



Cogle Farm, Watten

Offers Over £450,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

4 BEDS | 2 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this superb equestrian home with 11 acres of land offering fantastic potential. Cogle Farm has an attractive 3/4 bedroom farmhouse together with a courtyard of farm buildings which include a former grain store, a hay barn with an integral tack-room as well as a superb indoor riding arena. There are 10 stables in total, 5 of which are large enough to be used as foaling boxes. There is also a sheep shed adjoining the farmhouse, a stone-built hen house as well as a field shelter, log store, boiler room, outdoor sand school and a former croft house which could be renovated as well as the substantial grain store subject to planning consent. The eleven acres of land are mainly good grazing and the property is accessed by a large fork driveway which provides parking to both the side and rear of this splendid home.

The farmhouse is a substantial detached family home located in a tranquil location with rural views from every aspect overlooking the surrounding countryside. There is an opportunity to extend this home as it adjoins the stone-built sheep shed, whilst the attractive grain store would make excellent holiday let accommodation. This is an excellent opportunity to run an equestrian riding school and potential holiday let business in an area of outstanding beauty. Cogle Farm has, in the past, also offered home boarding for dogs and the stables etc were previously used for an Equestrian business.

The ground floor accommodation in the farmhouse comprises of a family lounge, a generous fitted kitchen, a utility room, family bathroom, a store, the study (which could be utilised as a bedroom) and bedroom one. Upstairs are two double bedrooms, one of which has an en-suite and an adjoining dressing room/nursery. The garden grounds extend to approximately half an acre with flower borders, hedging and mature trees which are surrounded by Caithness Flagstones and drystone dyke walls. There is also a pond.

Situated near the small village of Watten, 12 miles from The Royal Burgh of Wick which 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.



Extra Information

Services

School Catchment Area is Watten Primary, Wick High School

EPC

EPC D

Council Tax

Band B

Tenure

Freehold

Viewing

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

Extras

What3Words: burglars.laying.rooting

Key Features

- 3/4 Bedrooms
- En-suite
- 11 Acres
- Stables
- In & Outdoor Sand Schools
- Various Outbuildings



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Rear Hall 2.69m x 1.04m

Accessed via a partially glazed UPVC door, the vestibule is well presented. There is a central-heating radiator, and a pendant light fitting. A door gives access to the bathroom and an opening leads to the kitchen.

Kitchen 4.55m x 4.16m

The country themed kitchen has magnolia painted walls and benefits from a base unit with a laminate worktop as well as a Rayburn oil fired cooker which has two ovens, as well as hot plates. There is also a multi fuel stove which sits on a Caithness flagstone hearth. This room benefits from dual aspect windows, coving and a triple light fitting. There is a smoke alarm and a fitted carpet as well as vinyl. An opening leads to the utility, and a further one gives access to the rear hall. A door leads to the lounge.

Bathroom 1.63m x 2.47m

The immaculately presented bathroom boasts a P-shaped bath with a shower and glass screen above. Wet wall has been fitted to the walls. There is also a pedestal sink and toilet. Vinyl has been laid to the floor. This bright room also benefits from a flush light fitting, a chrome towel ladder radiator and has an opaque window to the front elevation.

The Study 2.79m x 2.79m

Located to the rear of this wonderful home, this bright room could be utilised also as a single bedroom. The walls have been painted magnolia; there is a central-heating radiator and pendant light fitting. Vinyl has been laid to the floor and a window faces the rear elevation. There are also double sockets.

Lounge 3.47m x 4.32m

This spacious room has a feature papered wall and an attractive pine fireplace with a Caithness flagstone hearth and a multi fuel stove fire. A carpet has been laid to the floor; there are wall lights as well as coving and a triple light fitting. A window with curtains faces the front elevation. Doors lead to the kitchen, front hall and a store room.

