

The Old Crook Steading Bilbster

**Offers over
£190,000**



- 6 Bedrooms
- 2 Bathrooms
- Renovation project
- Detached house
- 2 Large outbuildings
- Chain free

Situated in the peaceful rural setting of Bilbster, this expansive 6 bedroom detached home offers a fantastic opportunity for refurbishment. Boasting 2 large outbuildings and a generous wraparound garden, the property provides ample space for a growing family or those seeking a countryside retreat.

Despite its tranquil location, the home is conveniently situated just 5 miles from Wick and 15 miles from Thurso, where you'll find a wide range of shops, services, and amenities. Whether you're looking for a spacious family home or a project with great potential, this property is a must-see.

Oil central heating, council tax band D and energy performance rating F. For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

What3Words ///oatmeal.squeaking.dishing

**Utility room** **8' 2" x 5' 11" (2.5m x 1.8m)**

Enter the property via the utility room. It has built in cupboards with louvred doors and kitchen wall units. There are faux marble worktops with plumbing for a washing machine and tumble dryer.

Dining Room **19' 4" x 10' 6" (5.9m x 3.2m)**

Accessed via the utility room by a 2 panelled etched glass door. This large room has a laminate floor with patterned border and a deep recessed window overlooking the garden. There is a tiled fireplace with wooden surround and beside it is a shelved alcove. Double doors lead to the kitchen.

Kitchen **11' 2" x 10' 2" (3.4m x 3.1m)**

A well proportioned room that has green wall and floor units with grey worktops and tiled splashback. There is space for a free standing dual fuel range cooker with an overhead extractor hood. A similar recessed window as the dining room which is above the steel sink and drainer. A doorway opens into the lounge.

Lounge **17' 9" x 11' 6" (5.4m x 3.5m)**

A spacious room that links the kitchen to the hallway. It has a laminate floor with patterned border, 3 windows and an external glass door overlooking the gardens.

Hall **37' 1" x 4' 11" (11.3m x 1.5m)**

An arterial hallway that has doors to the lounge, snug, 4 bedrooms and bathroom. A staircase at one end of the hall goes to the first floor landing. The hall is naturally lit by a large window and external glass door with adjacent window.

Snug **15' 5" x 10' 10" (4.7m x 3.3m)**

Accessed by a glass panelled door from the hall. It is a large room with laminate flooring, 2 windows and an external glass door. A wood burning stove set on a Caithness stone hearth makes a cosy feature to the snug and beside it is a recessed alcove with a Caithness stone base for storing logs.

Bathroom **9' 2" x 6' 11" (2.8m x 2.1m)**

A spacious bathroom that has a varnished tongue and groove ceiling and built in wall cupboards. It has a cork tiled floor, heated chrome towel rail, frosted letter box window and dark tiled splashback. There is a white toilet, pedestal wash hand basin, bath and corner shower cubicle with a mains shower.

Bedroom 3 **11' 2" x 9' 2" (3.4m x 2.8m)**

A ground floor double bedroom with laminate flooring and a deep recessed window.

Bedroom 4 **9' 10" x 9' 6" (3m x 2.9m)**

A well proportioned, ground floor double bedroom. It has a recessed window and built in wardrobe with louvred doors.

Bedroom 5 **10' 2" x 7' 10" (3.1m x 2.4m)**

A double bedroom situated at the end of the hall. It has a deep recessed window overlooking the front of the property.

Bedroom 6 **10' 6" x 6' 7" (3.2m x 2m)**

A single bedroom situated at the end of the hall and has a window overlooking the side of the property.

Landing **13' 5" x 13' 1" (4.1m x 4m)**

A large landing with laminate flooring and doors leading into bedrooms 1 and 2. The landing has a big Velux window and a wall mounted electric fire.

Bedroom 2 **14' 9" x 10' 2" (4.5m x 3.1m)**

A double bedroom with a vaulted ceiling and 3 windows.

Bedroom 1 30' 6" x 13' 5" (9.3m x 4.1m)

A very large bedroom with a vaulted roof, neutral decoration, 2 big built in double wardrobes and 3 windows with 2 being Velux style. A door opens into the en-suite.

Bedroom 1 en-suite 11' 10" x 7' 10" (3.6m x 2.4m)

A vaulted ceiling room with neutral decoration. It has a large Velux window, chrome heated towel rail and laminate flooring. There is a shower cubicle with a mains shower, modern bath, pedestal wash hand basin and toilet.

Outbuilding 1 39' 4" x 16' 5" (12m x 5m)

Outbuilding 2 32' 10" x 15' 1" (10m x 4.6m)

Two stone built outbuildings offering storage or refurbishment.

Garden

A large wraparound garden with a combination of stone wall/fence boundary with a driveway for off road parking.

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.

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.