



Wildside Dunnet

**Offers in the
Region of
£200,000**



- Log cabin
- Approx. 7 acres
- Fishing rights
- 2 Bedrooms
- Off grid
- Outbuildings

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

Escape to the wild beauty of Dunnet with this unique off grid retreat, perfectly positioned to overlook the serene St John's Loch. This charming 2 bedroom log cabin exudes rustic appeal, featuring an open plan kitchen, lounge, and dining area that creates a warm and inviting atmosphere. The ground floor includes a cosy bedroom and a modern shower room, while the spacious mezzanine level bedroom offers more views of the surrounding countryside.

Set within approx. 7 acres of land, the property also includes a range of useful outbuildings, polytunnels, a static caravan, and a large woodstore—perfect for self-sufficient living. With no light pollution, you'll have the opportunity to witness the magical display of the Northern Lights right from your doorstep. A true haven for nature lovers, stargazers, and those seeking a peaceful off grid lifestyle.

Burley woodburner & Rayburn heating plus double glazing throughout the property. EPC rating D and Council Tax band B. Home Report and virtual tour through the Pollard Property website, www.pollardproperty.co.uk

What3words: ///cute.blindfold.fetches

**Entrance Hall** **6' 7" x 6' 3" (2m x 1.9m)**

Enter via a glazed front door into a spacious entrance hall. It has a stone tiled floor with doors opening into the shower room, large pantry and an opening into the open plan living space. A special feature are the craftsmens' carved initials in the log wall.

Open plan living space **27' 7" x 15' 1" (8.4m x 4.6m)**

This expansive room spans the full width of the property, featuring a beautiful engineered oak floor and abundant natural light from four windows and French doors that frame stunning rural views over St John's Loch. Exposed log walls, ceiling rafters, and an open mezzanine level create a bright and airy ambiance, enhancing the room's rustic charm. At one end of the space, the kitchen boasts handcrafted wooden worktops, floor cabinets, and a reclaimed double Butler sink. While the current owner keeps the fridge in the entrance hall pantry, there is ample space for it within the kitchen area. The kitchen is equipped with a standalone cooker with a gas hob (though the oven is not in working order) and a Rayburn stove with two hot plates, an oven, and a warmer. The Rayburn also supplies the hot water system, adding to the home's off-grid efficiency. The lounge area features a Burley wood burner, built-in shelving, and a desk—perfect for a home office or creative workspace. Centrally positioned in the room, a dining table with seating for at least four offers a welcoming spot to enjoy meals while soaking in the breathtaking loch views. An archway leads to the inner hall, seamlessly connecting the living space to the rest of the home.

Inner hall **11' 10" x 6' 3" (3.6m x 1.9m)**

The engineered oak wood flooring is continued into the inner hall that has doors to the shower room and bedroom 1. A handcrafted, wooden staircase with rope handrails goes up to the mezzanine floor.

Shower Room **11' 6" x 7' 3" (3.5m x 2.2m)**

The spacious shower room features a ceramic tiled floor and a frosted window, allowing natural light while ensuring privacy. It has convenient access from both the inner hall and entrance hall. The room is well equipped with a Butler's sink featuring a telephone style tap and shower attachment, a toilet, and a shower cubicle with a mains powered shower and tiled splashback. A radiator, heated by the Rayburn, provides warmth, while a suspended drying dolly offers a practical space for airing clothes.

Bedroom 1 **11' 10" x 9' 6" (3.6m x 2.9m)**

The double bedroom is accessed by a sliding door. It has engineered oak flooring and a large window bathing the room in natural light that overlooks the side of the property.

Bedroom 2 **16' 5" x 14' 5" (5m x 4.4m)**

Accessed via the stairway, this spacious double bedroom offers versatility and charm. Exposed roof beams add to its rustic character, while two windows provide natural light and scenic views. Overlooking the open-plan living space below, the room feels bright and airy, making it ideal for a restful retreat or a multifunctional space.

Outbuilding **28' 7" x 9' 10" (8.7m x 3m)**

A stone outbuilding that has 2 internal rooms and is ideal for storage.

External area

The property sits on approx. 7 acres of land, featuring a long driveway, a stone outbuilding, two polytunnels, a static caravan, log store and a large fenced growing area with young apple trees, etc. Surrounded by breathtaking views of St John's Loch and the rolling countryside, this expansive outdoor space is perfect for birdwatching and has an abundance of wildlife such as hedgehogs, otters, lizards, great yellow bubblebees and offers endless possibilities for self-sufficient living and enjoying nature.

The property benefits from a mains water supply and a septic tank. It operates off grid, with solar panels and battery backup providing electricity. For heating and hot water, the home features a wood burning Rayburn stove and a Burley wood burner. The property is also on a regular bus route to Thurso and John o'Groats.



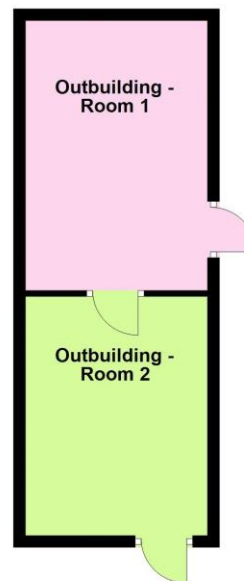
All curtains and blinds are included in the sale. The property comes with fishing rights for St John's Loch.

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

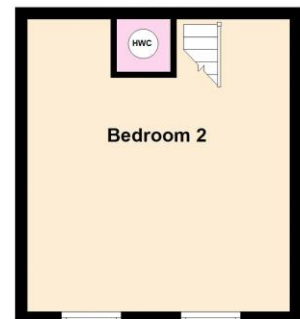




Ground Floor



First Floor



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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