



# Watten Shooting Lodge, Watten

Offers Over £240,000



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**6 BEDS | 3 BATH | 2 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this superb country cottage which is full of character and charm in an elevated position overlooking Loch Watten. This splendid stone and slate-built cottage offers flexible and comfortable living over one level and would make a splendid family home.

This wonderful property has been upgraded by the present owners and benefits from a spacious family lounge with triple aspect windows as well as a cosy multi fuel stove that sits on a Caithness Flagstone hearth. A further reception room is currently used as a family room and has an original open fire. There is an attractive white painted kitchen which has base and wall units with integral appliances and space for a table and chairs. With six well presented bedrooms, two family bathrooms as well as two shower rooms and utility rooms, this property has everything to offer.

Formerly a shooting lodge, this lovely period property has been split into wings and would also make an ideal bed and breakfast or holiday let.

Externally the gardens to both front, side and rear are well maintained and laid to lawn with some flower borders and Caithness Flagstone boundaries. There is also chipped offroad parking for multiple vehicles. Ideally located just a five-minute drive in to the nearest village of Watten, this property is close to Watten Primary School and the convenience store. There is a restaurant, a community centre and is well known for its fishing loch. There are good coach links North and South with further facilities being found in both Thurso and Wick, which are a short distance away.



# Extra Information

## Services

School Catchment Area is - Watten Primary School / Wick High School

## EPC

EPC D

## Council Tax

Band F

## Tenure

Freehold

## Viewing

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

## Extras

What3Words:///eminent.inspector.cools

## Key Features

- **DETACHED LODGE OVERLOOKING**
- **WATTEN LOCH**
- **TWO RECEPTION ROOMS**
- **GARDEN GROUND TO FRONT AND REAR**



# Property Photos



# Property Photos



# Property Photos



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# Property Dimensions

## **Front Hall: 4.47m x 2.11m**

Wooden entrance doors lead into the open hallway where the floor is laid to Caithness Flagstone. There is a window to the side with a deep sill. To the right side of the open hall is a further hallway which is laid to carpet. There are four radiators and another window to the side elevation with a deep sill. This room benefits from a large storage cupboard which houses the boiler and hot water tank. Two windows face the rear elevation and there is a hatch to the attic space in the loft void.

## **Shower Room: 2.70m x 2.12m**

Accessed from the hall, this room has a shower cubicle which is fitted with wet wall and a Mira electric shower. There is a wash hand basin, a WC as well as a central heating radiator. A carpet has been laid to the floor.

## **Family Room: 6.64m x 4.55m**

This beautiful reception room has an open fireplace with a brick front and hearth as well as a wooden mantle and surround. There is a shelved recessed alcove, a window faces the front elevation and a door leads to the rear hall. There is wooden panelling to the bottom half of the walls, two radiators and solid wood flooring.

## **Bedroom 1: 3.81m x 3.64m**

This lovely room has a built-in wardrobe with hanging and shelf space. There is partial wooden panelling to the walls as well as a wall mounted basin, a central heating radiator and the flooring is laid to carpet.

## **Lounge: 5.97m x 5.74m**

This neutrally decorated room has magnolia painted walls and features a multi-fuel stove which sits on a Caithness flagstone hearth. There are two central heating radiators and a grey carpet has been laid to the floor. This spacious room benefits from triple aspect windows which let plenty of natural daylight flood through. The lounge also enjoys an outlook towards the loch and offers panoramic views over the scenic countryside.

## **Kitchen/Diner: 5.45m x 3.47m**

The lovely kitchen is well presented with white painted base and wall units with laminate worktops. There is a stainless-steel sink with a drainer, a four-ring gas hob, an electric oven and a stainless-steel chimney extractor. A window faces the rear elevation and vinyl is laid to the floor. There is a central heating radiator and a door leads into the family room.

## **Shower Room: 2.24m x 1.90m**

This room has a shower enclosure which is fitted with wet wall and also benefits from a mains shower. There is a W.C and a wash hand basin which has a mirrored cabinet splash-back. A window faces the front elevation and vinyl has been laid to the floor. This room has a fitted towel rail and a central heating radiator.

## **Bedroom 2: 3.81m x 2.61m**

This room has a wash hand-basin fitted to the wall. A window faces the front elevation and a carpet has been laid to the floor. This room benefits from a central heating radiator, a pendant light fitting and double sockets.

# Property

## Dimensions

### **Bedroom 3: 3.81m x 3.65m**

This spacious room is well presented and benefits from a built-in wardrobe with hanging and shelf space. There is a wash hand-basin fitted to the wall, a window faces the front elevation and a carpet is laid to the floor. A door leads into the lobby.

### **Bathroom: 2.19m x 1.67m**

This bright room has a bath with a tiled splash-back as well as a wash hand-basin and W.C. An opaque window with a deep sill faces the front elevation. There is a central heating radiator and vinyl flooring.

### **Bedroom 4: 3.62m x 3.80m**

This bedroom has partial wooden lining to one wall and benefits from a wash hand-basin. A window faces the front elevation; there is a pendant light fitting and a central heating radiator. A carpet has been laid to the floor.

### **Bedroom 6: 3.67m x 3.73m**

This room has a built-in wardrobe with hanging and shelf space. A window faces the front elevation and a carpet has been laid to the floor. There is partial wood paneling to one wall. It also benefits from a central heating radiator and a fitted carpet. A door gives into the lobby.

### **Lobby with Utility Area: 2.59m x 1.59m at widest.**

The lobby has a utility area with space for a washing machine and tumble drier. There is a shelved storage cupboard as well as a central heating radiator. A carpet has been laid to the floor and a window faces the rear elevation. A wooden door gives access to the well-presented front garden and a further door leads to a bathroom.

### **Rear Hallway**

The hallway is carpeted and has a window facing the rear elevation. There are two radiators and pendant light fittings.

### **Bedroom 5: 3.79m x 2.59m**

This light and bright room features partial wooden panelling to one wall and benefits from a built-in wardrobe with hanging and shelf space. A hand-basin has been fitted to the wall and there is a window facing the front elevation. This room benefits from a central heating radiator and vinyl flooring. There are ample power points and a pendant light fitting.

### **Lobby**

A partially glazed wooden door gives access to the front garden. Vinyl has been laid to the floor and there is also a useful storage cupboard. Doors give access to the utility room and bathroom.

# Property

## Dimensions

### **Bathroom 2.18m x 1.55m**

This superb room has a bath with a tiled splash-back above as well as a W.C. and hand-basin. There is an opaque window which faces the front elevation and a central heating radiator. This room benefits from a shaving light as well as a shaving point. Carpet has been laid to the floor.

### **Utility Room: 2.87m x 2.39m**

The utility benefits from a deep ceramic sink as well as a metal storage cupboard. Windows face to the side and rear. Coat hooks are fitted to the wall; there is a central heating radiator and vinyl flooring.

### **Garden Grounds**

The property is accessed via a gravel drive which has off road parking for multiple vehicles. The gardens are well maintained with colourful flower borders, established trees and an outdoor patio area.

## 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 Inverness and Aberdeen and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



# Property Layout

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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