



**Crossroads
Schoolhouse
Dunnet**

**Offers over
£300,000**



- 3 Bedrooms
- Detached house
- Rural location
- Greenhouse/Sun Room
- Integral garage
- Workshop/Studio

**** £20,000 below Home Report valuation ****

A detached, 3 bedroom period property with an integral workshop, garage and internal courtyard. The large wraparound garden incorporates a sweeping driveway and a large greenhouse/sun room with sundeck. A traditional built former schoolhouse located in the beautiful setting of Dunnet within easy reach of the coast and Thurso town centre.

The property layout on the ground floor: porch, hall, lounge, kitchen/diner, internal courtyard, woodstore, store, studio, workshop, garage, snug, utility/WC. First floor: landing, 3 bedrooms and bathroom.

Oil central heating and double glazing throughout. EPC rating D and Council Tax band D. Home Report and virtual tour through the Pollard Property website, www.pollardproperty.co.uk

What3words: ///liberty.finds.pythons

**Porch** **5' 11" x 5' 7" (1.8m x 1.7m)**

Enter the porch via the heavy wooden front door which has 2 glass panels. The room has a window overlooking the front garden, a tiled floor, painted tongue and groove walls and a half glazed door opening into the hall.

Hall **10' 10" x 9' 10" (3.3m x 3m)**

The welcoming hallway has a high ceiling, neutral decoration and a wooden floor. The carpeted staircase is naturally lit by a window over the mid landing and has an attractive Victorian "Pugin" style wrought iron balustrade with wooden hand rail. The hall has 3 original wooden panelled doors opening into the lounge, kitchen/diner and under stairs cupboard.

Lounge **14' 1" x 13' 9" (4.3m x 4.2m)**

An elegant, well proportioned room with a high ceiling and original cornicing. Three large windows overlook the front garden and flood the room with natural light. A multi-fuel stove sits within a wooden surround fireplace with a Caithness stone hearth and over mantel mirror makes a cosy statement.

Kitchen/Diner **24' 7" x 14' 1" (7.5m x 4.3m)**

An attractive room that is neutrally decorated and has wooden flooring. Windows look out to the internal courtyard and to the front garden which bathe the room in natural light and a glazed door accesses the courtyard from the kitchen area. The dining room area has a painted, exposed stone wall with an oak beam lintel alcove beside a fireplace. The fireplace has a multi-fuel stove sitting on a Caithness stone hearth that runs the width of the room. The modern kitchen has wooden floor and wall units with wooden worktops, double ceramic sink and a tiled splashback. The units incorporate the following integrated appliances: electric tower grill and oven, gas hob with overhead extractor fan, dishwasher, fridge and fridge freezer.

Internal Courtyard **26' 3" x 13' 1" (8m x 4m)**

Originally an outside courtyard which now has a clear polycarbonate roof linking it to the store and woodstore outhouses. The space has a flagstone floor and opens at one end into the workshop/garage.

Garage/Workshop **27' 7" x 25' 3" (8.4m x 7.7m)**

It has an electrical and water supply. The workshop entrance has a door leading into the studio, stairs up to the snug and flows into the garage area. There is a Butlers sink inset a wooden unit. The spacious garage has up and over doors at both ends of the room with one having a wicket gate. Windows run along one side overlooking the garden and the wooden ceiling has skylights making the space very bright. A single external door opens out to the front of the property. An internal door access the utility/WC.

Utility/WC **6' 7" x 3' 7" (2m x 1.1m)**

A handy internal WC with a white toilet and bracket wash hand basin. There is plumbing for a washing machine and tumble dryer.

Snug **26' 11" x 9' 10" (8.2m x 3m)**

A cosy, low ceiling room that is above the garage/workshop. It is of wooden construction and has windows overlooking the front of the property.

Studio **14' 5" x 11' 10" (4.4m x 3.6m)**

A multi-use room that is currently being used as an artist's studio. It has internal windows and a door to the workshop and external windows and door to the sunny rear garden. A side door enters the stone built woodstore. There is a multi fuel stove set on a stone hearth making a cosy feature to the room.

Landing **16' 5" x 4' 3" (5m x 1.3m)**

A carpeted landing with a window above the stairs that naturally lights the space. There are doors opening into the 3 bedrooms, bathroom and built in cupboard.

Bathroom **9' 10" x 4' 11" (3m x 1.5m)**

A high ceiling room which incorporates a skylight and an access hatch to a loft space. The bathroom's recessed frosted window plus the skylight makes the room very bright. There is a white bath with a mains shower above and wet wall surround, a toilet and wash hand basin upon a built in vanity unit. The walls are a combination of wet wall, tiles, tongue and groove and wallpaper. The heated chrome towel rail is an extension of the radiator.

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

A well proportioned, carpeted, double bedroom with a high ceiling and neutral decoration. It has a tall, recessed window overlooking the garden.

**Bedroom 2** **14' 1" x 8' 10" (4.3m x 2.7m)**

Another bright and sunny double bedroom. It is carpeted with a fireplace feature and a tall, recessed window with views of the garden.

Bedroom 3 **14' 1" x 13' 9" (4.3m x 4.2m)**

A large, king sized bedroom that is carpeted and neutrally decorated. It has a high ceiling and a big window overlooking the front of the property.

Greenhouse/Sun Room **19' 8" x 9' 10" (6m x 3m)**

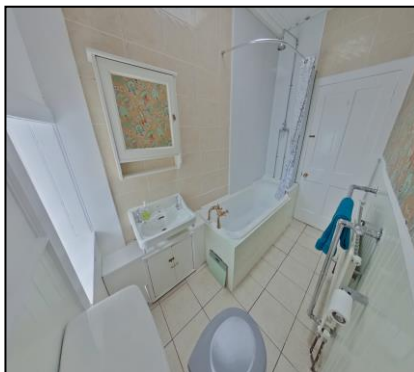
The attractive greenhouse doubles as a potting shed and sun room with exterior wooden decking. A delightful room taking in views of the garden and surrounding countryside.

Garden

There is a large wraparound garden that is mainly laid to lawn with established planting/trees. The rear garden has a static caravan that is included in the sale. There is a capped well, space for a chicken run, vegetable patch and a gate to the road. The front garden has a large sweeping gravel drive, lawn, trees, raised bed, greenhouse/sun room and wooden decking.

All carpets, curtains, blinds and static caravan are included in the sale.

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





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