



Shantry Farm Latheron

Offers Over £160,000



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7 BEDS | 1 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this superb two storey character home on the outskirts of Latheron. This former farmhouse, although in need of full renovation is situated in an elevated position with outstanding views over the North Sea.

Once renovated and brought back to a habitable condition, this attractive property would make a most magnificent family home.

Internally the accommodation comprises of a lounge, kitchen, drawing room, bathroom and bedroom on the ground floor whilst upstairs there are a further six bedrooms, making this an ideal rental property as it's located on the main NC500 route.

Throughout the property there is power, water and light. There are some original fireplaces while the kitchen benefits from an original Belfast sink.

Externally the property benefits from a stone-built building as well as a carriage shelter which used to house the horses and carts in years gone by. There are two barns which are also included in the sale, one of which is in good condition. The owners of the property are also willing to sell some land which is negotiable allowing the new owners to run a small holding in an area of outstanding natural beauty, close to town and village living.



Extra Information

Services

School Catchment Area is Lybster Primary School / Wick High School

EPC

G

Council Tax Band

Tenure

Freehold

Viewing

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

Extras

What3Words: [///irrigate.limelight.crush](https://www.what3words.com/irrigate.limelight.crush)

Key Features

- **Traditional Farmhouse**
- **Seven Bedrooms**
- **Character Wooden Panelling**
- **Excellent Development Potential**



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Utility Room 4.90m x 2.73m

Accessed via a hardwood door, this room has power and a window to the side elevation. Steps give access to the kitchen.

Pantry 4.06m x 1.53m

The pantry has power, shelving and a window faces the front elevation.

Bathroom 3.63m x 2.44m

This room is of good proportions and benefits from a w.c and cast-iron bath. Wooden boards have been laid to the floor, there is a pendant light fitting and a window faces the side elevation.

Front Vestibule 1.91m x 2.04m

A two panel UPVC glazed door gives access to this spacious area. A window faces the front elevation. There is a pendant light fitting and a recessed alcove has shelving.

Kitchen 3.50m x 4.06m

The kitchen is of good proportions and benefits from a double Belfast sink. A cupboard provides storage and there is light and power. Dual aspect windows let light flood through. Doors lead to the hall, lounge and pantry cupboard.

Hall 2.02m x 1.95m

The hallway benefits from a storage cupboard and a window faces the side elevation. Doors lead to the bathroom, bedroom and second hallway.

Bedroom One 4.73m x 3.64m

This room has a feature fireplace with tiling for an open coal fire. The room benefits from a storage cupboard, pendant light fitting, power point and a window.

Front Hall 1.96m x 3.81m

The front hallway is spacious and benefits from vinyl flooring. Pitch pine doors lead to the lounge, drawing room and vestibule.

Property Dimensions

Lounge 5.05m x 4.67m

This bright room benefits from both wall and ceiling lights as well as double sockets. An attractive tiled fireplace with an open coal fire creates a focal point within the room. A window with original shutters faces the front elevation. Carpet has been laid to the floor and there is a storage cupboard. A door gives access to the kitchen.

Top Landing 0.93m x 3.26m

A curved wooden stairway with carpeted treads leads up to the first-floor landing. A window faces the rear elevation and there is a pendant light fitting. Doors give access to five bedrooms.

Bedroom Three 3.34m x 2.03m

This bedroom has a window facing the front elevation and benefits from vinyl flooring and a pendant light fitting.

Upstairs Hall 1.94m x 1.86m

This area of the home has wooden panelling and a pendant light fitting. A straight wooden stairway gives access to the kitchen below and a door leads to the master bedroom.

Drawing Room 4.87m x 4.21m

This spacious room boasts an original fireplace, tiled surround and open coal fire. There is a Belfast sink below the window which faces the front elevation and a pendant light fitting. This room also houses the electric consumer unit.

Bedroom Two 4.22m x 4.91m

This spacious room has wooden panelling throughout and a feature fireplace. There is an electrical point and vinyl has been laid to the floor. A window faces the front elevation.

Bedroom Four 4.70m x 3.60m

This bright room is front facing and benefits from a feature fireplace also. There is wooden flooring, a power point and a door gives access to a further hall.

Bedroom Five 4.71m x 5.49m

The generous master bedroom benefits from a built-in wardrobe as well as an attic window. There is a painted feature fireplace with an open coal fire as well as a further window which faces the front elevation. There is also a water connection in the room.

Property Dimensions

Upstairs Hall 6.71m x 1.05m

This area of the home has been wallpapered and doors give access to two further bedrooms. A window faces the side elevation.

Bedroom Seven 3.60m x 3.56m

This double room is of good proportions. A hatch gives access to the loft void. Within the room is another feature fireplace, a pendant light fitting, storage cupboard and power points. A window faces the side elevation.

Bedroom Six 4.71m x 3.76m

This room benefits from dual aspect windows as well as a storage cupboard. There is a pendant light fitting, an electrical point and a feature fireplace.

Grounds

The property benefits from a range of useful outbuildings, offering excellent storage and potential for a variety of uses. The byre has been divided into two distinct sections, providing versatile space for storage, workshop use or other requirements.

There is also a useful carriage shelter with an area above measuring approximately 10.50m x 3.13m, providing additional space and storage. Two barns are also included in the sale, one of which is in good condition. Together, the outbuildings provide a substantial amount of additional space and offer considerable versatility to complement the farmhouse and its grounds.

WICK

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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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.