



# BALLADEN CROFT, LYTH

Offers Over £325,000



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**3 BEDS | 3 BATH | 2 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this three-bedroom bungalow with an agricultural barn and 25 acres of croft land which is situated in the rural area of Lyth. The bungalow is nicely presented with the rooms being in good proportions. There is a vestibule which leads into a hallway, the lounge has picture windows taking in the countryside views and it also has a multi-fuel burner set on a Caithness flagstone hearth. The lovely kitchen/diner is fully fitted and has a door leading into the utility room which incorporates a handy W.C. which is accessed from the back door. The kitchen/diner opens into a conservatory which again takes the countryside views inside the home. There are also three double bedrooms, one with ensuite and a family bathroom then completes the accommodation. The house and garden ground sit on de-crofted land and the garden is laid to lawn with a small orchard area which has apple, pear and cherry trees. The agricultural barn sits within the 25 acres of croft land which consists of 14 acres of arable land which is laid to grass and split into 5 fields, the remaining 11 acres have been planted with conifer trees which are about 20 years old and could have a potential for commercial use. There is also an all-weather turn-out area which measures approximately 30m x 23m. Several trails have been developed around the land which are great for dog walking.

Lyth is located some 10 miles from town of Wick and 15 miles from Thurso. It is a scenic area with beautiful countryside and a very quiet residential area. Lyth itself has a community hall and Arts Centre with amenities and shops being available in the town of Wick. Primary schooling can be found nearby at Keiss Primary School, while secondary schooling is at East of Caithness Community campus.

The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco, Boots, Superdrug, Argos, Pets at Home and B&M as well as a bank and a post office. The house is within easy driving distance of all amenities, including the Hospital and Doctors Surgery. There are many leisure opportunities including a popular golf course, squash club and public swimming pool/gymnasium. The town also boasts an airport with links to Aberdeen and Edinburgh and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



# Extra Information

## Services

School Catchment Area is Keiss Primary School/Wick High School

## EPC

EPC A

## Council Tax

Band D

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: [///haystack.coveted.stumps](https://www.what3words.com/#!/haystack.coveted.stumps)

# Key Features

- **WELL PRESENTED**
- **THREE DOUBLE BEDROOMS**
- **CONSERVATORY**
- **25 ACRES OF CROFT LAND**
- **AGRICULTURAL BARN**



# Property Photos



# Property Photos



# Property Dimensions

## Front Vestibule 2.22m x 1.79m

A half glazed UPVC door opens into the well-presented vestibule. There is a large shelved cupboard with oak laminate flooring and wall mounted coat hooks. The cupboard houses the solar panels and electric consumer unit. This area of the home also benefits from magnolia painted walls and a pendant light fitting. A half-glazed door leads into the hallway.

## Lounge 4.52m x 4.14m

This beautiful bright room has dual aspect windows and is neutral in decor. There is a multi-fuel burner set on a Caithness flagstone hearth with Caithness flagstone surround. The flooring is laid to laminate, there are ample power points, an industrial light fitting and an aerial point.

## Conservatory 3.07m x 3.21m

This lovely conservatory has a patio door leading out into the garden and dual aspect windows. The flooring is laid to laminate. There is a T.V point, an industrial light fitting and a smoke alarm.

## W.C. 0.84m x 1.82m

There is a wall mounted basin with mixer tap and white W.C. Shelves and coat hooks are fitted to the wall to provide extra storage, there is also a pendant light fitting and smoke alarm.

## Hallway 7.87m x 2.27m (L&W)

The L-shaped hallway is well presented and benefits from two large storage cupboards, one is shelved and one houses the water tank. There are also two pendant light fittings, a smoke alarm and oak laminate is laid to the floor.

## Kitchen/Diner 5.63m x 3.29m

This lovely room has an excellent selection of cream base and wall units with oak laminate worktops. There is an integral fridge/freezer and dishwasher as well as a one and a half bowl sink with drainer and mixer tap. A window faces to the rear elevation and plenty of space can be found for a table and chairs. There is an Ever-hot Range cooker with a chimney extractor hood above, ceramic floor tiles and two contemporary light fittings. A door leads into the utility room and there is an open archway into the conservatory.

## Utility 1.97m x 2.35m

There is a cream base unit with oak fitted worktop and a stainless-steel sink with mixer tap and drainer. There are services below the worktop for a washing machine and tumble dryer. A window faces to the rear elevation. The flooring is laid to ceramic tiles, there is a smoke alarm, a pendant light fitting and a half glazed UPVC door leads outside to the garden. A further door gives access to the W.C.

## Master Bedroom 3.36m x 3.30m

This superb room is of good proportions and benefits from deep, built-in wardrobes with hanging and shelf space and mirrored sliding doors. There is an access hatch to the attic space from within the wardrobes. This room also benefits from a phone point, double sockets, an aerial point and a pendant light fitting. A window faces to the rear elevation and the flooring is laid to oak laminate. A door leads into the ensuite.

# Property

## Dimensions

### Ensuite 1.21m x 1.64m

There is a large recessed shower enclosure fitted with mains shower and wet wall to the walls. There is a W.C. and pedestal sink with mixer tap. An opaque window faces to the rear and the flooring is laid to ceramic slate tiles. This room also benefits from chrome triple light fittings, a wall mounted mirror and an extractor fan.

### Bathroom 3.29m x 2.13m

This lovely modern room has a white four-piece suite comprising of a bath with mains fitted shower above, pedestal sink, bidet and toilet. An opaque window faces to the rear elevation. There is an infrared heater to the wall and also a central heating radiator. There is slate ceramic flooring, a chrome towel ladder radiator, triple light fitting, extractor fan and a wall mounted mirror.

### Gardens

The garden ground is de-crofted and sits to the rear, it is enclosed and laid to lawn. There is an orchard area which has apple, pear and cherry trees. To the front there is offroad parking for multiple vehicles. Solar panels supply electric to the house with Thermostats in each room. The Air source heat pump provides the heat and hot water.

### Land

There are 25 acres of croft land, approximately 11 acres have been planted with conifer trees which are about 20 years old and could have a potential for commercial use. The other 14 acres of land are arable and laid to grass. The arable land is divided into five fields. The land surrounds the house and there is an all-weather turn out area which measures approximately 30m x 23m. Several trails have been developed around the land which are great for dog walking.

### Bedroom Two 3.29m x 2.92m

This lovely room has magnolia painted walls with built-in wardrobes fitted with mirrored sliding doors. The flooring is laid to oak laminate and a window faces to the front elevation. There is an infrared heater to the wall, a pendant light fitting, a smoke alarm and double sockets.

### Bedroom Three 3.29m x 3.51m

This room has built-in wardrobes fitted with mirrored sliding doors. The flooring is laid to oak laminate flooring and a window faces to the front elevation. The walls have been painted magnolia, there are double sockets and a pendant light fitting as well as an infrared heater to the wall.

### Barn

The barn is block-built with concrete floor. There is power and light. There is a fitted shower for showering horses. There are five animal pens which drain to the outside. There is a courtyard area to the rear with a pen which could be utilized as a sheep pen.

## WICK

### Property Location

The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco, Boots, Superdrug, Argos, and B&M, as well as banks and a post office. The house is within easy driving distance of all amenities, including the hospital and doctor's surgery. There are many leisure opportunities, including a popular golf course, squash club, and public swimming pool/gymnasium. The town also boasts an airport with links to Aberdeen and Edinburgh and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.





# 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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