



ACHALONE CROFT, HALKIRK

Offers Over £495,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

5 BEDS | 3 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this superb owner occupied thirty-five-acre croft, which comes with the potential to purchase a further hundred acres by separate negotiation. With a five bedroomed storey and a half home, four car garage as well as a sand school, detached stable block and large barn which incorporates a lambing shed, tractor store, implement store and further stables, this property has a lot to offer.

Located on the main NC 500 route, Achalone Croft was renovated and extended by the present owners, with the main house and quarter of an acre of garden ground benefiting from being decrofted. The fields have well maintained stock proofed fencing, whilst all the land is good grazing. All of the land is lacs registered and the single farm entitlements which are part of the Agri-Environment Scheme are also available by separate negotiation.

The croft is accessed via double gates just off the main A9 and has an extensive gravel driveway with parking for numerous vehicles. Inside, the original croft house has been upgraded and extended to provide family living at its best. There is a bright family lounge which has a feature wall as well as a double-sided stove. This room is located beside the superb family/kitchen/dining room which is of good proportions and also has Ashley Ann walnut base and wall units with good quality appliances. The kitchen also has patio doors which opens up into the enclosed garden. There is also a spacious family room which is accessed through the kitchen loft hatch. This would make a great play room for kids or further sleeping accommodation. Located off the rear hall are the family bathroom and a bright utility room. Three double bedrooms with built in wardrobes as well as a study and stylish shower room complete the downstairs living accommodation. Upstairs two double bedrooms, one of which has a dressing room, a storage area as well as an immaculately presented shower room can be found. Finished to a very high standard, this mainly neutrally decorated home is just ready to move in to and also benefits from oil central heating, double glazed Cairngorm windows with five-point locking UPVC doors and exterior motion sensor lighting. The property is also a council tax band A although this may change on sale.



Extra Information

Services

School Catchment Area is Halkirk Primary School/Thurso High School

EPC

EPC C

Council Tax

Band

Tenure

Freehold

Viewing

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

Extras

What3Words: ///puns.hinted.clubbing

Key Features

- **WELL PRESENTED**
- **FIVE BEDROOMS**
- **THIRTY FIVE ACRES**
- **SAND SCHOOL & STABLES**
- **OUTBUILDINGS**



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Inner Hall 2.22m x 3.69m, 1.00m x 1.00m and 1.26 x 3.70m

Accessed via a UPVC door with an oval glazed panel, the inner hall is bright with coving and two pendant light fittings and smoke alarms. There are two central heating radiators, double sockets as well as a shelved linen cupboard. Pine doors give access to three tastefully decorated bedrooms, the study and shower room. A carpeted pine staircase with metal balustrades give access to the first floor.

Kitchen/Family Room 4.92m x 7.03m and 3.03m x 2.40m

This superb room features triple aspect windows as well as double doors that open up into the generous garden grounds. Thoughtfully designed this room has an excellent selection of Ashley Ann walnut base, full height and wall units with laminate worktops as well as a Franks stainless steel sink. The kitchen benefits from Neff appliances which include a double oven, grill, dishwasher, new integrated larder fridge and a five-ring induction hob. There is a chimney extractor above the hob. The floor has been laid to laminate. There is also a double-sided 17 kw multi fuel stove that throws out an excellent heat and a five light fitting as well as ceiling downlighters. There is a hatch giving access to the attic playroom which could be converted into further accommodation. This room also benefits from two full height radiators and a smoke alarm. Plenty of space can be found for a table and chairs as well as large sofas. Chrome power points are fitted throughout, there is a phone point, the oil central heating control as well as the CCTV system which has a hard drive back up can also be found in this room. Vertical blinds have also been fitted to the windows and a door leads to the rear hall.

Shower Room 2.62m x 2.40m

The immaculately presented shower room benefits from a generous shower cubicle with a Mira mixer hot water system. The basin has been built into a vanity unit that has storage below as well as above. There is a wall mounted mirror, ceiling downlighter and an extractor fan. Vinyl has been laid to the floor. There is a central heating radiator and the opaque window is dressed with wooden blinds.

Lounge 4.73m x 3.61m

This cosy lounge has a feature papered wall as well as a Caithness flagstone fire-place and hearth with a double-sided Hunter Herald 17 kw multi fuel stove. A carpet has been laid to the floor; there is triple light fitting and central heating radiator. A window faces the front elevation and there is also a built-in cupboard. This room also benefits from a telephone point and has a lovely window seat with additional storage underneath. A door leads to the superb kitchen/family room.

Bedroom One 2.61m x 3.55m

This bright room benefits from built in wardrobes with both hanging and shelf space as well as oak laminate flooring. There is a feature painted wall, a central heating radiator and a pendant light fitting. A window with blinds faces the rear elevation.

The Study 2.43m x 1.40m

Neutral in décor this bright room enjoys an outlook over the gardens. There is a central heating radiator, a pendant light fitting, a phone point, double sockets and oak laminate flooring. It also benefits from a built-in storage area.

