



# THE CROFT, WAITSIDE, CASTLETOWN

Offers Over £350,000



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5 BEDS | 3 BATH | 2 RECEPTION

## Property Information

This superbly presented five-bedroom detached property offers spacious and flexible family living across two floors. The home is entered via a welcoming vestibule leading to a bright and expansive inner hall with ample storage. The generous lounge features a multi-fuel stove with a carved wooden surround and patio doors opens onto a raised deck area, ideal for entertaining. A country-style kitchen/dining room is the heart of the home, boasting ash units, a Range Master cooker, Belfast sink, and granite-topped island, with french doors connecting to the garden. A family room, utility, two ground-floor bedrooms, and a stylish shower room complete the lower level. Upstairs, the master suite benefits from a walk-in dressing room and en-suite shower room, with two further well-proportioned bedrooms and a stylish bathroom with a freestanding bath.

Externally, the property includes an extensive private driveway with attractive dry-stone dyke and providing ample parking for multiple vehicles. To the rear of the home there is a beautifully landscaped tiered rear garden with mature trees, a summer house, and a raised deck enjoying panoramic countryside views. A substantial garage/workshop with roller doors and attic storage adds excellent versatility. Additionally, a paddock with a field shelter offers fantastic potential for equestrian use.

Early viewing is highly recommended to appreciate the scale and quality of accommodation on offer.

Within the village of Castletown there are a number of shops, restaurants, a hotel, church and medical centre. The town of Thurso, a mere five miles drive or bus ride away, offers more shops, hotels, restaurants, supermarkets, rail, secondary school, university, dentistry and healthcare services. The Royal Borough of Wick, fourteen miles to the east, provides rail and air connections out to the rest of the UK, and secondary medical care through the Caithness General Hospital.



# Extra Information

## Services

School Catchment Area is Castletown Primary School/  
Thurso High School

## EPC

EPC D

## Council Tax

Band E

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: ///hardback.puzzled.ready

# Key Features

- **WELL PRESENTED**
- **FIVE BEDROOMS**
- **GARAGE/WORKSHOP**
- **PADDOCK**



# Property Photos



# Property Photos



# Property

## Dimensions

### Front Vestibule 1.48m x 1.69m

Accessed via a composite door with side panels, the vestibule is well presented with coving and a flush light fitting. A pine door leads to the inner hall.

### Lounge 4.49m x 8.16m

This superb room is of good proportions and benefits from triple aspect windows with Roman blinds. A feature within this room is the stunning wooden carved fireplace and multi fuel stove which sits on a Caithness flagstone hearth. There is solid wooden flooring, coving, two brushed copper ceiling lights as well as wall lights. There are two central heating radiators, a phone point and double sockets. French doors lead to the raised decking area of the garden.

### Family Room 3.48m x 4.60m

This well-presented room has painted walls and a large picture window with a roller blind to the front elevation. There is solid wooden flooring, an aerial point, a contemporary ceiling light and double sockets. This room has superb rural views over the south facing garden.

### Bedroom Two/Study 2.50m x 3.01m

This room has a feature painted wall and solid wooden flooring. It is a bright room which has a pendant light fitting, a central heating radiator and a window with wooden blinds.

### Inner Hall 1.94m x 7.93m

The inner hall is well presented with three chrome and glass light fittings. There are three deep storage cupboards and solid wooden flooring. There is coving, an access hatch to the loft void, a smoke alarm and two central heating radiators. Pine doors lead to the lounge, kitchen, shower room, two bedrooms and utility room.

### Kitchen/Dining Room 3.60m x 8.27m

This spacious room has a country feel with an excellent selection of Ash wall and base units with a dresser. There is a Belfast sink, an integral dishwasher, an American fridge freezer as well as a superb Range Master cooker with a five-ring gas hob, two ovens and grill with an extractor above. There is an island with granite work-tops with shelving below. This room benefits from ceiling downlighters, coving and two central heating radiators. There are dual aspect windows and a drop-down light fitting makes a focal point within the dining room. This wonderful room benefits from wooden flooring. French doors lead outside and double doors lead to the family room.

### Bedroom One 3.31m x 4.54m

This spacious room has grey painted walls and a fitted carpet. There are dual aspect windows, a central heating radiator and drop-down light fitting. There are also ample double sockets.

