



Brough, Dunnet

Offers Over £335,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

2 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this stunning two-bedroom cottage in the settlement of Brough which comes with a large showroom/workshop, garage as well as a fabulous shepherds hut which has a WC and could be used as further accommodation or holiday let. Designed and built to look like a period home, this new build offers comfortable family living at its best. Finished to the highest of standards throughout by local wood artisan Keith Parkes who has paid every attention to detail, this character home has a beautiful open plan lounge/kitchen which has a vaulted ceiling and a feature stove fire. With wooden flooring fitted throughout this room, there is also an attractive fitted kitchen with integral appliances with excellent natural daylight coming through the triple aspect windows. There are beautiful two double bedrooms which are both of good proportions. The master bedroom features a stove fire with a wooden beam above. Internally the cottage has been plastered throughout and also benefits from a tastefully decorated bathroom which has both a bath and shower as well as a generous utility room which has two large storage cupboards. Located off the utility is also a WC. Internally the workmanship is outstanding with bespoke barn style doors, fireplaces and wall lights, whilst high ceilings throughout the property give this cottage a feeling of space and add character to the home.

Externally the plot extends to approximately half an acre and benefits from a shipping container and a large woodstore which could be used as a double garage. The workshop/showroom is divided into three separate sections giving the new owner the opportunity to run a business from home and also comes with a car ramp, an industrial saw and radial arm drill. This workshop is served with both three phase and single phase electric.



Extra Information

Services

School Catchment Area is - Crossroads Primary, Thurso High

EPC

EPC - D

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

- **Beautifully Decorated Throughout**
- **Large Showroom/Workshop**
- **Superb Shepherd's Hut**



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Utility 4.21m x 2.02m

Accessed via a partially glazed UPVC door, the utility benefits from grey base and wall units with black laminate worktops. There is a plastic sink and drainer, a wall light and also double sockets. This area of the home benefits from a clothes pulley, a shone point and a smoke alarm. An oak cupboard houses the hot water cylinder and has both hanging and shelf space as well as power. There is a chrome towel radiator and tiled ceramic floor. Solid oak doors give access to the WC and inner hall.

Hall 1.37m x 9.17m

The stunning hallway benefits from wall lights and oak solid wood flooring. Two windows, as well as, a door are dressed with curtains. There is a smoke alarm and power points. Solid oak doors give access to the stylish open plan lounge, bathroom, two bedrooms and the utility room.

Bedroom One 4.78m x 5.43m

This superb room is spacious and bright and benefits from dual aspect windows with curtains. This room has a solid wood mantel and a cosy stove fire which sits on a Caithness Flag hearth. Solid oak flooring has been laid to the floor, there are wall lights, an electric wall heater and a carbon monoxide detector.

Open Plan Lounge/Kitchen 5.45m x 7.00m

This stunning room benefits from a vaulted ceiling as well as triple aspect windows which have been fitted with blinds and curtains. Solid wood has been laid to the floor, there are two electric panel heaters and wall lights. A feature within this room is the solid wooden mantle and stove fire which sits on a Caithness Flag hearth. This area of the home benefits from ample power points, a smoke alarm and carbon monoxide detector.

WC 0.86m x 1.52m

The WC has a wall light as well as an extractor fan and chrome toiletry accessories. There is a pedestal basin and white WC as well as a ceramic tiled floor. The walls have been painted in soft grey tones.

Bathroom 4.24m x 2.22m

This beautiful room is of good proportions and benefits from a generous shower enclosure with chrome controls as well as a white WC and pedestal sink. The double ended bath has a shower attachment as well as chrome taps. Ceramic tiles have been partially fitted to the walls, around the bath and floor. There is a wall light, an extractor fan and chrome towel ladder radiator. An illuminated mirror has been fixed to the wall and an opaque window faces the front elevation.

Bedroom Two 3.94m x 3.10m

This tastefully decorated room is beautifully presented and benefits from a wall light as well as oak laminate flooring. A window with curtains faces the front elevation. There are also double sockets and an electric radiator.

Open Plan Lounge/Kitchen ctd;

There are also built-in wooden shelves. The bright kitchen is set to the rear of the lounge and benefits from shaker style base units with a laminate worktop. There is a black sink with drainer, double ovens as well as an induction hob which has a black chimney hood above. Splash backs have been fitted above the units. This is a light and bright reception room.

Property

Dimensions

Shepherd's Hut 2.41m x 8.30m

This structure is of good proportions and benefits from two built-in bookcases. There are wall lights, power points as well as an electric panel heater and wall mounted shelves. The Shepherd's Hut also benefits from a corner basin, WC and a water heater. There is also a wall light and vent within this room. Two sets of double doors lead out to the decking area of the garden.

Showroom/Workshop 5.79m x 9.23m

The showroom is of good proportions with painted walls and built in display shelving. There is a painted concrete floor, ceiling lights and double sockets. A window faces the front elevation and a partially glazed UPVC door with a glazed side panel leads outside. An opening gives access to the workshop.

Extra Information

The Shepherd's hut is fully insulated and connected to mains electric, water and also to the septic tank. All heavy curtains in the house are included along with all barrels & planters are included within the sale.

Garage 4.05m x 11.99m

This workshop benefits from a concrete floor and a window. Double doors open up into the drive and a hardwood door leads outside. There is 240v power and double sockets within this building.

Workshop 6.48m x 5.79m x2

The workshop benefits from florescent lighting and power. There is a multi-fuel stove and wall mounted shelves. A UPVC window faces the front elevation and a sliding door gives access to outside. Included in the sale is a lifting ramp as well as a radial arm drill and industrial saw. The workshops benefit from both three phase and single power.

THURSO

Property Location

The most northerly town in mainland Scotland, Thurso is a great base for exploring the surrounding countryside. There's plenty to see and do in and around the delightful town of Thurso. The town is a hive of lovely traditional shops, cafes, bars, and restaurants. There are good coach and rail links south. There are leisure facilities within the town, which include a cinema and a swimming pool, and outdoor pursuits include surfing, fishing, and yachting. There is an airport and hospital in Wick, which is twenty minutes driving distance away.



Moving home can be a **Life-changing Experience**

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic.

Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

Why Choose Yvonne Fitzgerald Properties

- Global exposure of properties through our cutting edge website and major national portals including Rightmove, Prime Location, Zoopla, On The Market, S1 Homes, Nestoria, Trovit and many more.
- Quality colour printed sales particulars with bespoke options and floor plans.
- Comprehensive database of applicants matching quality sellers to buyers
- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
- Largest independent estate agency in the Highlands.
- No upfront fees.
- All calls and emails monitored out of hours.
- We oversee the whole sales process from start to finish.
- Over 25 Years Experience.
- Drone Photography





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.