

Hempriggs Mains
Wick

Offers Over £365,000

Yvonne Fitzgerald PROPERTIES

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3 BEDS | 3 BATH | 2 RECEPTION



Property
Information

Yvonne Fitzgerald is delighted to bring to the market this stunning detached bungalow, set within a sought-after rural location near Wick. Occupying approximately 9 acres of croft land, the property offers spacious, beautifully presented accommodation finished to a high standard throughout. The home comprises a generous lounge, impressive kitchen, separate dining room, three bedrooms, a dressing room which could be used as a fourth bedroom, and three stylish shower rooms, including two en-suites. Further benefits include a substantial agricultural barn, enclosed courtyard and garden grounds, and a range of useful outbuildings.

The property is entered through a bright vestibule featuring a striking wooden feature wall, leading to an immaculately presented inner hall. The superb lounge benefits from dual-aspect windows and a recessed alcove, with double oak doors opening into the impressive kitchen. Fitted with silver-grey wall and base units, the kitchen includes integrated appliances and a central island providing seating for six. A 7KW multi-fuel stove sits on a Caithness flagstone hearth, creating an attractive focal point. Double oak doors lead through to the separate dining room, which enjoys dual-aspect windows and glazed doors opening onto the raised decking area.

The bungalow offers three beautifully presented bedrooms, with the principal bedroom and bedroom two both benefiting from fitted wardrobes and en-suite shower rooms. A further bedroom is accessed through a dressing room, which could easily be adapted into a fourth bedroom. The main shower room is tastefully finished and features a generous walk-in shower and vanity storage.

Externally, the property enjoys approximately 9 acres of croft land, alongside enclosed courtyard and garden grounds bounded by a traditional dry-stone wall. The grounds feature stone-chipped areas, raised decking and several seating areas, together with excellent parking. There is also a powered shipping container, wooden sheds, a stone-built garden store and a charming stone and slate-built cottage currently used as a playhouse, which benefits from traditional Caithness flagstone flooring, power and a sink. A stream runs along the boundary of the croft.

The substantial agricultural barn measures approximately 18.25m x 6.00m and 18.25m x 11.99m, and benefits from water, electricity and lighting. It also incorporates a portacabin with kitchen facilities, an office with CCTV, power and lighting, and a separate adjoining storage room. This impressive rural property combines high-quality accommodation with approximately 9 acres of croft land, substantial outbuildings and attractive garden grounds, offering a rare opportunity in a sought-after location near Wick.

An additional 24 acres of croft land is also available by separate negotiation.

Extra **Information**

Services

School Catchment Area is
Newton Park Primary / Wick High School

EPC

B

Council Tax Band

D

Tenure

Freehold

Viewing

If you would like to view this property, please contact the office on 01847 890826

Extras

What3Words: ///magazines.folders.fees

Key Features

- Stunning detached rural bungalow
- Approximately 9 acres of croft land
- Three bedrooms with potential for four
- Spacious lounge with dual-aspect windows
- Substantial agricultural barn
- Range of useful outbuildings



Property
Photos









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Property
Dimensions

Vestibule 1.63m x 2.54m (5’ 4” x 8’ 4”)

Accessed via a UPVC front door, the vestibule is bright with oak LTV flooring. This room benefits from a triple light fitting and a window. Oak doors lead to the inner hall and the family room. A wooden feature wall creates a focal point within this lovely room.

Bedroom Three 4.87m x 2.63m (16’ 0” x 8’ 8”)

Located to the side of this stunning home, this beautiful room benefits from dual aspect windows, both fitted with blinds, a contemporary light fitting and a central heating radiator. A grey carpet has been laid to the floor. There is an aerial point and double sockets. An opening leads through to the Dressing Room.

Lounge 4.66m x 6.10m (15’ 3” x 20’ 0”)

This superb room has a feature recessed alcove and benefits from dual aspect windows, fitted with blinds. There are two central heating radiators, double sockets and an aerial point. A swirl light fitting creates a focal point within this wonderful room. A carpet has been laid to the floor and double oak doors lead to the beautiful kitchen.

Dining Room 2.78m x 3.71m (9’ 1” x 12’ 2”)

A well-presented room which has been finished to a very high standard, this room benefits from dual aspect windows fitted with blinds. There are double sockets, an aerial point, a central heating radiator, and a beautiful, swirl light fitting. This room has oak LTV flooring laid to the floor. Double glazed doors lead out to the decking area of the garden. This room benefits greatly from excellent natural daylight.

Inner Hall 1.09m x 6.20m (3’ 7” x 20’ 4”)

The hallway is immaculately presented and benefits from LTV oak flooring. There is a window fitted with blinds to the side elevation along with a central heating radiator. A storage cupboard houses the hot water cylinder as well as the heating controls. Oak doors lead to the stunning kitchen, a stylish shower room and two beautifully presented en-suite bedrooms.

