



Greenfields, Sarclet

Offers Over £150,000



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2 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this charming former croft house which also has four acres of croft land in the quiet rural hamlet of Sarclet. This lovely home offers comfortable accommodation over one level and benefits from a lounge which has a feature papered wall as well as ceiling beams and a cosy multi fuel stove fire. The Maple fitted kitchen is well presented and has a good selection of base and wall units with a freestanding cooker, washing machine and fridge freezer. A pantry cupboard off the kitchen provides further storage and there is also a bright dining room with dual aspect windows. The front porch is currently used as a study and two tastefully decorated bedrooms and a shower room complete the living accommodation.

Externally there are superb coastal views to the side and rear elevations. The front garden is low maintenance with wooden fencing and stone chippings. The rear garden can be accessed from a road to either side of the house and has extensive parking for multiple vehicles. There is a large garage with an adjoining garden store as well as a block-built store which has power and is currently used as a laundry room. The rear garden benefits from raised flower beds which have vegetables planted as well as a rockery with many different varieties of flowers and plants.

The house benefits from oil central heating and has been de crofted.

Sarclet is situated a short drive from 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.



Extra Information

Services

School Catchment Area is - Thrumster Primary, Wick High School

EPC

EPC - E

Council Tax

Band - B

Tenure

Freehold

Viewing

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

Extras

What3Words: helps.scuba.hazy

Key Features

- **Two Bedrooms**
- **Multi-Fuel Stove**
- **Coastal Views**
- **4 Acres of Croft Land**



Property Photos



Property Photos



Property Photos



Property Dimensions

Porch 1.70m x 0.97m

A hardwood door gives access to the porch which has a window to the rear elevation. There are wall mounted shelves, coat hooks and a power point. Ceramic tiles have been laid to the floor and a UPVC door gives access to the rear hall.

Dining Room 2.86m x 1.70m

This bright room benefits from dual aspect windows which are dressed with curtains, there is coving around the ceiling. Laminate has been laid to the floor. There is a pendant light fitting, a central heating radiator and also power points.

Pantry Cupboard 0.97m x 1.80m

The pantry cupboard benefits from a central heating radiator as well as shelving and an integral drawer unit with a laminate shelf above, there is also a full height free-standing unit. This room also benefits from a pendant light fitting and power points, vinyl has been laid to the floor.

Kitchen 3.66m x 2.58m

The fitted kitchen benefits from maple base and wall units with laminate worktops. There is a freestanding cooker, a washing machine and fridge-freezer. The kitchen has a stainless-steel sink with a drainer, a triple light fitting and a central heating radiator. Vinyl has been laid to the floor, there are dual aspect windows, fitted with blinds and there are also double sockets. The kitchen also houses the electric consumer unit.

Rear Hall 1.14m x 1.64m

This area of the home has a feature wall and benefits from oak laminate flooring. There is a pendant light fitting and coving. A window faces the rear elevation, an opening gives access to the dining room and a door leads a further hallway which gives access to the pantry cupboard, kitchen and shower room.

Passageway 1.77m x 1.08m

This area of the home benefits from wallpapered walls, coving and oak laminate flooring. There is a pendant light fitting and wall mounted coat hooks. A door gives access to the shower room. Openings lead to the pantry cupboard and kitchen.

Shower Room 1.77m x 2.44m

The shower room is spacious and benefits from a generous shower enclosure, a pedestal basin and W.C. The walls have been tiled to half height and there is a white towel ladder radiator as well as vinyl flooring. This room benefits from a glass light fitting, a wall mounted cupboard and an opaque window.

Lounge 4.33m x 4.22m

This lovely room has a feature papered wall and oak laminate flooring. There are exposed ceiling beams and coving. The multi-fuel stove creates a focal point within the lounge which also benefits from a central heating radiator, a ceiling rose and a triple light fitting. There is a useful wood store to the side of the fireplace as well as wall mounted shelving. This is a bright room that also benefits from dual aspect windows.

Property Dimensions

Front Hall 4.24m x 1.28m

The hallway has a window to the front elevation and benefits from two central heating radiators, laminate flooring as well as coving and a pendant light fitting. There is a phone point and an exposed stone seating area. Doors give access to two bedrooms and the front porch. A hatch gives access to the loft void.

Front Porch 1.39m x 1.64m

Currently used as an office this room has dual aspect windows and a central heating radiator. There are power points and oak laminate flooring as well as wall mounted shelves. A UPVC door gives access to the front garden.

Shed 1.53m x 3.03m

The shed is of block construction and benefits from power and light and is currently used as a utility room. There are wall mounted shelves and a window to the front elevation. A hardwood door gives access to this outbuilding which also has an adjoining store.

Rear Garden

The garden grounds sit in approximately 1/3 of an acre of land. There is a large gravel drive which leads to the rear of the property where there is a patio seating area. The rear garden can be accessed from either side of the house and is mainly laid to lawn with different varieties of hedging and plants. A rockery creates a focal point and there are raised beds.

Bedroom One 2.33m x 3.76m

This room has a feature floral wall and benefits from oak laminate flooring. There is wall mounted coving, a skylight and a pendant light fitting. The bedroom also has a central heating radiator, double sockets and two glazed panels which face into the hall.

Bedroom Two 3.37m x 3.34m

Located in the front of the home, this bedroom benefits from built in wardrobes which has cupboard space above. There is a feature floral wall, a central heating radiator as well as a fitted carpet. This bright room also benefits from coving.

Garage 3.73m x 8.16m

There is an adjoining garden store built onto the garage which is of good proportions. The garage has roller door to the side elevation, with a window to the rear. There is a light within the garage as well as power. The garage can also be accessed from a hardwood door from the front façade.

Front Garden

The front garden is low maintenance and has had stone chippings laid. Ranch style fencing surrounds the front boundary and has access to each side of the house and garage which leads to the rear garden. The house is serviced by oil central heating and enjoys superb views over the sea from the side and rear of this character home.

There are 4 acres of crofted land, the house itself is decrofted.

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.



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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.