with black laminate worktops. A carpet has been laid to the floor and there are two velux windows which face the rear elevation.

Bedroom Four En-suite 2.36m x 2.07m

This well-presented room is light and bright. There is mosaic vinyl flooring, a velux window to the rear elevation and a central heating radiator. It also benefits from a chrome towel ladder radiator. Both the W.C and basin have been built into an oak vanity unit with storage. There is a five-light fitting and an extractor fan.

Garage 6.59m x 5.92m

This spacious garage has insulated double electric doors, florescent lighting and an access hatch to the loft void. There is a Worcester boiler, vinyl flooring and double sockets. A window faces the rear elevation and a UPVC partially glazed door leads outside.

Bainstown Cottage

Dimensions

Hall 3.66m x 2.56m

This immaculately presented room has white painted walls and oak laminate flooring. There is a central heating radiator, chrome sockets and an oak storage cupboard. Oak doors lead to the stunning open plan lounge/kitchen, shower room and two bedrooms. This area of the home also benefits from two ceiling lights and a smoke alarm.

Bedroom One 4.44m x 2.53m

This tastefully decorated room boasts a feature painted wall as well as oak laminate flooring. There is a central heating radiator, a pendant light fitting and a smoke alarm. A window with curtains faces the rear elevation and there are also ample sockets.

Bedroom Two 4.43m x 2.51m

This neutrally decorated room has a feature painted wall and oak laminate flooring. There is a central heating radiator, a ceiling light as well as a smoke alarm. This room benefits from ample sockets and a window with curtains to the front elevation.

Lounge/Kitchen 6.88m x 5.19m

This stylish open plan room features a vaulted ceiling as well as an oak mantel and a wood burning stove which sits on a Caithness flagstone hearth. There is a chrome drop down light fitting as well as ceiling downlighters, a heat detector and smoke alarm. Oak laminate has been laid throughout and there are two central heating radiators. The kitchen area is immaculately presented with painted base and wall units and solid oak worktops. There is a Belfast sink, a four-ring gas hob as well as a single oven with a chimney extractor hood above. There is an integral dishwasher, washing machine as well as a fridge with a freezer compartment. This room benefits from chrome sockets as well as dual aspect windows with curtains and blinds.

Shower Room 2.56m x 2.51m

The stylish shower room has been fitted with wet wall throughout. There is a recessed shower with the basin and W.C built into a taupe vanity unit which has a mirror above. There is a chrome towel ladder radiator, oak laminate flooring, an extractor fan and an opaque window to the rear elevation. A hatch gives access to the loft void and there is also a flush light fitting.

Garden

Dimensions

Summerhouse 3.51m x 4.21m

This spacious room benefits from a chrome light fitting. There is grey laminate flooring, double sockets as well as dual aspect windows. There is a veranda to the front with wall lights, as well as a decking area and wind breakers.

Agricultural Building 10m x 15m

This brilliant storage and workshop area consists of an electric insulated Horman door, electrical sockets, LED lighting, insulated roof panels and a side access door.

Adjoining Hot Tub Room 3.23m x 4.21m

This area of the summer house has patio doors and grey decked flooring. There is also a large six-seater hot tub.

Garden Grounds

The rear garden is fully enclosed and mainly laid to lawn with stone chipping borders. There is a large patio area to the rear with Caithness flagstones as well as a monobloc driveway to the front. The front garden is laid to lawn, with a double garage, a Suntime electric charger, flower borders and picket fencing. The property is accessed via a driveway which leads to a gated entrance. The garden grounds are approximately $\frac{3}{4}$ acre with solar panels also to the main house.

THURSO

Property Location

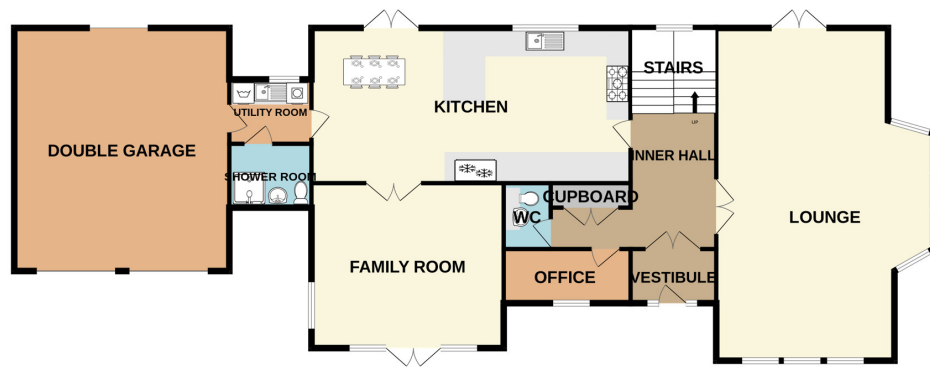
The most northerly town in mainland Scotland, Thurso is a great base for exploring the surrounding countryside. There's plenty to see and do in and around the delightful town of Thurso. The town is a hive of lovely traditional shops, cafes, bars, and restaurants. There are good coach and rail links south. 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.



