

Dwarick Cottage
Dunnet

Offers Over £300,000

Yvonne Fitzgerald PROPERTIES

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4 BEDS | 2 BATH | 2 RECEPTION



Property **Information**

Yvonne Fitzgerald is delighted to bring to the market this stunning one-and-a-half-storey detached house, set within the popular village of Dunnet. Full of character and original features, this beautiful home offers spacious accommodation comprising four bedrooms, two reception rooms, a study, a stylish kitchen, family bathroom and en-suite. Further benefits include an original staircase, attractive fireplaces, Caithness flagstone flooring, off-road parking and generous garden grounds.

The property is entered through a front vestibule leading into a welcoming hall. The lounge features solid wooden flooring, elegant coving, a ceiling rose and a beautiful fireplace with cast iron surround, open coal fire and wooden mantle. Dual-aspect windows with shutters allow plenty of natural light, while the adjoining drawing room provides further reception space with attractive period features.

The impressive kitchen features sage green cabinetry, wooden worktops, open shelving, a double Belfast sink and a Belling Range cooker. The original inglenook fireplace houses a wood-burning stove, while the Caithness flagstone flooring adds further character. An island provides additional storage and workspace.

A spacious rear hall connects the kitchen with the ground-floor accommodation and provides access to the rear garden. The ground floor also includes a study or additional bedroom, a further well-proportioned bedroom and a stylish family bathroom fitted with a freestanding bath and separate shower enclosure.

A sweeping staircase with wooden balustrade leads to the first floor, where two further spacious bedrooms can be found. Both enjoy dual-aspect windows and countryside views, with original cast iron fireplaces adding character. Bedroom four also benefits from an en-suite bathroom fitted with a shower over bath, WC and vanity basin.

Externally, the property enjoys attractive gardens to the front and rear. The front garden is mainly laid to lawn, complemented by mature hedging and vibrant flower borders. The generous rear garden features a large patio, mature trees and established hedging, enclosed by a traditional dry-stone dyke. There is also off-road parking, a steel storage shed and an adjoining store with light, power and water connections.

Extra **Information**

Services

School Catchment Area is
Castletown Primary & Thurso High School

EPC

E

Council Tax Band

D

Tenure

Freehold

Viewing

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

Extras

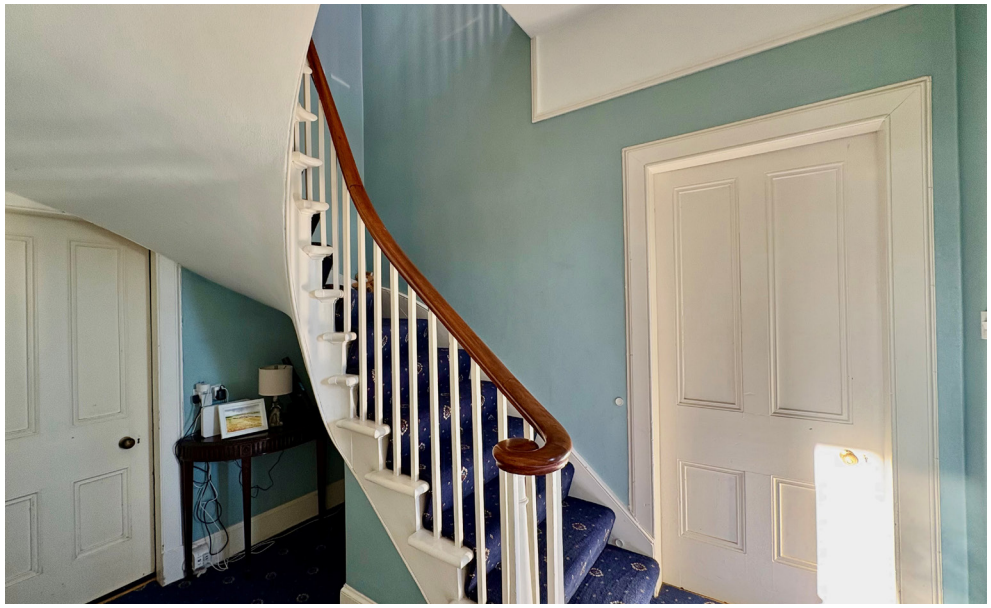
Key Features

- **Stunning one-and-a-half-storey detached house**
- **Spacious lounge with open coal fire**
- **Front and rear gardens with mature planting**
- **Large patio area and traditional dry-stone dyke**
- **Off-road parking and steel storage shed**



Property

Photos









Property

Photos









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Property
Dimensions

Front Vestibule 1.50m x 2.72m

Accessed through a UPVC door this room has been wallpapered and has carpet laid to the floor. There is a window which faces the front elevation, a central heating radiator and a triple light fitting. A partially glazed door opens through to the front hall.

