



Kirtomy Schoolhouse Bettyhill

Offers Over
£320,000



- 5 Double bedrooms
- Rural location
- Conservatory
- Detached house
- Sea views
- Additional plot of land



A 5 bedroom detached house with, conservatory, garage/workshop, polytunnel and off road parking. In addition to this, there is an approx. 0.3acre plot of land which is included in the asking price.

This impressive property was originally built 1877 as the village school. It was converted into a family home in 1990 and the conservatory was fitted in 2016. The property is set in the majestic Sutherland countryside with stunning sea views. Kirtomy is only 4 miles from the nearest village of Bettyhill which has schools, swimming pool, shops, etc and Thurso is 28 miles away providing additional educational and retail facilities. The property's layout on the ground floor: porch, hall, lounge, dining room, conservatory, kitchen, 2 WCs, utility room, office. First floor: landing, 5 bedrooms each with an en-suite. LPG central heating and double glazed throughout. Council tax band F and energy performance rating F.

For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

What3words: ///convinced.sunbeam.streak

**Entrance Porch** **6' 3" x 4' 11" (1.9m x 1.5m)**

Enter via a solid front door into the porch and connecting inner porch. Glazed internal doors open into the hall, lounge and office.

Lounge **22' 4" x 16' 5" (6.8m x 5m)**

The spacious lounge has a wooden floor and 2 windows overlooking the rear garden, a glazed door leads to the conservatory/porch and a panelled door to the dining room. This room is bright and inviting with the eye focussing on the impressive open fireplace with a working fire inset a Caithness stone surround and hearth.

Conservatory **15' 1" x 9' 2" (4.6m x 2.8m)**

A large, bright conservatory that takes full advantage of the stunning sea views and surrounding countryside. It has windows on 2 sides with French doors opening onto the gravelled driveway. The room is neutrally decorated with an exposed stone wall and tiled floor.

Dining Room **18' 4" x 13' 1" (5.6m x 4m)**

A large reception room with 3 windows taking in the stunning views and providing plenty of natural daylight. The room is neutrally decorated with a tiled floor and fireplace with brick surround and wooden mantel. An external door opens out at the side of the property and internal doors lead into the lounge, 2 WCs, utility room and a wall opening into the kitchen.

WC (opposite side entrance) **8' 10" x 5' 7" (2.7m x 1.7m)**

This WC is subdivided with the entrance having a wash hand basin and a window. A door opens into another room with a toilet and wash hand basin.

WC (rear of dining room) **4' 11" x 4' 7" (1.5m x 1.4m)**

An internal room with a toilet and pedestal wash hand basin.

Kitchen **13' 9" x 12' 10" (4.2m x 3.9m)**

A well proportioned, modern kitchen with fitted wall and floor units, island and built in larder with sliding doors. There is a combination of wood units with blue worktops (includes island) and stainless steel food prepping worktops and shelving. There is a mosaic tiled splash back, tiled floor and a large window providing natural daylight and additional ventilation to the room. There is a wash hand basin, double stainless steel sink, plumbing for a dishwasher and space for a fridge freezer and standalone oven/hob. Oven/hob are included in the sale.

Utility room **9' 6" x 9' 2" (2.9m x 2.8m)**

The handy utility room has a tiled floor, external "stable" door with leaded window and an adjacent window overlooking the rear of the property. The room is neutrally decorated with fitted cream wall and floor kitchen units, faux marble worktops with mosaic tile splashback. There is a Belfast sink, plumbing for a washing machine and space for a wine cooler and undercounter freezer.

Office **7' 10" x 4' 3" (2.4m x 1.3m)**

This room is situated by the front porch and has 2 windows overlooking the gravelled driveway, countryside and sea.

Landing **23' 11" x 4' 11" (7.3m x 1.5m)**

The carpeted switchback staircase has a window flooding the space with natural daylight. At the top landing a glazed door opens into the top hall. This connects to the 5 bedrooms and has a built in cupboard.

Bedroom 1 **14' 1" x 9' 6" (4.3m x 2.9m)**

A spacious, carpeted double bedroom with a vaulted ceiling and a window in the gable end. It has a built in wardrobe and a door accessing the shower en-suite.

Bedroom 1 shower en-suite **5' 11" x 4' 3" (1.8m x 1.3m)**

An internal en-suite with a toilet, pedestal wash hand basin and shower cubicle with an electric shower. The walls are tiled and there is a ceiling extractor fan.

Bedroom 2 **15' 5" x 13' 1" (4.7m x 4m)**

A large double bedroom that has a vaulted ceiling, fitted carpet, built in wardrobe and a window overlooking the front of the property and stunning sea views. A door accesses the shower en-suite.

Bedroom 2 Shower en-suite **6' 3" x 5' 7" (1.9m x 1.7m)**

An internal room with a vinyl floor, tiled walls, ceiling extractor fan. There is a toilet, pedestal wash hand basin and shower cubicle with an electric shower.

Bedroom 3 **13' 9" x 9' 10" (4.2m x 3m)**

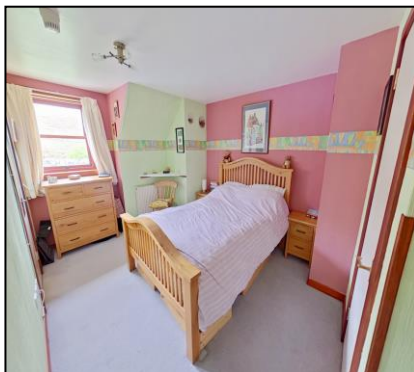
A bright, sunny vaulted ceiling double bedroom. It has a fitted carpet, built in wardrobe and a window overlooking the rear of the property. A door opens into a shower en-suite.

Bedroom 3 Shower en-suite **5' 11" x 4' 3" (1.8m x 1.3m)**

An internal room with a vinyl floor, tiled walls, ceiling extractor fan. There is a toilet, pedestal wash hand basin and shower cubicle with an electric shower.

Garden / Plot of Land

The wraparound garden has a Caithness stone dyke wall boundary with wooden garage/workshop, polytunnel, extensive gravelled driveway, lawn area, established shrubs and trees. There is also an additional plot of land, approx. 0.3 acres, which is to the right hand side of the polytunnel.





Total area: approx. 233.8 sq. metres (2516.9 sq. feet)

Asking Price in Scottish Legal Form to Pollard Property. **Viewing** by appointment through Pollard Property, call 01847 894141. **Entry** by arrangement **For current tax bandings:** www.saa.gov.uk **Mortgage Information:** please phone us to discuss your requirements. **Valuation:** If you would like a **FREE**, no obligation valuation and market appraisal on your property please contact us on 01847 894141.

INTERESTED PARTIES SHOULD NOTE: Particulars have been prepared to give intending purchasers an overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, or facilities are in good working order. Purchasers must satisfy themselves on such matters before purchasing. It should not be taken that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be taken that the property remains as displayed in the photographs. Areas, measurements or distances referred to are given for guidance only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Planning permissions or potential uses such information is given in good faith, purchasers should make their own enquiries into such matters. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Neither these particulars nor any communication by us on behalf of the vendor relative to the property shall form part of any contract unless it is incorporated within a self proving document signed by or on behalf of our client in terms of Section 3 of the Requirements of Writing (Scotland) Act 1995. No representation or warranty in relation to the property is given by us and no person in the employment of Pollard Property or anyone employed by them has any authority to make such representation or warranty. All offers will receive consideration but the sellers do not bind themselves to accept the highest or any offer. The sellers reserve the right to accept any offer at any time regardless of whether or not a closing date for offers has been fixed and without notifying any other interested party of their intention to do so.