



THE ROWANS, BARROCK

Offers Over £215,000



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3 BEDS | 1 BATH | 3 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this super country cottage which is in good decorative order. Situated in a generous plot which extends to a quarter of an acre, this property benefits from a sun porch to the front of the home as well a spacious and bright family lounge. The white fitted kitchen is of good proportions and leads out in to a superb conservatory which offers panoramic views. There are three well-presented bedrooms as well as a family bathroom which benefits from a shower as well as a bath. Externally the property has a gravel driveway as well as a garage with off road parking for several vehicles. The garden is mainly laid to lawn with many varieties of trees, flowers and hedging as well as apple and cherry trees.

Barrock is a small settlement located between the villages of Mey and Castletown. There is a church close by and schooling can be obtained nearby at Crossroads Primary School. The village of Castletown is a four-mile car journey away, and provides a good range of facilities such as a butchers shop, a convenience store, hotel and takeaways. A short drive away is Dunnet which has a beautiful sandy beach and a forest which is ideal for walks.



Extra Information

Services

School Catchment Area is Crossroads Primary School/
Thurso High School

EPC

EPC E

Council Tax

Band

Tenure

Freehold

Viewing

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

Extras

What3Words: ///much.snacks.hamsters

Key Features

- WELL PRESENTED
- PORCH & CONSERVATORY
- THREE BEDROOMS
- 1/4 ACRE PLOT
- GARAGE
- OFF ROAD PARKING



Property Photos



Property Photos



Property

Dimensions

Front Porch 3.09m x 2.18m

This room enjoys triple aspect views over the countryside and benefits from vinyl flooring. There is coving, wall mounted coat hooks and a double socket. A partially glazed door leads outside and a pine door gives access to the inner hall.

Lounge 4.43m x 4.12m

The lounge has been wallpapered and benefits from triple aspect windows with curtains. A carpet has been laid to the floor. The lounge also benefits from a central heating radiator, an aerial point and double sockets.

Kitchen 3.44m x 3.47m

The well-presented kitchen boasts white base and wall units with laminate work-tops. There is a sink with a drainer, a freestanding cooker as well as space for a fridge freezer. Oak vinyl has been laid to the floor. A hatch gives access to the loft void, there is a storage cupboard and a light fitting. Double doors open up in to the beautiful conservatory.

Bedroom Two 3.45m x 2.11m

This lovely room is neutral in décor and benefits from white painted walls and solid wooden flooring. There is an electric panel heater, a pendant light fitting and double sockets. A window with curtains faces the rear elevation.

Inner Hall 9.26m x 0.88m

The inner hall is neutral in décor. The walls have been papered, there are three pendant light fittings and a carpet has been laid to the floor. A window faces the front elevation and there are two central heating radiators. Pine doors give access to the lounge, kitchen, front porch, two bedrooms and bathroom.

Conservatory 2.56m x 2.69m

This room has triple aspect windows with blinds and a fully glazed door which gives access to the mature garden grounds. There is a central heating radiator, oak laminate flooring and dimmer switches.

Bedroom One 3.46m x 2.14m

This double room has a feature papered wall and benefits from a fitted carpet. There is a central heating radiator, double sockets and a window which has been dressed with voiles and curtains faces the front elevation.

Bathroom 3.41m x 1.93m

The bathroom benefits from a walk-in shower as well as non-slip flooring. There is a bath with a mixer tap, a pedestal sink and white WC. There is a chrome towel ladder radiator, a wall mounted cupboard, a shaver point and triple light fitting. An opaque window lets plenty of daylight flood through.

Property Dimensions

Bedroom Three 4.40m x 2.47m

This bright bedroom benefits from a fitted carpet. The walls have been papered and there is also a central heating radiator. There is a pendant light fitting, double sockets and a window to the rear elevation.

Garden

Externally the garden extends to approximately 1/4 of an acre with many varieties of flowers, hedging and mature trees. There is a gravel drive with off road parking and the rear garden is laid to the lawn.

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.



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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- Drone Photography





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