Front Hall 3.22m x 2.25m

This welcoming area of the home is spacious and bright and features the original staircase. There is central heating radiator, a flush light fitting, double sockets and a heat detector.

Lounge 4.58m x 4.34m

The stylish lounge has a feature papered wall and benefits from solid wooden flooring. There are dual aspect windows with shutters facing the front and side elevation as well as a large storage cupboard. A focal point within the room is the beautiful fireplace with a cast iron surround, open coal fire and wooden mantle. This room also benefits from stunning coving, a ceiling rose, a central heating radiator, picture lights and a drop-down light fitting.

Drawing Room 3.67m x 4.71m

This spacious room has painted walls and carpet laid to the floor. There is a storage cupboard as well as a picture rail, coving, deep skirtings and a pendant light fitting. A window with shutters faces the front elevation and there is a central heating radiator.

Rear Hall 6.65m x 3.67m

This area of the home is of excellent proportions and benefits from two central heating radiators, a sky light, double sockets as well as wall and ceiling light fittings. A carpet has been laid to the floor and a partially glazed door gives access to the rear garden. Further doors lead to the kitchen, two bedrooms and bathroom. An arch makes a feature within this generous room and there are two built-in cupboards, one of which houses the boiler, providing ample storage.

Kitchen 3.77m x 4.6m

The stunning kitchen boasts sage green kitchen cabinetry with full height wall and base units, open shelving, wooden worktops with a tiled splashback and a double Belfast sink. There is an integrated fridge-freezer, dishwasher, bin store and a warming drawer as well as a Belling Range cooker with a seven-ring hob, double oven and extractor above. A focal point within the room is the original inglenook fireplace which houses a wood burning stove. There are dual aspect windows, wall lights, a pendant light fitting and a clothes pulley. An island provides storage and the floor is Caithness flagstone.

Study/Bedroom One 3.12m x 3.00m

This beautiful room has a feature wall mural and a fitted carpet. A hatch gives access to the attic void and there is a triple light fitting, double sockets, a central heating radiator and a window faces the side elevation.

Bathroom 3.63m x 1.86m

The stylish bathroom is well-proportioned and benefits from a free-standing bath, a shower quadrant as well as a pedestal basin and a WC. A window faces the side elevation and the floor has been laid to vinyl. There is a chrome towel ladder radiator, an extractor fan and a chrome light fitting.

Property
Dimensions

Bedroom Two 4.67m x 3.77m

This tastefully decorated and well-proportioned bedroom benefits from carpeted floor and two central heating radiators as well as coving, power points and a pendant light fitting. A large window faces to the side elevation and lets plenty of daylight through.

Top Landing 2.25m x 1.60m

A carpeted, sweeping stairway with wooden balustrade leads to the first-floor landing where there is a velux window, a pendant light fitting and a smoke alarm. Painted wooden doors lead to bedrooms three and four.

Bedroom Three 4.76m x 3.66m

This spacious bedroom benefits from dual aspect windows which give views of the surrounding countryside. There is an original cast iron surround with a wooden mantle, a central heating radiator, double sockets and a pendant light fitting. A carpet has been laid to the floor and the walls have been painted.

Bedroom Four 4.85m x 4.76m

This stunning room also benefits from dual aspect windows with shutters giving countryside views and an original cast iron fireplace with beautiful green tiles and a painted wooden mantle. There is a fitted carpet and feature wallpaper as well as a central heating radiator, a triple light fitting and double sockets. A painted wooden door leads into the en-suite.

En-Suite 2.10m x 1.48m

The modern en-suite has been decorated with feature wall tiles, painted walls and marble effect floor tiles. There is a bath with a shower above, a w.c and a vanity unit with built in basin and illuminated round mirror above. A window faces the rear elevation; there is a downlight and a hatch gives access to the loft void.

Store 1.30m x 1.90m

Adjoining the house is a store, which currently houses the washing machine, and tumble dryer. There is light, power and water connections in this room as well as wall mantled shelves.

Gardens

This home benefits from off road parking as well as a large patio area. There is a handy steel shed, which provides storage and a further enclosure for the central heating boiler. This generously-sized rear garden is surrounded by a dry-stone dyke as well as mature trees and well-developed hedging. The front garden is mainly laid to lawn and features mature hedging and vibrant flower borders.



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.







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