



Melbreck, Brough

Offers Over £165,000



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2 BEDS | 1 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this lovely character home which is situated in an elevated position and enjoys views towards St Johns Loch as well as the Pentland Firth. This charming cottage although in need of some modernisation boasts a superb sunroom with triple aspect views and a spacious lounge which features a cosy open coal fire. The kitchen is of good proportions and benefits from an excellent range of pine units with some integral appliances. The two double bedrooms are bright and benefit from plenty of open floor space. The bathroom which has a bath as well as a shower completes the internal accommodation. Externally the property has a stone-built barn adjoining it. This could be used either for storage or to extend the existing accommodation. The grounds extend to 7.66 acres in size and there is a ruinous dwelling a short distance away from the main house. This property benefits from a new central heating boiler.

Brough is a small hamlet which has a harbour and small forest, and is on the main road up to Dunnet Head. Dunnet is a short drive away and offers a community hall, a beach, a hotel, and a forest. Schooling can be found at Crossroads Primary School, with secondary education at Thurso High School. Further facilities can be found in Thurso which is approximately a twelve-mile car journey away and Wick is also accessible. Amenities within Thurso include a swimming pool, hotels, a cinema, gyms, as well as a wide variety of restaurants, shops and supermarkets. In Wick there is the John O Groats Airport and Caithness General Hospital.



Extra Information

Services

School Catchment Area is Crossroads Primary School/
Thurso High School

EPC

EPC F

Council Tax

Band B

Tenure

Freehold

Viewing

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

Extras

What3Words: ///finishes.landlady.monitors

Key Features

- COASTAL VIEWS
- OUTBUILDINGS
- 7.66 ACRES OF LAND
- TWO BEDROOMS
- CONSERVATORY



Property Photos



Property Photos



Property

Dimensions

Sun Room 2.64m x 3.82m

This beautiful room has triple aspect windows and benefits from fantastic views over St. John's Loch. There is a pendant light fitting and a fitted carpet. Two partially glazed doors lead outside and the walls benefit from some pine lining. A glazed door gives access to the hall.

Bedroom One 3.78m x 3.51m

This room has a feature wooden wall and a contrasting wall papered wall. A carpet has been laid to the floor. There is a pendant light fitting, double sockets, a window to the front elevation with curtains, as well as a central heating radiator.

Lounge 3.65m x 4.56m

This neutrally decorated room benefits from a fitted carpet. There is a central heating radiator, a five light fitting and double sockets. A focal point within this room is the tiled fireplace with a cosy open coal fire. This room benefits from dual aspect windows. A door leads into the kitchen.

Rear Hall 1.67m x 1.17m

The hall benefits from a pendant light fitting and a fitted carpet. A partially glazed UPVC door leads outside and a further door gives access to the bathroom.

Hall 5.17m x 1.00m

The hall has wall papered walls, a central heating radiator and an access hatch to the loft void. There is a recessed storage cupboard, a central heating radiator, wall lights as well as a fitted carpet. This room benefits from a smoke alarm and houses the electric consumer unit. Doors lead to two spacious bedrooms and the cosy lounge.

Bedroom Two 2.48m x 3.30m

This spacious room has a pendant light fitting, a beige fitted carpet and a central heating radiator. A window with curtains can be found to the rear elevation.

Kitchen 3.55m x 4.03m

This superb room enjoys views over the loch and benefits from pine base and wall units. There is a stainless-steel sink with drainer, a ceramic hob, single oven as well as an integral washing machine, fridge and freezer. This room houses the new central heating boiler. A carpet has been laid to the floor, there is a central heating radiator, a pendant light fitting and double sockets. Plenty of space can be found for a table and chairs. A door gives access to the rear hall.

Family Bathroom 2.40m x 1.70m

This lovely room has a P-shaped bath and also benefit from a shower enclosure. The walls have been partially tiled, there is a W.C and a wall mounted basin. Tiles have been laid to the floor, there is a towel ladder radiator, a pendant light fitting and an opaque window to the rear elevation.

Property

Dimensions

Outbuildings

Externally the large barn which adjoins the house has been split into two different rooms. Both rooms have windows, power and light and could be used to expand the existing accommodation.

Barn One 3.78m x 1.74m

Barn Two 7.80m x 3.56m

The larger barn could accommodate a car and has triple wooden doors.

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 is good coach and rail links South. There are leisure facilities within the town which include a cinema, a swimming pool and outdoor pursuits include surfing, fishing and yachting. There is an airport and hospital in Wick which is a twenty-minute driving distance away.



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.
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