



Laburnum House, Dunbeath

Offers Over £300,000



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4 BEDS | 3 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this superb stone built home boasting many period features such as, deeps skirtings, original doors and coving.

Laburnum House is an excellent, character family home, located in the heart of the village in Dunbeath with a large, private tiered garden to the rear. Offering family living at its best over three levels, this splendid home has a lot to offer. Upon entering the property, there is a feature arch within the hall as well as an oak staircase which gives access to the first floor. The ground floor is mainly neutrally decorated with a well-appointed lounge which features a wooden fireplace with an LPG gas log burner and a recessed alcove. Across from the lounge is the tastefully decorated dining room which could also be used as a bedroom. The downstairs hallway has solid wooden flooring and gives access to the superb oak fitted kitchen, the library, the WC and a linen cupboard. A utility room completes the ground floor accommodation.

Stairs lead up to the first floor where there is a split-level landing which gives access to four bedrooms, one of which benefits from an en suite shower room. There is also a Jack and Jill bathroom and a further shower room. A door on the first-floor landing gives access to the attic offices which have built in workstations as well as power.

Externally there is a garage, off road parking with this generous character home also benefitting from solar panels and a pellet central heating system. The stunning tiered gardens are surrounded by woodland and have been landscaped into three separate levels, with various seating areas. There are dry stone dyke walls which surround the boundaries, Caithness Flagstone paving, fruit trees as well as colourful flowers. A courtyard patio area provides a private, sheltered seating area just outside the kitchen and is the ideal place to sit and relax in.

This is the ideal home for the ever-growing family and those who want a period property in a scenic, rural location.

Located on the main NC500 route, this property would also make an ideal bed and breakfast.

Dunbeath has its own Dr Surgery, post office and local shop and is just a short drive 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.



Extra Information

Services

School Catchment Area is - Dunbeath Primary, Wick High School

EPC

EPC - F

Council Tax

Band - E

Tenure

Freehold

Viewing

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

Extras

What3Words: [///misting.villas.cope](https://www.what3words.com/#!/misting/villas/cope)

Key Features

- **Four Bedrooms**
- **Games Room**
- **Library**
- **Off-Road parking**
- **Established Gardens**



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Inner Hall 2.99m x 4.60m & 7.00m x 1.06m

Accessed via a UPVC door with a glazed panel, the hall has a feature arch, coving and a dropdown light fitting. There are original wooden floor boards, two central heating radiators and a storage cupboard. The walls have been painted and there are also double sockets. Four panel painted doors lead to the lounge, dining room, stylish kitchen, family room, a storage cupboard and also a W.C.

Dining Room 3.55m x 4.05m

This beautifully decorated room has been wallpapered and benefits from beautiful coving, window shutters and solid wood flooring. There is a phone portal, a dado rail as well as electrical sockets. This is a light and bright reception room which also benefits from a central heating radiator and attractive five light fitting.

Utility 2.79m x 2.45m

Fitted throughout with wet-wall this splendid room benefits from a pantry cupboard as well as white high-gloss units with grey worktop. There is a stainless-steel sink with a drainer, sockets with built in USB points as well as a flush light fitting. Grey laminate has been laid to the floor and a window faces the side elevation.

W.C 2.83m x 1.71m

This light and bright room benefits from a freestanding basin as well as a close coupled W.C. Decorated with wet-wall throughout, this attractive room also benefits from vinyl flooring, a mirrored cupboard and a generous storage cupboard. There is a flush ceiling lightfitting. An opaque window, dressed with vertical blinds, faces the rear elevation.

Lounge 4.08m x 4.73m

This splendid room is bright with a stunning wood, marble effect fire and a gas stove which sits on a Caithness flagstone hearth. There are solid wooden floorboards, an attractive enclosed shelved alcove, as well as stunning coving and a dado rail. This room benefits from a central heating radiator; wooden carvings surround the large window which allows plenty of natural light flood in.

Kitchen 5.89m x 4.61m

The country style oak kitchen is in keeping with the character of this home. There are an excellent selection of base, wall and full height units as well as a stainless-steel sink with a drainer. This room benefits from a gas hob, an extractor hood, a double oven as well as freestanding dishwasher and under counter fridge. Laminate tiles have been laid to the floor; there are two drop down light fittings and a central heating radiator. A window faces the side elevation and there is ample space for a table and chairs. Doors give access to the courtyard garden and utility room.

