



Woodlands Mey

**Offers Over
£280,000**



- 4 Double bedrooms
- Modern interior
- Rural location
- Detached house
- Detached double
- Walk in condition

Set in the stunning and peaceful surroundings of Mey, this spacious 4 bedroom detached house offers an excellent opportunity for family living in a highly desirable rural location. The property is ideally situated just 12 miles from Thurso, and only half a mile from Mey village and the historic Castle of Mey. The ground floor accommodation comprises entrance hall leading into a central hall, a bright and spacious lounge, a well-proportioned kitchen, utility room, WC, dining room, and a generous double bedroom, — ideal for guests or flexible living. Upstairs, the property features a large landing area, a family shower room, a spacious master bedroom with en-suite facilities, and 2 further double bedrooms. Externally, the home is surrounded by a substantial wraparound garden with a recently erected wooden double garage/workshop, there are also 2 timber sheds, a log store and a bin store. The garden is mainly laid to lawn, providing plenty of outdoor space which benefits from a driveway and dedicated parking area. With oil central heating, a wood burning stove and double glazing throughout. Council tax band E and energy performance rating D.

For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk
What3Words:///beak.bike.uniform

**Entrance****7' 7" x 6' 7" (2.3m x 2m)**

Approach the property along the sweeping gravelled drive to the 2 glass panelled front door. This opens into the main entrance which is neutrally decorated and has a vinyl floor. Doors open into a cloak cupboard, bedroom 4 and into the hallway.

Bedroom 4**15' 7" x 10' 10" (4.75m x 3.3m)**

(Currently used as an office) the room is a spacious ground floor double bedroom that has a large window overlooking the front garden. It is neutrally decorated, carpeted and has 2 double built in cupboards with louvre doors. There is a spacious storage cupboard that could easily become a walk in dressing room or converted to an en-suite.

Hall

The hallway has doors accessing the lounge, kitchen, dining room and stairs up to the first floor landing. It is decorated in the same style as the entrance with a neutral palette and vinyl flooring.

Lounge**21' 8" x 13' 9" (6.6m x 4.2m)**

The spacious lounge is well-proportioned and fully carpeted, with two large windows to the front flooding the room with natural daylight. Neutrally decorated throughout, the space is enhanced by a textured feature wall and a charming wood burning stove, complete with an oak mantel and slate hearth, creating a warm and cosy atmosphere.

Kitchen**13' 1" x 11' 4" (4m x 3.45m)**

The generous kitchen that has the same vinyl flooring as the hall and interior decor with a window that has views of the rear garden, surrounding countryside, the Pentland Firth and Hoy. There is a contemporary fitted kitchen with gloss white floor units, a double stainless steel sink with mixer tap, open shelving, wooden style worktop and white splash backs. The integrated appliances are: a 4 burner gas hob (fed by LPG bottle gas), overhead cooker extractor fan and tower electric oven. There is space for an American style fridge freezer.

Utility room**11' 0" x 7' 7" (3.35m x 2.3m)**

The modern decor style flows from the kitchen into the utility room. It has kitchen floor units with wooden style worktops and white splash backs. There is a built in stainless steel sink with mixer tap and plumbing for a washing machine, tumble dryer and dishwasher. A window and external glass panelled door open out to the rear garden and has the same views as the kitchen.

WC**5' 7" x 4' 1" (1.7m x 1.25m)**

A door from the utility accesses the useful WC. It has the same vinyl flooring and neutral decor as the utility room and kitchen. There is a frosted window, white toilet and pedestal wash hand basin with white splash back.

Dining Room**11' 10" x 9' 6" (3.6m x 2.9m)**

An elegant dining room is adjacent to the kitchen and has French doors opening in the rear garden with views of the surrounding countryside. The room has vinyl flooring and fitted cupboards. There is space for a table and seating for at least 6 people. Note: the ceiling light fitting shown is not part of the sale.

Landing

A carpeted dog leg staircase leads up to a wide landing which is neutrally decorated and has a large Velux window flooding the room in natural daylight. There are doors accessing the 3 bedrooms, shower room and built in cupboard. A ceiling hatch opens into the loft space. The loft space is mostly boarded has lighting and ample storage space.

Shower Room**11' 6" x 7' 9" (3.5m x 2.35m)**

The property features a large, contemporary shower room, finished in a neutral style with a tiled floor and wet wall splash backs for a sleek, modern look. A half-vaulted ceiling with a Velux window enhances the sense of space while allowing natural light to flood in. The room includes a walk-in shower cubicle with an electric shower, a white WC, and a wash hand basin set within a built-in vanity unit. A ceiling extractor fan and heated towel rail complete this well-appointed space.

