

Smith House Hill of Forss

**Offers Over
£355,000**



- Detached house
- Rural setting
- Very large garden
- 4 Bedrooms
- Detached double garage
- Walk in condition

A rare opportunity to own this impressive 4 bedroom detached home, complete with a detached double garage and a generously sized garden.

Set in the stunning Hill of Forss, the property enjoys breathtaking 360 degree rural views. Despite its peaceful countryside setting, Hill of Forss is conveniently located just 3 miles from Thurso, which offers a full range of shops, services, and amenities expected of a vibrant town. A school bus picks up pupils at the end of road. Thurso golf course is nearby.

Gas central heating, wood burning stove, solar panels. Council tax band E and energy performance rating C. For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

What3Words ///essential.totals.chaps

**Porch 8' 10" x 4' 11" (2.7m x 1.5m)**

Enter the property via a 2 glass panelled front door into a bright porch. It has a wooden floor, large window and a built in cloak cupboard with mirrored sliding doors. A glass panelled, lockable internal door accesses the hall.

Hall 10' 6" x 8' 10" (3.2m x 2.7m)

A well proportioned, welcoming hallway that is neutrally decorated with a wooden floor. There are 2 glass panelled doors leading into the porch and kitchen/diner, a wooden panelled door to bedroom 3 and a carpeted staircase with an attractive wooden balustrade goes to the first floor landing.

Bedroom 3 16' 5" x 12' 2" (5m x 3.7m)

A large, carpeted king sized bedroom with a double aspect overlooking the front of the property and flooding the room with natural daylight. The room is neutrally decorated and has 2 built in wardrobes with mirrored sliding doors.

Kitchen/Diner 22' 4" x 15' 1" (6.8m x 4.6m)

A spacious and inviting room featuring a grey tiled floor and neutral décor. Panelled glass doors lead to the hall and the lounge/dining room, with additional wooden panelled doors providing access to Bedroom 4 and the lobby. Natural light flows in through a window and French doors which open onto decking which leads into the rear garden. The Ashley Ann fitted kitchen offers white wall and floor units paired with black speckled quartz worktops, complemented by a large kitchen island with plinth lighting and a breakfast bar seating four. Integrated appliances include a NEFF dishwasher, NEFF microwave, NEFF coffee machine and wine cooler. Also included in the sale are a freestanding New World range cooker with gas hob, double electric oven and grill, and an American style fridge freezer. At one end of the room, there is space for a dining table and seating for at least 4 people.

Bedroom 4 8' 10" x 5' 7" (2.7m x 1.7m)

A cosy double bedroom accessed from the kitchen/diner. It has wooden flooring, neutral decor, a window overlooking the front of the property, a built in wardrobe with mirrored sliding doors and storage cupboard.

Lobby 4' 11" x 3' 3" (1.5m x 1m)

A connecting room to the kitchen/diner, shower room and utility room.

Shower Room 11' 10" x 9' 10" (3.6m x 3m)

A spacious, well proportioned room featuring tiled walls, vinyl flooring and a frosted window. It includes a built in spa unit that offers a jacuzzi bath, power shower, standard mains shower, foot spa, steam cabinet and integrated radio. Along one wall sits a modern vanity unit with an inset toilet and wash hand basin, complemented by a large wall-mounted mirror. Additional features include a chrome heated towel rail, ceiling extractor fan and a built in cupboard.

Utility Room 11' 2" x 7' 10" (3.4m x 2.4m)

A practical utility room featuring a window and a half-glazed external door leading to the rear garden. Along one wall is a fitted worktop with plumbing in place for a washing machine and tumble dryer, as well as provision for installing a sink if desired.

Lounge/Diner 25' 7" x 16' 5" (7.8m x 5m)

Enter through glass panelled double doors from the kitchen/diner into a handsome, spacious room featuring neutral décor and wooden flooring. The lounge area enjoys a large window overlooking the garden and a wood burning stove set within a Caithness stone fireplace and hearth creates a warm, cosy focal point. An archway leads through to a bright dining room with a glazed gable end, windows on 2 sides and an external glazed door opening onto the garden decking. The dining room offers exceptional countryside views and provides ample space for a dining table with seating for at least 8 people.

Landing 10' 2" x 8' 10" (3.1m x 2.7m)

A carpeted dog leg staircase leads to the first floor landing that is naturally lit by a Velux window. Doors access bedrooms 1 and 2. A ceiling hatch opens into the loft space.

Bedroom 1 21' 0" x 15' 9" (6.4m x 4.8m)

A generous carpeted king sized bedroom, neutral decoration with a window overlooking the garden, surrounding countryside and sea. There are doors to the landing, en-suite and dressing room.

Dressing Room 12' 10" x 8' 6" (3.9m x 2.6m)

A very large, carpeted walk in dressing room featuring a window that floods the space with natural light and offers wonderful views of the countryside and the sea. Along two walls are built in wardrobes with shelving and hanging rails, all enclosed by mirrored sliding doors.

Bedroom 1 en-suite 10' 10" x 6' 7" (3.3m x 2m)

A luxury bathroom en-suite with a half vaulted ceiling, Velux window, tiled walls, vinyl flooring, chrome heated towel rail and ceiling extractor fan. A large corner unit has inset toilet and wash hand basin which is complemented by a spa bath with a tap shower attachment and mood lighting.

Bedroom 2 12' 10" x 11' 2" (3.9m x 3.4m)

A double bedroom that is neutrally decorated with vinyl flooring, a half vaulted ceiling and a window overlooking the side of the property. It has 2 built in wardrobes with mirrored sliding doors and a door leading into a shower en-suite.

Bedroom 2 en-suite 6' 7" x 5' 11" (2m x 1.8m)

This room has a vaulted ceiling, tiled walls, vinyl flooring, chrome heated towel rail and ceiling extractor fan. There is a shower cubicle with a mains shower and jets that is complemented by a vanity unit incorporating a white toilet and wash hand basin.

Garage 22' 8" x 18' 4" (6.9m x 5.6m)

A large, detached double garage with 2 sectional doors, a side door and rear window. It has electric power, lighting and wall sockets. On the roof are PV solar panels that have a feed in tariff income.

Garden

The property has a long drive and spacious driveway to allow parking multiple vehicles. The very large wraparound garden is laid to lawn and has a stone dyke / fence boundary.

Included in the sale are carpets, curtains, blinds, American fridge freezer and New World range cooker.

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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