Bedroom Two 5.18m x 3.15m

This spacious room benefits from dual aspect windows as well as a fitted carpet. There are mirrored built in wardrobes with hanging and shelf space, a smoke alarm and a contemporary light fitting.

Property

Dimensions

Bedroom Three 3.31m x 3.10m

This double room, situated to the rear of this wonderful home features a mural wall and beech laminate flooring. There is coving, a pendant light fitting and a central heating radiator. There is also a built-in wardrobe with hanging and shelf space. A window can be found to the rear elevation.

Bathroom 1.73m x 2.17m

The bathroom benefits from a bath with a glass screen and a Mira Jump 8.5 kw shower above. There is a WC, pedestal sink and grey vinyl flooring. It also benefits from a shaver point, ceiling downlighters and an opaque window. The mains water isolation valve is also in this room.

Playroom 7.02m x 3.98m

This room is accessed from the kitchen and is a fabulous addition to the home. There are dual aspect windows, a central heating radiator and double sockets. There is built in shelving, ceiling downlighters and a fitted carpet.

Bedroom Four 3.81m x 3.69m

This beautiful room has a feature painted wall as well as a cream fitted carpet. There are two velux windows with black out blinds and a further fire escape window to the side elevation. There is a central heating radiator, ceiling downlighters as well as storage space in the eaves.

Rear Hall 2.38m x 1.77m

The hallway has been papered and benefits from a smoke alarm, a central heating radiator and ceiling downlighters. The floor has been laid to laminate. Pine doors lead to the bathroom and utility. A two pane UPVC door gives access to the large driveway.

Utility 2.10m x 1.33m

This well-presented room has been wall papered and benefits from base and wall units with laminate worktops. There is space for a washing machine, tumble dryer as well as a fridge freezer. This room also houses the electric consumer unit and has a pendant light fitting. The flooring has been laid to laminate, there is shelving, a central heating radiator and a window to the side elevation. The utility has also been fitted with a new consumer unit with an additional changeover switch for the back up generator in case of power cuts.

Stairs & Landing

A carpeted stairwell leads to the first-floor landing where there is a pendant light fitting, a smoke alarm and a central heating radiator. Pine doors give access to the shower room and two bedrooms.

Bedroom Five 2.99m x 5.34m

This bedroom has been decorated in a neutral magnolia and has a cream fitted carpet. There are two ceiling downlights, power points and a central heating radiator. A cupboard provides storage. A hatch gives access to the loft void. A further door leads to the dressing room.

Property Dimensions

Bedroom Five Dressing Room 2.77m x 2.99m

This spacious and bright room is currently used for storage. It is neutrally decorated with a fitted carpet, a central heating radiator and ceiling downlighters. There is a Velux window and a cupboard also houses the Megaflow hot water cylinder.

Upstairs Shower 2.00m x 2.00m

The neutrally decorated shower room benefits from a corner basin, a WC and a shower quadrant. Vinyl has been laid to the floor and wet wall has been partially fitted to the wall. A velux window lets plenty of daylight flood through. There is also an extractor light.

Achalone Croft Outbuildings

The large agricultural block-built barn has been divided into four separate areas and benefits from cow comfort matted cubicles for nine cows. These sections are inter-linked and incorporate a lambing shed, tractor store, implement store and stables, although they could be used for other uses. This generous building has power, light and water. There is also a mezzanine loft that is accessed via a staircase within the barn that provides further storage. Approximate sizes are below:

Section One 13.8 x 6.67 m

Section Two 13.8 x 6.03 m

Section Three 9.86 x 9.86 m

Section Four 15.9 x 4.18 m

Garden Grounds & Garage 7.46m x 12.74m

Externally the property is accessed via a gated entrance that leads onto a large gravel driveway with off road parking for numerous vehicles. Located within the drive is the superb four car garage which has an electric door, power and light as well as a useful mezzanine storage area.

The house garden grounds are mainly laid to lawn and extend to approximately a quarter of an acre. There is a patio area and a paving slab path, with hedging planted for privacy as well as mature trees which include fir trees, a monkey tree and a Scots pine tree which provide a shelter belt. There are also some wildflowers.

The land is all region one, well drained grazing land. There are water troughs to all fields and some fields have flagstone dyke shelter belts with hedging surrounding most fields.

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.



Moving home can be a **Life-changing Experience**

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic.

Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

Why Choose Yvonne Fitzgerald Properties

- Global exposure of properties through our cutting edge website and major national portals including Rightmove, Prime Location, Zoopla, On The Market, S1 Homes, Nestoria, Trovit and many more.
- Quality colour printed sales particulars with bespoke options and floor plans.
- Comprehensive database of applicants matching quality sellers to buyers
- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
- Largest independent estate agency in the Highlands.
- No upfront fees.
- All calls and emails monitored out of hours.
- We oversee the whole sales process from start to finish.
- Over 25 Years Experience.
- Drone Photography





All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor(s) ownership. We have not verified the tenure of the property, the type of construction, or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyors, etc., prior to the exchange of contracts.