



Summerbank House, Auckengill

Offers Over £300,000



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3 BEDS | 2 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market, 'Summerbank House,' which was the ancestral family home of local sculpturer, archaeologist and historian, John Nicolson.

Passed down through generations this two-storey family home is steeped in history and occupies a generous garden plot, whilst being located close to the shore with sea views. This is the first time in several hundred years that this property which features the works of John Nicolson on the external façade with plaster sculptures has come to the market.

Externally this family home has three adjoining outbuildings, one which is used as an office and the other is a block-built barn. Both of these structures benefit from light and power. Surrounded by panoramic views of the sea, as well as beautiful scenic views of the tranquil countryside, this character home has everything to offer.

The main house internally is in good condition and features a Caithness flagstone staircase as well as porch that has exposed stone walls. There is a lovely open lounge which has a feature fireplace and cosy stove for those winters' nights in as well as a split kitchen which has some integral appliances. A spacious utility room provides storage for household appliances and also benefits from built in units. A useful shower room and Family Room complete the downstairs living accommodation. Upstairs is awash with plenty of natural daylight throughout and features a well-presented bathroom as well as two generous bedrooms, which benefit from storage and a further single bedroom can also be found.

This is a wonderful family home in a superb location with outstanding views which needs to be viewed to appreciate what it has to offer.

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.



Extra Information

Services

School Catchment Area is - Keiss Primary School / Wick High School

EPC

EPC - F

Council Tax

Band - D

Tenure

Freehold

Viewing

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

Extras

Key Features

- **Former ancestral home of renowned local sculptor, archaeologist and historian John Nicolson**
- **Generous garden grounds with panoramic sea views and scenic countryside outlooks**
- **Desirable coastal location within close proximity to the shoreline**



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property

Dimensions

Inner Hallway 2.48m x 0.84m & 0.87m x 1.89m

The hallway can be accessed through UPVC doors to each side of the hall. The walls are partially tiled and ceramic tiles have been laid to the floor. There is a skylight and a smoke alarm. Doors give access to the utility and shower room, an opening leads to the kitchen.

Lounge 6.11m x 4.52m

This room is of good proportions and has built-in base units as an island and Rayburn Royal Stove. There is a feature stone fireplace with an open coal fire. Carpet has been laid to the floor. A triple aspect window is fitted with blinds. Exposed beams add character to this room and there is a smoke alarm and chrome light fitting. A door leads to the spacious hall.

Utility 1.86m x 1.86m

The utility has been tiled to half height and benefits from wall mounted cupboards. A carpet has been laid to the floor and a window faces the front elevation. There is also fluorescent lighting.

Porch 2.40m x 3.43m

This beautiful room has exposed stone walls and dual aspect windows. Carpet is laid to the floor and a full glazed door leads outside. There are two light fittings and a central heating radiator.

Hall 4.20m x 1.02m

The bright hallway benefits from an understairs storage cupboard as well as a central heating radiator. There is a pendant light fitting and a smoke alarm. Doors lead to the Family Room and sunroom.

Kitchen 3.20m x 2.16m & 2.56m x 2.28m

This bright room benefits from base and wall units with laminate worktops. There is a stainless-steel sink with drainer, space for a washing machine and also a dishwasher. There is a storage heater, a smoke alarm fluorescent lighting and a window faces the rear elevation. An opening leads to the cooking area of the kitchen where there is a breakfast bar, double oven, a ceramic hob and free-standing freezer. A door gives access to the lounge.

Downstairs Shower Room 1.76m x 1.30m

This room boasts a shower enclosure, a corner basin and WC. The walls have been tiled and vinyl has been laid to the floor; there is a heater-light fitting and an opaque window faces the rear elevation.

Family Room 3.30m x 4.49m

This front facing room is neutral in décor. There is a central heating radiator and a carpet has been laid to the floor. There is a pendant light fitting, double sockets and a window with blinds faces the front elevation.

Property

Dimensions

Top landing 1.10m x 5.21m

A Caithness flag stairwell leads to the first-floor landing where a window faces the front elevation. There is a pendant light fitting, a smoke alarm.

Bedroom Two 2.61m x 3.44m

This room boasts a curved wall and is painted in neutral colours. A carpet has been laid to the floor; there is a pendant light fitting a wall light and wall mounted shelves. A window faces the rear elevation.

Bedroom Three 3.81m x 3.34m

This spacious room boasts dual aspect windows which have been fitted with blinds. The floor has been laid with a beige carpet. There are built-in wardrobes with both hanging and shelf space. This room has a pendant light fitting along with wall lights and double sockets.

Office 7.09m x 3.86m

The office has a storage cupboard a carpet has been laid to the floor, the walls have been papered and there is also power and light. The office is also block built.

Bedroom One 3.84m x 3.31m

This spacious room benefits from two built-in wardrobes and a beige fitted carpet. There are dual aspect windows with blinds and a central heating radiator.

Upstairs Bathroom 3.16m x 2.32m

This room benefits from a white bath and the WC and basin are built into a vanity unit. Vinyl has been laid to the floor, there is a chrome radiator as well as a heat light. A window faces the rear elevation.

Barn One 16.90m x 24.70m

Block construction with a sliding timber door and a pedestrian door. The Barn also benefits from power and light.

WICK

Property Location

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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor(s) ownership. We have not verified the tenure of the property, the type of construction, or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyors, etc., prior to the exchange of contracts.