Dressing Room / Bedroom Four 2.53m x 3.35m (8’ 4” x 11’ 0”)

This stunning room with a feature wooden wall benefits from LTV oak flooring, a stylish light fitting and double sockets. An opening leads into third bedroom. The dressing room could easily be turned into a fourth bedroom if required with minimal effort. An oak door leads into the lounge.

Kitchen 4.73m x 5.49m (15’ 6” x 18’ 0”)

The stunning kitchen has an excellent selection of silver-grey base; wall and full height units, fitted with laminate worktops. There is an integral induction hob, a black glass chimney hood, microwave, a single oven, fridge-freezer, washing machine and a grey sink with drainer. This beautiful room also benefits from sockets with built in USB points, a smoke alarm and ceiling downlighters.

There are two contemporary light fittings as well as two industrial light fittings which create a focal point within this room. LTV oak has been laid to the floor and this room also benefits from dual aspect windows which are fitted with blinds. There is an island which provides seating for six people and benefits from built in storage underneath. A 7KW multifuel stove sits on a Caithness Flagstone hearth. Behind the stove there is a heat deflector. This room benefits from a central heating radiator and dual aspect windows. Double oak doors open into the dining room.

Property
Dimensions

Shower Room 4.16m x 2.11m (13’ 8” x 6’ 11”)

This tastefully finished room has been decorated with wet wall throughout and the floor is laid to LTV grey tiles. There is a double walk-in shower with dual attachments and chrome controls. There is a white W.C and basin, which have been built into a white vanity unit. Two full-height high-gloss units provide ample storage. There is a central heated radiator, ceiling down-lights as well as an extractor light. An opaque window, fitted with blinds is located to the rear of the room.

Bedroom Two En Suite 0.88m x 2.49m (2’ 11” x 8’ 2”)

This immaculate room boasts a recessed shower with chrome controls, a white W.C and a basin which has been built into a white high-gloss vanity unit. Grey LTV has been laid to the floor. There are ceiling downlighters, an extractor fan as well as a central heating radiator. A wall-mounted mirrored cupboard provides storage.

Master Bedroom En Suite 1.83m x 1.88m (6’ 0” x 6’ 2”)

This bright en-suite is laid to grey LTV and features a shower quadrant with dual attachments. A sink is built into a white vanity unit and there is also a white W.C. A central heating radiator, ceiling downlights and an extractor fan are also present within this room. An opaque window which is dressed with blinds can be found to the rear elevation.

Courtyards / Garden Grounds

The garden grounds are fully enclosed with a drystone built wall. The grounds are laid to stone chippings and include a lovely raised decking area. There are excellent parking facilities to the side of the house where there is a shipping container which has power, as well as a large wooden shed. The gardens have been separated into different sections and have several seating areas to capture the sun at different times of the day. To the side of the property is a stone-built garden store as well as another wooden shed. To the front of the house is a small stone-built cottage which is currently used as a playhouse. There is also stream that runs along the boundary of the croft.

Bedroom Two 4.16m x 3.44m (13’ 8” x 11’ 3”)

This generous room benefits from a feature, remote-control floral light fitting. There are built in wardrobes which contain both hanging and shelf space. A grey carpet has been laid to the floor. There is an aerial and power sockets as well as a central heating radiator. A hatch leads to the loft void. The windows which are fitted with blinds face the side elevation and a door leads to the en-suite shower room.

Master Bedroom 4.39m x 4.71m (14’ 5” x 15’ 5”)

This well-proportioned room features oak mirrored wardrobes containing both hanging and shelf space. A floral remote-control light makes a focal point within this beautiful room. A grey carpet has been laid to the floor. There is a central heating radiator, an aerial point and power sockets. Dual aspect windows are dressed with blinds and a door gives access to the lovely en-suite shower room.

Barn 18.25m x 6.00m & 18.25m x 11.99m

The base of the barn has concrete panels, with steel sheets fitted above. Water, electric and lighting can be found within this structure. Included in the barn is a portacabin which has a kitchen as well as a stainless-steel sink. There is also an office which has CCTV, power and light as well as vinyl flooring. The barn has sliding double doors as well as a hardwood exterior door. The barn also has a separate adjoining room which is used for storage.

Cottage / Playhouse 2.57m x 3.09m (8’ 5” x 10’ 2”)

This stone and slate built dwelling benefits from traditional Caithness Flagstone flooring and has a sink with draining board as well as a Velux window. The walls have been painted and there is power to the property. Attached to the side of the cottage is a lean-to extension which has dual aspect windows and a wooden door. The Cottage/Playhouse has its own low maintenance garden to the side.



Property
Location

The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco, Boots, Superdrug, Argos, and B&M, as well as banks and a post office. The house is within easy driving distance of all amenities, including the hospital and doctor's surgery. There are many leisure opportunities, including a popular golf course, squash club, and public swimming pool/gymnasium. The town also boasts an airport with links to Inverness and Aberdeen and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.







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