Bedroom 1**17' 1" x 16' 3" (5.2m x 4.95m)**

A spacious king sized bedroom that is carpeted and has a vaulted ceiling with a large dormer window. The room is neutrally decorated and there is a built in double wardrobe and a door leading to the shower en-suite.

En-suite**8' 2" x 4' 11" (2.5m x 1.5m)**

A modern en-suite with a half vaulted ceiling and a large frosted dormer window. There is a shower cubicle with wet wall splash back and an electric shower that is complemented by a white toilet and pedestal wash hand basin.

Bedroom 2 **16' 3" x 9' 6" (4.95m x 2.9m)**

Currently being used as a dressing room, this spacious double bedroom is carpeted and neutrally decorated. It has a large window overlooking the rear garden, countryside and sea view. It has a cupboard that houses the hot water tank.

Bedroom 3 **14' 1" x 8' 10" (4.3m x 2.7m)**

Another spacious double bedroom that is carpeted and neutrally decorated. It has a built in double wardrobe along one wall and 2 large windows overlooking the front of the property making the room bright and sunny.

Garden

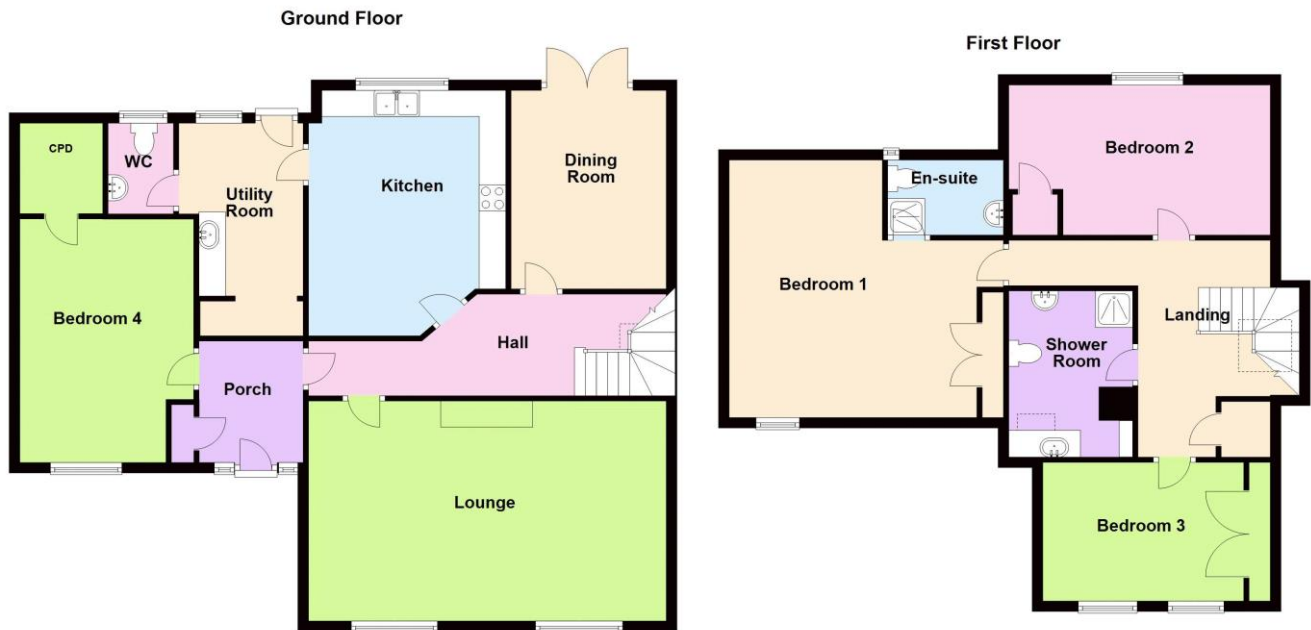
A large wraparound garden approximately half an acre that is laid to lawn with a wire fence boundary and includes a wooded area at the bottom of the garden. Around the property is a gravel area that meets the sweeping driveway. Alongside the property is a newly erected wooden double garage 16' x 12' (4.8 x 3.6m) that has a concrete base, power and lighting. There are also 2 timber sheds, a log store and a bin store. The property also has an outside tap and an outside power socket. The outside oil fired boiler is located at the back of the property. The property has mains water and electricity and drainage is to the septic tank located within the garden.

Included in the sale: all carpets and blinds.

Excluded in the sale: white goods, dining room ceiling lights and dining room electric fire.

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.