### Shower Room 2.50m x 2.01m

This stylish room is immaculate with a generous walk-in shower. The WC and basin have both been built in. The basin has storage underneath. Wet wall has partially been fitted to the walls, there is also vinyl flooring and a chrome towel ladder radiator. This room benefits from a triple light fitting, an extractor fan and chrome toiletry accessories. An opaque window lets plenty of natural daylight flood through.

# Property

## Dimensions

### Utility Room 1.77m x 2.65m

This attractive room has full height units as well as a black basin which sits in a laminate worktop with base units below. The walls have been partially tiled, there is a pendant light fitting, an extractor fan as well as vinyl flooring. There is a central heating radiator and double sockets.

### Master Bedroom 4.53m x 4.30m

This room is of good proportions and is partially coombed. There is a window to the rear elevation, a pendant light fitting as well as a central heating radiator and double sockets. A door leads to the superb dressing room and a carpet has been laid to the floor.

### Master Bedroom Ensuite 2.08m x 2.00m

This room is bright with a shower quadrant with chrome controls, within the enclosure has been tiled. There is a white WC, a pedestal sink as well as a central heating radiator. Grey vinyl has been laid to the floor, there is a wall mounted cupboard, an extractor fan as well as a pendant light fitting. It also benefits from a velux window.

### Bathroom 2.27m x 3.49m

This stylish room boasts a freestanding bath with a mixer shower attachment. There is a pedestal sink, a WC as well as grey vinyl flooring. It benefits from a flush light fitting, an extractor fan and a towel ladder radiator. A velux window faces the rear.

### Stairwell & First Floor Landing

A carpeted stairwell leads up to the first-floor landing where there is an access hatch to the loft void, a smoke alarm as well as a five-light fitting. This area of the home benefits from an airing cupboard, a central heating radiator and a power point. There is a velux window and doors lead to the three bedrooms and stylish bathroom.

### Dressing Room 2.41m x 4.30m

This room has a velux window as well as a central heating radiator. There is a pendant light fitting and grey laminate flooring. It also benefits from hanging and shelf space.

### Bedroom Four 3.59m x 3.47m (L&W)

This bedroom has magnolia painted walls and is exceptionally bright. A carpet has been laid to the floor. There is a central heating radiator, a pendant light fitting and double sockets. A window with a roller blind to the rear offers superb rural views. There is also a phone point.

### Bedroom Five 3.33m x 3.61m

This room benefits from a feature painted wall and a velux window to the front elevation. A carpet has been laid to the floor, there is a pendant light fitting and double sockets. This spacious bedroom is partially coombed and also has a central heating radiator.

# Property

## Dimensions

### Garage/Workshop 9.22m x 10.69m

The garage benefits from two roller doors as well as three windows and a UPVC door to the side elevation. The is florescent lighting, a built-in work bench as well as stairs which lead to a floored attic area. Within the garage is a separate room which is currently used for storage.

### Garden

This property is accessed by a private gravel drive and a dry-stone dyke wall. The driveway is extensive with parking for multiple vehicles. A gate gives access to the tiered rear garden which is mainly laid to lawn with flower borders and a summer house. A raised decking area is ideal to sit in and entertain during the summer months and enjoys scenic rural views. The rear garden also features railway sleepers, Caithness flagstones and a dry-stone dyke wall. Steps lead down to the woodlands where there are birch, fir and other varieties of mature trees. The property also comes with a large paddock of good grazing which is ideal for equestrian enthusiasts. Within the field is a steel shed which was used as a field shelter for ponies. There is also a patio area to the front of the house which has a south facing garden.

## 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.

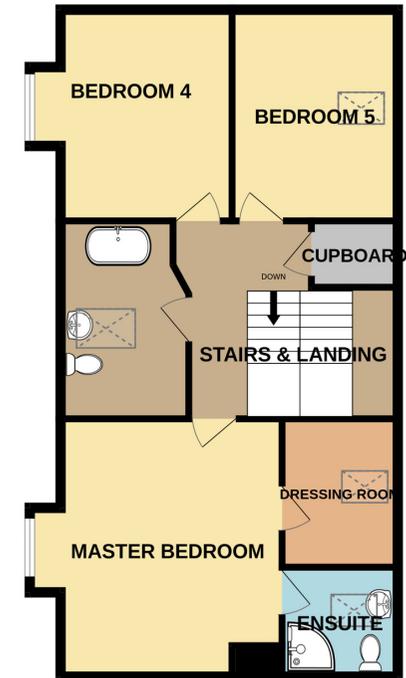


# Property Layout

GROUND FLOOR



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.  
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