



## Cardanhill House Ruthers of Howe Lyth

Offers over  
£315,000



- 4 Bedrooms
- Integral garage
- Rural location
- Detached house
- Fibre broadband
- Underfloor heating

A 4 bedroom, detached house with partial larch cladding, integral garage, a large low maintenance wraparound garden and a sweeping gravel drive with double gates. Set in the heart of Lyth which is approximately 10 miles from Wick and 13 miles from Thurso. This property offers a unique combination of contemporary design and stunning natural surroundings, ideal for those seeking a tranquil countryside lifestyle.

The property layout on the ground floor: hall, shower room, bedroom 4, kitchen/diner/lounge, utility room, integral garage. First floor: landing, 3 bedrooms with one having a dressing room and shower en-suite, bathroom and hobby room.

Underfloor oil central heating and double glazing throughout. EPC rating C and Council Tax band E. Home Report and virtual tour through the Pollard Property website, [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)

What3words: ///even.walls.brother

**Hall** **11' 10" x 10' 6" (3.6m x 3.2m)**

Enter the impressive double height entrance hall that is flooded by natural daylight by the half glazed front door, window and overhead Velux window. The room is neutrally decorated with a Brazillian slate floor and solid oak doors opening into the shower room, bedroom 4 and kitchen/dining/lounge. An Ash dogleg staircase goes up to the first floor landing with an under stair cupboard.

**Shower Room** **8' 2" x 6' 11" (2.5m x 2.1m)**

A well proportioned room with tiled walls and the continuation of the Brazillian slate flooring. There is a large frosted window, shower cubicle with a mains shower and combination rainwater and hand held showerheads, white toilet, pedestal wash hand basin and chrome heated towel rail. Beside the wash hand basin is a wall shaver socket and a ceiling extractor fan provides additional ventilation.

**Bedroom 4** **15' 5" x 12' 2" (4.7m x 3.7m)**

This double bedroom is an L-shaped room and currently being used as an office. It is neutrally decorated with a slate floor and a window overlooking the front of the property.

**Kitchen/Dining/Lounge** **38' 1" x 30' 6" (11.6m x 9.3m)**

A striking L-shaped room that flows easily along the kitchen, dining area, snug and lounge. It has a high ceiling with the lounge area having exposed beams and a glass gable end incorporating French doors opening out onto a wooden balustraded deck. The kitchen has the continuation of the Brazillian slate flooring, neutral decoration, a large window, fitted wall and floor units that have a wood design and grey worktops. Integrated appliances are: dishwasher, tower NEFF oven and grill. A matching kitchen island incorporates an AEG induction hob and overhead extractor hood. The standalone fridge freezer is included in the sale.

The dining/snug/lounge area has engineered oak flooring. The dining area can easily accommodate a table and seating for 8 people. It has French doors opening out to the side of the property and window overlooking the rear garden.

Along from the dining area is a cosy snug with a wood burning stove inset a Caithness stone/wood surround fireplace. This flows to the dramatic lounge area that takes full advantage of the stunning countryside views from the gable windows and 2 side windows.

**Utility room** **12' 2" x 9' 2" (3.7m x 2.8m)**

A large room with an external half glazed door and window overlooking the rear garden. It has similar flooring as the kitchen and neutral decoration. There is a matching kitchen floor unit, stainless steel sink and a built in double cupboard. Space for fridge, freezer and tumble dryer. The washing machine is included in the sale.

**Garage** **21' 4" x 17' 1" (6.5m x 5.2m)**

An integral double garage accessed via the utility room. It has an electricity supply, Hormann electric roller door and a window overlooking the rear garden.

**Landing** **13' 5" x 12' 2" (4.1m x 3.7m)**

A large, bright landing that has engineered oak flooring and a large Velux window. Doors lead to the 3 bedrooms and bathroom.

**Bathroom** **12' 2" x 6' 7" (3.7m x 2m)**

A contemporary designed bathroom with a vaulted ceiling, Velux window, tiled walls and floor. There is white bath, toilet and "his and hers" wash hand basins upon an oak unit. A chrome heated towel rail and ceiling extractor fan complete the room.

**Bedroom 1** **15' 7" x 13' 1" (4.75m x 4m)**

A king sized bedroom with a half vaulted ceiling, neutral decoration, engineered oak flooring and a window overlooking the side of the property and countryside views. There are doors opening into a walk in dressing room and en-suite shower room.

**En-suite** **9' 6" x 6' 11" (2.9m x 2.1m)**

A stylish room with a half vaulted ceiling, tiled floor and walls and naturally lit by a large Velux window. A shower cubicle has a wet wall splashback, mains shower with hand and waterfall showerheads. This is complemented by a white toilet, "his and hers" wash hand basins and a heated chrome towel rail. A ceiling extractor fan provides additional ventilation.

**Bedroom 2** **14' 1" x 10' 2" (4.3m x 3.1m)**

A sunny double bedroom which is neutrally decorated and has wooden flooring. It has a half vaulted ceiling with a Velux window and there a built in double wardrobe with mirrored sliding doors.

**Bedroom 3** **14' 1" x 9' 10" (4.3m x 3m)**

A double bedroom similar to bedroom 2. However, instead of a double wardrobe it has a door leading into the Hobby room.

**Hobby room** **17' 5" x 14' 1" (5.3m x 4.3m)**

A spacious room that is multi-functional. It has a vaulted ceiling, vinyl flooring, a large window overlooking the side of the property and countryside. There are "his and hers" wash hand basins upon an oak vanity unit. Either side of this unit are access doors to the eaves and a large built in cupboard provides additional storage. A ceiling hatch gives access to the loft space.

**Garden**

Externally is a large wraparound low maintenance garden that has a boundary wire fence and established shrubs and trees. There are double gates which open to a gravel driveway that sweep around to the front and side of the property. Outside the glass gable end is a wooden deck that is balustraded and leads into a secure fence area at the house entrance.

The underfloor oil central heating is divided into 9 individual heating zones that have invisible heating controls. Plus there is "fibre to the home" which means that there are no copper wires and is a super fast broadband service.

Included in the sale are: carpets, curtains, blinds, fridge freezer and washing machine.

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







Ground Floor



First Floor



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