



KNOCKFARRIE HOUSE, WATTEN

Offers Over £350,000



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5 BEDS | 3 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this stunning architecturally designed family home which is located on the outskirts of the village of Watten. Knockfarrie House has been designed with family in mind and offers everyday modern luxury that a growing family would need. Finished to a high standard throughout, the property is accessed via a gravel driveway which is surrounded by an extensive garden plot. The accommodation within the property has a luxurious feel. As you open the vestibule door, you see the dining hall which has a vaulted ceiling, a mezzanine landing as well as a double-sided stove that sits within a brick fireplace. This hallway has the wow factor and gives access to an exceptionally bright lounge which boasts triple aspect views from full length windows. The kitchen/family room is the heart of the home is generously proportioned and benefits from a white shaker style kitchen which features an island as well as a Rangemaster cooker. This room gives access to the rear hall where there is an immaculately presented WC as well as the utility room which houses the under-floor heating system. The rear hall also gives easy access to the garage. A spacious and bright double bedroom with an en suite as well as a study completes the downstairs living accommodation. Stairs lead up to the mezzanine landing on the first floor where there is a stunning drop-down light fitting, the vaulted ceiling as well as magnificent views from the shaped windows. Three large double storage cupboards are also located there. There is another en suite bedroom which features an enclosed balcony as well as a further two double bedrooms which both benefit from built in wardrobes. The stylish family bathroom completes the living accommodation. Externally the property is secluded and occupies a generous garden plot mainly laid to lawn. There is a large gravel driveway with parking for numerous vehicles, a double garage and a storage shed.

The village of Watten benefits from a Primary School, convenience store, post office and community hall as well as a restaurant/hotel and a fishing loch. There is also good coach links North and South with further facilities being found in both Thurso and Wick, which are a short distance away. Wick is eight miles away, has an airport, train station, hospital, medical centres, shops, supermarkets and secondary school. Thurso is fourteen miles away and has similar facilities apart from the airport.



Extra Information

Services

School Catchment Area is Watten Primary School/Wick High School

EPC

EPC B

Council Tax

Band F

Tenure

Freehold

Viewing

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

Extras

What3Words: [///breeze.file.foiled](#)

Key Features

- IMMACULATELY PRESENTED
- FIVE BEDROOMS
- EXTENSIVE GARDEN PLOT
- DOUBLE GARAGE



Property Photos



Property Photos



Property Photos



Property Dimensions

Vestibule 1.73m x 1.46m

Accessed via a traditional door with glazed panels to either side, the vestibule is bright with magnolia painted walls. Tiling has been laid to the floor. There are two feature windows and a beautiful cream light fitting. Double doors open up in to the stunning hall.

Lounge 5.93m x 5.96m

This stunning room is exceptionally bright and boasts triple aspect windows with Roman blinds as well as patio doors which lead out to the generous rear garden. The walls have been painted magnolia and there are ample double sockets as well as modern light fitment. A focal point within the room is the beautiful brick and Caithness stone fireplace which features a double-sided stove. Oak wooden flooring has been laid to the floor. This is a spacious and welcoming reception room.

Rear Hall 2.93m x 1.20m

The rear hall has magnolia painted walls and ceramic floor tiles. There is a flush light fitting and a double socket. Doors lead to the utility, WC and the integral garage.

WC 1.84m x 1.86m

The WC is well presented with white painted walls, a toilet and pedestal basin. Ceramic tiles have been laid to the floor. There is an extractor fan, a ceiling downlighter as well as an opaque window with a Roman blind.

Dining Hall 6.05m x 5.97m

The stunning hallway features a mezzanine landing and a stunning drop-down light fitting. It has a vaulted ceiling and offers superb views over the countryside. Two windows face the front elevation and there is also solid wooden flooring. This area of the home is of good proportions and also benefits from double sockets. A brick-built fireplace with Caithness flagstone and double-sided T stove creates warmth and makes a pleasing focal point within this splendid room. Pine doors give access to the beautiful lounge, the kitchen/family room, the study and the fabulous en suite master bedroom.

