



Seaview Cottage, Barrock

Offers Over £240,000



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3 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful three bedroom cottage which is situated in Barrock with panoramic views of the countryside. The home has been recently extended and also has the addition of a newly built garage and potting shed, the extension was completed in 2023.

Access is through a short private driveway which leads onto the front of the garage and a large area of chipped offroad parking. To the front is the newly added vestibule which leads into the hallway. There is an exceptionally large family lounge which has a multi-fuel burner set on a Caithness flagstone hearth, this is a bright room as there are a set of patio doors which lead out into the south facing garden, a set of glazed double doors then leads into the newly added dining room which is also a large family room and again is a bright room with lots of glazing to take in not only natural daylight but also the views of the countryside, a patio door leads from this room out into the lawned area of the garden where a patio has recently been laid.

The large bright kitchen is fully fitted with light cream units and has ample fitted worktops, the kitchen is further enhanced by the addition of the newly added utility room which is accessed from the newly added vestibule. There are three bedrooms, one of which has a large dressing room which is fitted with wardrobes and units of drawers, there is also a family bathroom. Outside there is a block-built shed and a newly added large garage and potting shed, both have metal box profile roofing, the inside of the garage has been finished with painted plasterboard and has an electric vehicular entrance door as well as a pedestrian door to the side.

The grounds incorporate a large area of chipped offroad parking to the side and front, there are borders of trees, shrubs and flowers. To the side, and south facing, sits the lawned area of garden which is accessed through patio doors from both the lounge and dining room. A patio has been newly laid into this area. A new septic tank has also been installed, it is a primary, secondary and tertiary treatment system. The heating inside the home is run by an air source heat pump.



Extra Information

Services

School Catchment Area is - Crossroads Primary School /
Thurso High School

EPC

EPC - C

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

- **DETACHED COTTAGE WITH EXTENSION**
- **VIEWS ACROSS THE COUNTRYSIDE**
- **TWO LARGE RECEPTION ROOMS**
- **NEWLY FITTED KITCHEN AND UTILITY ROOM**



Property Photos



Property Photos



Property Photos



Property Dimensions

Vestibule 1.96m x 1.00m

There is a glazed UPVC door to the vestibule, with a glazed panel to the side. The flooring is laid to laminate. Doors lead to the hallway and utility room.

Lounge 6.55m x 4.92m

This beautiful large bright room has a window to the side and patio doors leading out into the garden. There are double glazed doors into the dining room. The flooring is laid to carpeting. There is a multi-fuel burner set onto a Caithness flagstone hearth.

Dining Room 4.70m x 3.64m

Completed in 2023, this beautiful bright room has a patio door leading into the rear garden with fully glazed panels to either side. There are also floor-to-ceiling windows to the front and a window to the side all which take in the countryside views. The flooring is laid to laminate.

Master Bedroom 3.00m x 3.54m

This lovely room has a window facing to the side with a deep sill. The flooring is laid to carpet and there is a radiator to the wall. There is an open square archway into a fitted dressing room which is fitted with wardrobes and set of drawers, the flooring is laid to laminate. The dressing room measures 2.43m x 2.13m

Hallway

The flooring is laid to laminate. There are two radiators to the walls and a hatch to the attic space. There is a built-in storage cupboard.

Kitchen 5.21m x 2.89m

Newly installed in 2021, there is a fully fitted kitchen comprising light cream wall and base units with wooden worktops. The splashback is a contrasting grey boarding to the walls in between the worktops and wall units. There is a large stainless-steel sink with drainer and mixer tap. There is a fitted electric hob and double fitted ovens. There is a Bosch dishwasher below the worktop which is less than a year old. There is a radiator to the wall and the flooring is laid to laminate. There are spotlights to the ceiling and a picture window faces to the rear.

Utility Room 3.11m x 1.70m

Newly installed in 2023, this room has fitted wall and base units with fitted worktops and a stainless-steel sink with drainer and mixer tap. There are services below the worktop for a washing machine and tumble drier. The flooring is laid to laminate and a window faces to the front.

Bathroom 2.38m x 1.97m

This lovely room has a bath with Triton shower fitted above, W.C. and a handbasin. There is an opaque window facing to the side with a deep sill. The walls are fully shower boarded with a lovely warm burgundy colour and the ceiling is fitted with white shower boarding. There is a mirrored cabinet fitted above the handbasin and there is a radiator to the wall. The flooring is laid to laminate.

Property

Dimensions

Bedroom 2 3.53m x 2.95m

This double bedroom has a window facing to the rear with a deep sill. The flooring is laid to carpeting and there is a radiator to the wall. A built-in cupboard houses the high-pressure water tank which runs off an air source heat pump system.

Bedroom 3 2.44m x 2.40m

This room is currently used as an office. A window with a deep sill faces to the side. There is a radiator to the wall and the flooring is laid to carpeting.

Garage 7.74m x 4.20m

Constructed of timber with metal box profile sheeting to the roof. The door has electric remote opening. There are windows to either side and a half glazed UPVC pedestrian door. There is a hatch to the attic space which is floored and fitted with power and light. The flooring is laid to concrete and the walls have been plaster boarded and finished with paint. There is also a fitted electric car charger to the wall. There are natural daylight striplights to the ceiling.

Potting Shed 2.76m x 2.84m

This is a block built shed with concrete floor. There is a timber entrance door and shelving are fitted to the walls

Log Shed 2.76m x 2.84m

This is of timber construction with metal box profile sheeting to the roof. The flooring is laid to concrete. There is a timber entrance door and it is fitted with light

Gardens

The fenced garden grounds have a private driveway which is fitted with a metal entrance gate. There is a chipped offroad parking for multiple vehicles. There is a newly installed septic tank which is a primary, secondary and tertiary treatment system. There are areas of lawn with trees, shrubs and flower borders. There is an area of lawn to the side which is accessed through patio doors, there is also a newly laid patio to this area of the garden which is south facing. The front outdoor entrance has been laid to concrete.

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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