Utility 4.96m x 2.14m

This well-presented room has oak effect base and wall units with laminate worktops. Space can be found for a washing machine, tumble dryer and dishwasher. There is a ceramic sink with a drainer as well as two windows to the rear elevation. This spacious room benefits from vinyl flooring, and two pendant light fittings. A hatch gives access to the loft void and a partially glazed door leads outside. Tiling has been fitted to half height and there is also a central-heating radiator and double sockets as well as a velux window.

The Store 2.42m x 1.77m

Accessed off the lounge, this generous space benefits from original wooden floor boards and white painted walls. There is a pendant light fitting, and a recessed storage area. A partially glazed door leads into the study.

Front Vestibule 2.38m x 2.39m

The T-shaped hallway benefits from Caithness flagstone flooring and a triple light fitting as well as a smoke alarm. White four panel painted doors give access to the lounge and bedroom. Stairs lead to the first floor. There is also a central-heating radiator.

Property

Dimensions

Bedroom One 3.86m x 4.30m

Located on the ground floor, this spacious neutrally decorated room benefits from dual aspect windows. There is a feature painted wooden fire surround and vinyl flooring. A shelved alcove provides storage. There is a central-heating radiator and double sockets.

Bedroom Two 4.45m x 3.87m

This tastefully decorated room has a feature painted wall and a beige fitted carpet. A focal point within the room is the painted original fireplace which has a tiled surround and hearth as well as an attractive stove fire. There is a pendant light fitting, a central-heating radiator and a window to the front elevation.

En-suite 1.77m x 2.40m

The well-presented shower room has a dado rail to the half-height as well as a velux window. Vinyl has been laid to the floor. There is a pedestal sink, a toilet and curved shower enclosure. A hatch gives access to the loft void; there is a pendant light fitting and a wall mounted cupboard.

Dressing Room/Nursery 3.60m x 4.24m

This lovely room is of good proportions and benefits from dual aspect windows. A cupboard provides storage and houses the hot water tank. A carpet has been laid to the floor and there is also a pendant light fitting and central-heating radiator. A hatch gives access to attic storage and there are also double sockets.

Top Landing 2.40m x 1.22m

The stairs and landing benefit from a tartan carpet. There is a velux window, double sockets, a smoke alarm and a pendant light fitting. White painted doors give access to two well-presented bedrooms.

Bedroom Three 4.49m x 3.51m

This beautiful room has a feature papered wall and a central-heating radiator. A window faces the front elevation; there is a pendant light fitting and double sockets. A focal point within the room is the tiled fire place with an open coal fire. A carpet has been laid to the floor. Doors lead to the en-suite, dressing room and linen room.

Linen Room 3.52m x 0.89m

This room benefits from deep recessed shelving. There is a wall light and fitted carpet. A door leads to the dressing room.

Property Dimensions

Hay Barn 18.5m x 8.21m

This corrugated steel-built building has both power and light with two sliding doors to the front and rear.

Sheep Shed 4.67m x 12.59m

This stone-built structure benefits from a window, a sliding barn door and hardwood door. There is power and feeding troughs within this building.

Stables

There are 10 stables in total, 5 of which are large enough to be used as foaling boxes.

Indoor stables 33.57m x 18.33m

The stables incorporate a Tack Room which extends to 4.61m x 5.58m. This room has power and light as well as a base unit with a stainless-steel sink and drainer. This building benefits from five large stables and an indoor sand-school, which extends to 18.97 x 33.5. Within the barn are four sliding doors, one of which opens up onto the outdoor sand-school. There is also a hardwood door, and a water wash-bay area. Stairs within the stables give access to a mezzanine storage area. The outdoor-school is also floodlit.

Out Door Grounds

Adjoining the house is a log store. To the other side is a boiler room. The house gardens extend to around half an acre with flower borders, hedging and mature trees which are surrounded by a Caithness flagstone and drystone dyke wall. Within the farm is a ruinous cottage which could be transformed into a house subject to planning consent. The property is accessed by a gravel forked drive; one lane leads to the house and the other leads to the outbuildings. The 11 acres of land is mainly flat with good grazing, there is also a field shelter and former croft house.

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.



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.