



Hall Cottage Reay

**Offers Over
£180,000**



- Detached house
- Traditional stone build
- Semi-rural location
- 3 Bedrooms
- Small paddock (approx. 0.4 acres)
- Oil central heating

Hall Cottage is a stone built period detached house located on the periphery of the Reay village. The property backs onto a beautiful and popular golf course, with a countryside path leading down to the beach directly from the back garden of the house.

The property comprises of; porch, lounge, kitchen/diner, bathroom and 3 bedrooms. It also benefits from an attached single garage, a large wraparound garden, small paddock with stables and oil central heating.

Reay is approx. 11 miles from the town of Thurso which has plenty of local amenities, doctor surgeries, swimming pool, cinema, primary/secondary schools and UHI college. The property oozes charm and history, a one of a kind property, so viewings are essential.

Council tax band C and EPC rating: F. For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

What3words ///shaves.unloaded.situated

**Entrance Porch** **5' 11" x 4' 3" (1.8m x 1.3m)**

A uPVC door leads into a welcoming front porch. Benefitting from traditional Caithness slate flooring blended with white wood lined walls, this room makes an ideal boot room.

Hall **5' 11" x 5' 11" (1.8m x 1.8m)**

A glazed wooden door leads into the hallway. Decorated with white walls and wood effect laminate flooring. There is a traditional staircase with a huge under-stair store. The store has a door which connects through to the kitchen. The main bedroom and lounge are also accessed from the hall.

Lounge **14' 9" x 13' 1" (4.5m x 4.0m)**

This spacious lounge is dominated by a beautiful open fire, complete with a carved wood surround and ornate iron-mongery. Laminate flooring and white walls are blended with a feature wall paper section highlighting the fireplace. There is a window overlooking the front garden.

Rear Hall **7' 3" x 2' 11" (2.2m x 0.9m)**

The lounge leads into the rear hallway which gives access to the kitchen, bathroom and boiler cupboard. Also finished with laminate flooring and white décor.

Bathroom **9' 10" x 6' 7" (3.0m x 2.0m)**

The bathroom includes a bath with an overhead electric shower. There are two windows and the room is finished with vinyl flooring and wetwall throughout.

Kitchen **24' 3" x 9' 2" (7.4m x 2.8m)**

The large kitchen overlooks the back garden. There is a large number of kitchen units giving plenty storage. Appliances include a huge range (gas burners and electric ovens), stainless steel sink and mixer tap, space for dishwasher, washing machine and tumble dryer. There is a ceramic tiled floor and the décor is a mixture of white walls and wallpaper.

Back Porch **5' 11" x 4' 3" (1.8m x 1.3m)**

The back porch has space for coat storage and a large window overlooking the back garden. There is a small paved patio off the back porch.

Bedroom 1 **14' 9" x 12' 10" (4.5m x 3.9m)**

This spacious bedroom overlooks the front garden. Decorated with laminate flooring and neutral walls. There is a large electric fireplace as the focal point of the room. There is a shallow storage cupboard tucked into the left of the fireplace.

Landing **5' 7" x 12' 2" (1.7m x 3.7m)**

The wooden staircase leads to the upstairs landing. There is a white banister with pine spindles and a wooden floor. A curtain partitions off a storage area and there is access to bedrooms 2 and 3.

Bedroom 2 **14' 1" x 13' 1" (4.3m x 4.0m)**

Wooden floors and white wood-lining give this room a "holiday cottage on the beach" vibe. Natural light is provided by a Velux window. This room is currently used as an office but would make a spacious double bedroom.

Bedroom 3 **14' 1" x 13' 1" (4.3m x 4.0m)**

This room is a mirror of bedroom 2 but with a blue colour scheme. There are built in wardrobes and wooden flooring.

Garage **21' 4" x 11' 6" (6.5m x 3.5m)**

An attached garage that is accessed externally via an up and over door.

Gardens

The wraparound gardens are fully enclosed with a fence to the side and rear and a traditional Caithness slate wall to the front. The gardens are mainly set to lawn with a gravel driveway giving plenty of room for 2 or 3 cars. The rear garden has a gate opening onto the path to the beach. Overall, a beautiful semi-rural setting with plenty of gardens.

Carpets, curtains and cooker are included in the sale.

Please call Pollard Property on 01847 894141 to arrange a viewing.





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.

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