Kitchen/Family Room 5.77m x 6.38m

This splendid room has been tastefully decorated and features a cream Rangemaster cooker with a gas hob, grill, double oven and warming plate. There is an excellent selection of white Shaker style units with black worktops as well as an island which also has storage built in to it. Ceramic tiles have been laid to the floor. Space can be found for an American fridge freezer and there is an integral dishwasher as well as an extractor hood. This room also benefits from a double sink as well as ceiling downlighters and power points. There are also six dual aspect windows which have been dressed with Roman blinds. The kitchen also has a brass light fitting and double sockets. There is also plenty of space for a dining set as well as a sofa. A door give access to the rear hall where there is access to the WC, utility and integral garage.

Utility 3.06m x 2.94m

This room houses the central heating system and has services for a washing machine and tumble dryer. There is a useful storage cupboard, double sockets as well as a clothes pulley. A window lets plenty of natural daylight flood through and there is also a ceiling downlighter.

Bedroom One 5.21m x 6.38m

This tastefully decorated room has a feature painted wall and benefits from laminate flooring. There are dual aspect windows with blinds, as well as sliding built in wardrobes with hanging and shelf space. This is an exceptionally spacious room which could quite easily accommodate a chaise long or sofa. A door gives access to the en suite shower room.

Property Dimensions

Bedroom One En Suite 2.93m x 1.97m

The immaculately presented en suite features a corner jet shower as well as a WC and pedestal basin. Ceramic tiles have been laid to the floor and there is also a chrome towel ladder radiator. This bright room also benefits from an extractor fan and ceiling downlighters. An opaque window faces the rear elevation.

Stairs to First Floor

A carpeted stairwell leads up to the superb mezzanine landing where there are three double storage cupboards, a smoke alarm and double sockets as well as ceiling downlighters. There is an access hatch to the loft void. Doors give access to three double bedrooms and the family bathroom. This area of the home enjoys an outlook over the countryside from the stunning feature window

Master Bedroom En Suite 2.86m x 2.72m

This beautiful room boasts a P shaped jet shower as well as a close coupled WC and pedestal basin. There is a chrome towel ladder radiator and vinyl flooring. The walls have also been tiled. The shower room also benefits from a Velux window, ceiling downlighters and an extractor.

Bathroom 3.84m x 2.73m

This stylish room has an oval basin that has been built into a wooden vanity unit. There is a shower enclosure, a white bath as well as a close coupled WC. The walls have been partially tiled and vinyl has been laid to the floor. There is an extractor fan, ceiling downlighters and a chrome towel ladder radiator. A feature within the bathroom is the recessed shelving. This room also benefits from a Velux window.

The Study/Bedroom Two 2.96m x 2.19m

This light and bright room is located to the front of this wonderful home. The window has been dressed with a Roman blind and there is also beech laminate flooring. The study also benefits from ample power points and ceiling down lighters.

Master Bedroom 6.38m x 4.08m

This superb room features an enclosed balcony which offers panoramic views over the surrounding countryside. This is the ideal place to sit and enjoy breakfast and to take in the fabulous views this lovely home has to offer. There is a feature painted wall, double sockets as well as a storage cupboard. There is a pendant light fitting as well as ceiling downlighters. Two windows face the front elevation and a door gives access to the bright en suite shower room.

Bedroom Four 4.73m x 4.58m

This generous double bedroom has two windows with curtains to the rear elevation as well as three built in cupboards with hanging and shelf space. A carpet has been laid to the floor. The walls are partially coombed and there is also a ceiling light fitting. This well-presented bedroom also has a window to the rear elevation which enjoys an outlook over the scenic, tranquil countryside.

Bedroom Five 5.13m x 3.98m

This superb room has a window with a Roman blind that faces the front elevation with walls that have been painted throughout. A beige carpet has been laid to the floor, there is an aerial point, double sockets, a pendant light fitting as well as ceiling downlighters. Two sets of double fitted wardrobes with hanging and shelf space provide storage. This bedroom is front facing and has open views.

Property Dimensions

Garden

Externally the property occupies an extensive garden plot which is mainly laid to lawn. Accessed via a gravel driveway there is parking for numerous vehicles. This property benefits from a double garage as well as a metal storage shed.

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.



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