



Ellensgeo, Ulbster

Offers Over £310,000



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4 BEDS | 3 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this stunning four bedroom detached home with outstanding coastal views and ten acres of croft land within a short driving distance to Wick.

This lovely home benefits from a lounge with a cosy stove fire and triple aspect windows. The beech fitted kitchen is of good proportions and benefits from excellent storage space as well as integral appliances. The dining room is light and bright with a large picture window and laminate flooring. There is a generous utility room and a beautifully presented bedroom with built in wardrobes. A shower room and integral garage completes the downstairs accommodation. Upstairs there are three beautiful bedrooms. The master bedroom benefits from an en suite and there is also a stylish bathroom. The property further benefits from full fibre broadband, making it ideal for modern living and home working.

Externally, the property benefits from approximately 10 acres of croft land, offering an excellent opportunity for owner-occupied crofting, small-scale livestock or equestrian use, or alternatively to be let as a croft tenancy, subject to the relevant crofting regulations. The croft also includes several wooden sheds and a shipping container which has been converted into a practical workshop. The garden grounds feature a raised decking area, are mainly laid to lawn, and are complemented by a stone-chipped driveway. There are outside water taps to both the front and rear of the property, a clothes drying line, and the home is serviced by LPG gas.

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.



Extra Information

Services

School Catchment Area is Thrumster Primary School
Wick High School

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

What3Words: inspects.artist.hamper

Key Features

- **Stunning detached four-bedroom family home**
- **Outstanding coastal and countryside views**
- **Spacious lounge with cosy stove fire and triple aspect windows**



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property **Photos**



Property Dimensions

Vestibule 1.53m x 2.50m

Accessed via a UPVC front door, this immaculate room boasts dual aspect windows with blinds. There is a ceiling downlight, double sockets as well as oak flooring. A glazed door with glass panels to either side, leads into the open hall.

Lounge 4.54m x 7.00m

The views from the lounge are superb. There are triple aspect windows, two drop down light fittings as well as beech laminate flooring. There is a feature painted wall and two central heating radiators. A feature within the room is the beautiful multi fuel 10KW stove which sits on a Caithness flagstone hearth which has a lovely oak mantle above. This is a light and bright reception room which benefits from excellent natural daylight.

Utility Room 4.91m x 1.84m

This well-presented room has a good selection of base and wall units with laminate worktops. There is a stainless-steel sink with a drainer as well as space for a washing machine and tumble dryer. This room houses the Worcester boiler. Oak laminate has been laid to the floor. A window faces the rear elevation. There is a central heating radiator, a flush light fitting and a smoke alarm. A partially glazed door leads to the rear garden. A pine door leads to the integral garage.

Shower Room 1.68m x 3.09m

This room has been tiled to half height. It benefits from a pedestal basin, a toilet and shower quadrant. Vinyl tiles have been laid to the floor. There is a chrome towel ladder radiator, an extractor fan and a flush light fitting. This room benefits from a mirrored wall mounted cupboard, a shower point and an opaque window.

Hall 2.99m Max x 2.70m (Longest & Widest)

The beautifully presented inner hall has a feature painted wall and benefits from two storage cupboards. Oak engineered flooring has been laid to the floor, there is a smoke alarm and two flush light fittings. There is a central heating radiator. Doors lead to the lounge, downstairs bedroom, and dining room as well as the shower room.

Kitchen 5.69m x 3.89m

This beautiful room is of good proportions. There is an excellent selection of beech base, wall and full height units with laminate worktops. There is a Bosch ceramic hob and a single oven. An extractor fan is fitted above. There is an integral fridge, a central heating radiator as well as a stainless-steel sink with a drainer. Laminate tiles have been laid to the floor. There are two ceiling lights and a smoke alarm. Space can be found for a table and chairs. Between the units has been tiled. A door leads to the utility room and an opening gives access to the dining room. A window faces the rear elevation.

Dining Room 4.50m x 3.00m

This lovely room has a window to the front elevation and a feature painted wall. Beech laminate has been laid to the floor. There is a central heating radiator, a drop down light fitting and power points.

Stairs & Landing 4.76m x 10.89m

A solid wooden staircase gives access to the exceptionally bright landing. There are dual aspect windows, oak engineered flooring as well as a central heating radiator. There are flush ceiling light fittings and an access hatch to the loft void. This area of the home benefits from a hatch that gives access to the loft void as well as an eaves storage cupboard. Doors lead to the bathroom and the bedrooms.

Property Dimensions

Bedroom 1 3.90m x 4.40m

This spacious room is neutral in décor. The walls have been painted and there is a beige fitted carpet. A drop down light creates a focal point within this room. A window faces the rear elevation. This beautiful room also benefits from mirrored built-in wardrobes with hanging and shelf space. There is also a phone point, double sockets and a central heating radiator.

En Suite 2.50m x 1.01m

This immaculately presented room benefits from a recessed shower as well as a toilet and pedestal basin. There is a chrome towel radiator, a wall mounted cupboard as well as an extractor fan and ceiling light. Vinyl has been laid to the floor.

Bathroom 2.59m x 2.92m

This room features a two-seater bath which has a mixer tap and shower attachment. There is a toilet, a pedestal sink as well as an extractor fan and a flush light fitting. An oval mirror is attached to the wall. There is also vinyl flooring, a white towel ladder radiator and wall tiles. A window faces the front elevation.

Garage 6.63m x 4.98m

The garage is of good proportions and has built in benches, led lighting as well as an electric door. A window faces the side elevation, there are power points and a door which leads into a WC. There is also a clothes pulley.

Bedroom 2 4.76m x 5.01m

This tastefully decorated room has a feature painted wall and dual aspect windows with blinds. A carpet has been laid to the floor, there is a pendant light fitting as well as a central heating radiator and power points. A door gives access to the en suite shower room.

Bedroom 3 2.62m x 3.65m

This room benefits from white painted walls and a fitted carpet. There is a velux window, a pendant light fitting and central heating radiator. There is also a window seat and ample power points.

Bedroom 4 4.54m x 4.74m

This tastefully decorated room has a feature painted wall as well as a window seat. There are triple aspect windows and a fitted carpet. The room also benefits from phone and power points, a central heating radiator and a pendant light fitting.

Garden

Externally there is a green house and a wooden shed to the front of the home. To the rear is a beautiful raised decking area which is ideally located to enjoy the coastal views. There are four storage sheds as well as a shipping container which has power, which is currently being used as a work shop. Within the grounds are a clothes line, an LPG gas tank and outside water taps in both front and rear of the garden.

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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