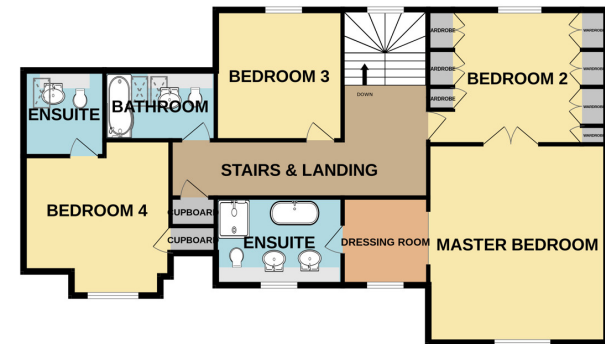
Bainstown House

Property Layout

GROUND FLOOR



1ST FLOOR

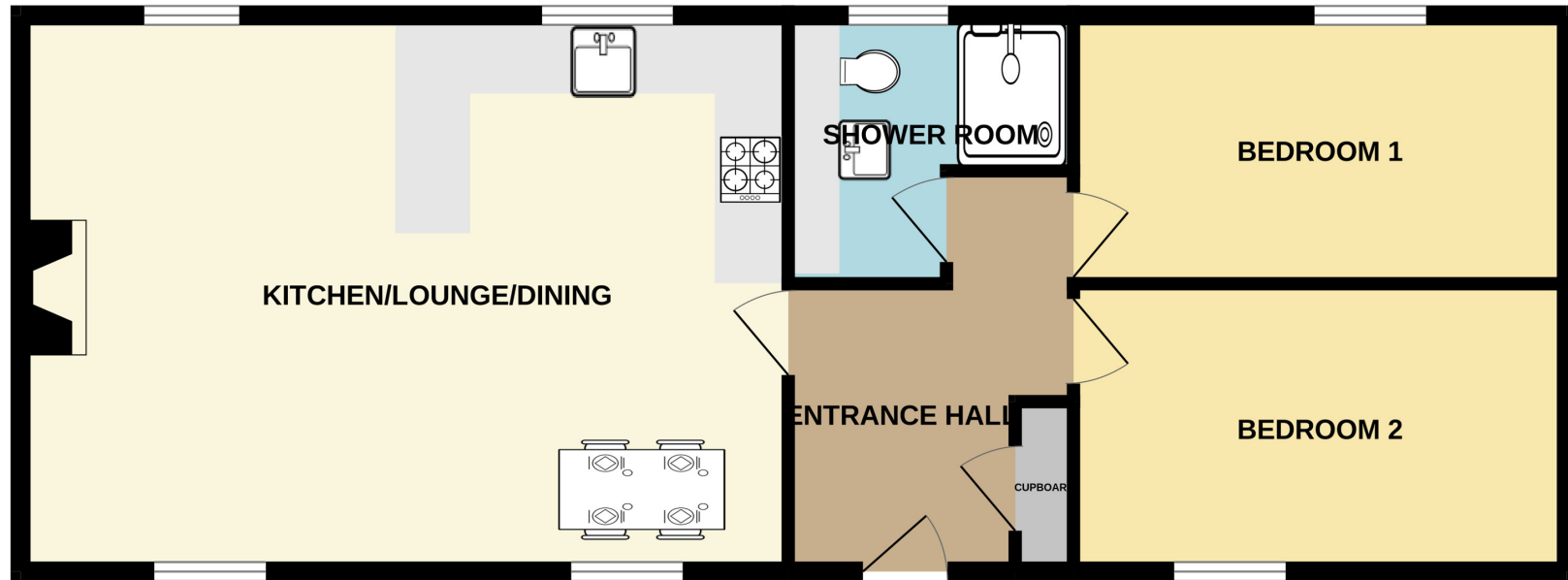


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Bainstown Cottage

Property Layout

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Moving home can be a **Life-changing Experience**

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic.

Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

Why Choose Yvonne Fitzgerald Properties

- Global exposure of properties through our cutting edge website and major national portals including Rightmove, Prime Location, Zoopla, On The Market, S1 Homes, Nestoria, Trovit and many more.
- Quality colour printed sales particulars with bespoke options and floor plans.
- Comprehensive database of applicants matching quality sellers to buyers
- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
- Largest independent estate agency in the Highlands.
- No upfront fees.
- All calls and emails monitored out of hours.
- We oversee the whole sales process from start to finish.
- 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.