Library 4.77m x 3.48m

With dual aspect windows allowing natural light to flood in, the library is the perfect place to sit and relax in. To the right of the door, the wall has been shelved from floor to ceiling and also benefits from built in cupboards. There is an attractive glass drop down light fitting which makes a focal point within this splendid room as well as a central heating radiator. Double doors give access to the front of the home and there is also coving.

Stairwell

A carpeted stairwell leads up to the split-level mid-landing. There is a window to the rear elevation, double sockets, a smoke alarm and two drop down light fittings. Steps lead up to two bedrooms and the family bathroom. The second staircase gives access to a further two bedrooms and the shower room.

Property Dimensions

Landing One 2.99m x 1.33m

This area of the home is bright and airy. There is a beige fitted carpet, a smoke alarm as well as a central heating radiator. White four-panel painted doors give access to two tastefully decorated, front facing rooms as well as the immaculately presented shower room.

Shower Room 1.37m x 2.94m

Conveniently located to the front of the home, this bright room has been fitted throughout with wet-wall and benefits from laminate flooring. There is a chrome towel ladder radiator, a W.C, a pedestal basin and recessed shower. There is a shaving light, a drop down light fitting and an opaque window.

Top Hall 4.02m x 0.86m & 2.08m x 0.90m

The T-Shaped Hall has been painted magnolia and benefits from a beige fitted carpet. Doors give access to two generous bedrooms, the bathroom, a storage cupboard as well as the generous attic room.

En-Suite

This room benefits from a generous shower enclosure as well as a W.C and pedestal basin. Vinyl has been laid to the floor, there is a flush light fitting, an extractor fan and a chrome towel ladder radiator.

Bedroom One 4.00m x 3.99m

This spacious room has sea views and benefits from excellent storage. There are three built in cupboards as well as mirrored fitted wardrobes. Oak laminate has been laid to the floor; there is a brass chandelier as well as a central heating radiator. A high ceiling gives this room a feeling of space and there are also ample power points.

Bedroom Two 4.07m x 3.73m

This magnolia painted room offers scenic views over the countryside and benefits from vinyl flooring. An enclosed glazed cupboard provides storage, there is a drop-down light fitting, a central heating radiator and electrical sockets.

Bedroom Three 5.00m x 4.73m

This generous room has a feature papered wall and benefits from oak laminate flooring. There is a fan light, a central heating radiator as well as dual aspect windows. A cupboard provides storage and there are also double sockets. A door gives access to the en-suite shower room.

Jack & Jill Bathroom 1.25m x 3.04m

Fitted with wet-wall throughout, this bathroom has a bath with an overhead shower as well as wood effect flooring. There is a white W.C, a pedestal sink, a shaver point as well as a flush light fitting. A window faces the side elevation.

Property Dimensions

Bedroom Four 4.48m x 4.61m (longest & widest)

Neutrally decorated throughout this bright room has been painted magnolia and benefits from the original floorboards. There is a pendant light fitting, dual aspect windows as well as a central heating radiator.

The Garden

The garden occupies a generous plot with off-road parking to the front of the home. The fantastic gardens benefit from a dry-stone dyke, a generous gravel drive, geraniums, rose bushes as well as apple and other mature trees which offer privacy within this space. The garden is tiered with several patio areas and a large garage with its own garden to the rear which also has an outside tap. The garage is accessed by a UPVC door to the side and double doors to the front. There is both power and light within the garage. Caithness flagstone paving adds character to the garden of this lovely home.

Games Room (11.25m x 2.44m) 2.53m x 5.93m

The attic room is accessed from steps off the first-floor landing. This room has been partitioned off into two separate areas. There are four pendant light fittings, two central heating radiators as well as shelving, built in storage and original wood flooring. There are two velux windows as well as built in work stations. This is a cosy and welcoming room.

Externally

Laburnum House benefits from an E.V charging point. There are two heating sources for the property, Oil and Bio Mass which can be selected individually. – serviced in April

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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