



# 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 exceptional detached cottage, occupying a generous garden plot in a highly sought-after rural location with beautiful countryside views.

Finished to an excellent standard throughout, this superb home offers stylish and spacious accommodation all on one level, combining modern comforts with the charm and character of country living. The welcoming lounge is a wonderful space to relax, featuring a cosy multi-fuel stove set upon a traditional Caithness flagstone hearth, while patio doors open directly onto the garden, creating a seamless connection between the indoor and outdoor living spaces.

The heart of the home is the beautifully appointed kitchen, which was newly installed in 2021. Fitted with quality cream cabinetry, wooden worktops and integrated appliances, it offers both practicality and timeless style. Double glazed doors lead through to the impressive dining room, completed in 2023, where floor-to-ceiling glazing and patio doors frame the surrounding countryside and flood the room with natural light, creating an outstanding space for family dining and entertaining. A modern utility room, also installed in 2023, provides additional storage and practicality.

The accommodation comprises three well-presented bedrooms, including a spacious principal bedroom which benefits from a superb walk-in dressing room fitted with wardrobes and drawers. The contemporary family bathroom has been finished to a high standard and features a bath with an overhead shower.

Externally, the property enjoys beautifully maintained enclosed garden grounds with a private gated driveway providing ample parking for several vehicles. The gardens are mainly laid to lawn with mature trees, shrubs and colourful flower borders, whilst a newly laid south-facing patio offers the perfect place to enjoy the peaceful surroundings. Further enhancing this wonderful home is a substantial detached garage with electric remote-controlled door, a fully floored loft with power and lighting, an electric vehicle charging point, together with a useful block-built potting shed and a separate log store.

Benefiting from an efficient air source heat pump heating system and a newly installed modern septic tank treatment system, this outstanding home offers the perfect balance of rural tranquillity and contemporary living. Viewing is essential to fully appreciate the quality of the accommodation, the beautiful setting and everything this exceptional property has to offer.



# 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 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.

## 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.



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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.

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## **Why Choose Yvonne Fitzgerald Properties**

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- Drone Photography





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