

## Old Schoolhouse Durran

**Offers Over  
£230,000**



- 3 Bedrooms
- Rural location
- Very large garden
- Detached bungalow
- Walk in condition
- Off road parking

Nestled in the stunning Caithness countryside, this unique former schoolhouse has been transformed into a spacious and welcoming 3 bedroom bungalow. Offering generous living space, the property boasts a large garden, perfect for outdoor enjoyment, and ample parking. With its peaceful rural setting and characterful charm, this home provides an idyllic retreat while still being within easy reach of local amenities. (It is 3 miles from Castletown, 7 miles from Thurso and 16 miles from Wick.)

Double glazed and oil central heating throughout. Council tax band C and energy performance rating D. For a Home Report and the 360 tour, please go to our website:

[www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)

What3words: ///pool.slicing.poets

**Vestibule**                      **7' 3" x 3' 11" (2.2m x 1.2m)**

Enter via a 2 panelled glass front door into a neutrally decorated vestibule. It has laminate flooring and doors to the shower room and kitchen/diner.

**Shower Room**                      **5' 3" x 3' 11" (1.6m x 1.2m)**

A contemporary designed internal shower room. It has ceramic tiled floors and walls with a uPVC silver and white tongue and groove ceiling that has a ventilation fan. There is a corner shower cubicle with an electric shower, toilet and wash hand basin. Above the basin is a mirror with a Bluetooth and illumination feature and beside the shower is a chrome heated towel rail.

**Kitchen/Diner**                      **14' 9" x 13' 1" (4.5m x 4m)**

The kitchen is a spacious and well proportioned room, neutrally decorated to create a bright and welcoming atmosphere. A large window overlooks the garden, filling the space with natural light. The fitted cream floor and wall units are complemented by a stylish faux dark grey worktop and matching splashback. The kitchen is equipped with integrated appliances: a tower electric grill, electric oven, and a 4 burner gas hob. There is also plumbing for a dishwasher and ample space for a fridge freezer with room for a dining table and seating for 6 people.

**Utility room**                      **13' 1" x 5' 11" (4m x 1.8m)**

The utility room is a practical and well-lit space, featuring fitted wall and floor units along one wall with a stylish faux marble worktop. An inset stainless steel sink with a drainer sits beneath a large window, offering views of the garden while allowing plenty of natural light to fill the room. The space is designed for convenience, with plumbing for a washing machine and tumble dryer. A half-glazed door provides easy access to the rear garden.

**Hall**                                      **29' 2" x 3' 3" (8.9m x 1m)**

An L-shaped hall is accessed from the kitchen/diner. It is neutrally decorated with laminate flooring, a window and doors accessing the 3 bedrooms, lounge and bathroom. A ceiling hatch opens into the loft space.

**Bathroom**                              **9' 6" x 7' 3" (2.9m x 2.2m)**

The spacious bathroom is elegantly decorated with a frosted window and tiled splashback. There is a shower cubicle with mains shower and combined raindrop/handheld showerheads, bath, toilet and pedestal wash hand basin. Beside the wash hand basin is a shaver socket and underneath the window is a built in cupboard.

**Lounge**                                      **13' 5" x 13' 5" (4.1m x 4.1m)**

A delightful, sunny, well proportioned room that has stylish decoration, laminate flooring and 2 large recessed windows with built in cupboards underneath. There is a non working fireplace with wooden surround and Caithness stone hearth and adjacent alcove that has shelving and built in cupboard.

**Bedroom 1**                              **13' 1" x 12' 6" (4m x 3.8m)**

A spacious double bedroom that is carpeted and neutrally decorated. It is flooded with natural daylight from a large window overlooking the garden and has along one wall built in wardrobes with sliding wooden/mirrored doors.

**Bedroom 2**                              **10' 6" x 9' 6" (3.2m x 2.9m)**

This cosy double bedroom, currently used as a child's room, offers a warm and inviting space. The room is carpeted for comfort, and a recessed window allows natural light to flood in, creating a bright and airy feel. For added convenience, there are two high-level built-in cupboards.

### Bedroom 3 11' 6" x 9' 10" (3.5m x 3m)

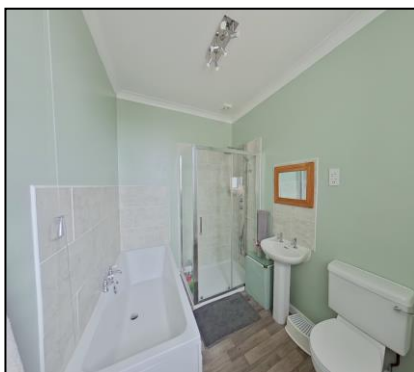
This charming double bedroom, currently used as a child's room, is bright and airy with plenty of natural light. It features stylish laminate flooring and a large window that enhances the sense of space. The room benefits from a built-in cupboard for storage, as well as an additional alcove with a cupboard, providing practical and versatile storage solutions.

### Garden

A wide, gravelled driveway provides ample parking space for multiple vehicles and leads up to the vestibule front door. To the rear of the property, a paved patio outside the utility room offers a perfect spot for outdoor seating, with steps leading up to a spacious lawned garden. In one corner, a sun deck provides an ideal area for relaxing and enjoying the surroundings. The garden is enclosed by a traditional stone dyke wall, which features an opening leading into an expansive side garden. This additional outdoor space includes an outbuilding and a garden gate.

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

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





### Ground Floor



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