

**The Haven
Scarfskerry
Thurso**

**Offers Over
£340,000**



- Architect Designed
- Coastal Location
- Separate Annex
- 2 Outbuildings
- Island Views
- Walled Gardens

The Haven is unique in both location and design, boasting incredible sea views and eye catching architecture which takes in the rugged coastline and Orkney isles. This property has a historic harbour on the doorstep and a design which blends old with new. The property comprises of two separate dwellings.

The main property, The Haven is a 2 bedroomed house with lounge, dining room, mezzanine snug, conservatory, kitchen, utility and 2 bathrooms. Oil central heating.

The Cottage is a separate 1 bedroomed historic cottage with 2 adjoining outbuildings. This annex would make an ideal holiday let or granny flat. Electric heating.

One council tax for both properties, band D and Energy Performance Certificate rating E.

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The Haven

Entrance 3' 11" x 3' 3" (1.2m x 1.0m)

A wood effect uPVC front door leads into the property. The entrance vestibule is wood lined with a fitted hessian carpet/mat.

Hall 7' 3" x 3' 3" (2.2m x 1.0m)

A half glazed wooden internal door leads to the wood lined hall where there is space to hang coats. Heating controls are found in here. There is access to the shower room, kitchen and dining room from the hall. Floor covering is dark carpet.

Kitchen 11' 6" x 8' 10" (3.5m x 2.7m)

This is a galley style kitchen with units and worktops on both sides. The kitchen is made by a local kitchen manufacturer (Ashley Ann), is a well thought out to give plenty storage space and good cooking facilities including a Neff oven, combination microwave, induction hob and cooker hood. A window overlooks the front of the property and provides plenty light. There is a dual sided worktop which opens into the dining room. A glazed wooden door leads through to the utility.

Utility 8' 2" x 8' 2" (2.5m x 2.5m)

The utility feels like an extension of the kitchen with more storage and food prep space if required. With a large window and fully glazed roof there is no shortage of light. There is a stainless steel sink with dual draining boards, and space for two under counter appliances. The room is finished in the same style units as the kitchen.

Conservatory 16' 1" x 10' 10" (4.9m x 3.3m)

The conservatory has low windowsills all the way round and is fully glazed above. The space takes in the front courtyard and views west towards the harbour. It is south west facing so gets the sun almost the entire day. Finished with carpeted floors, white walls and wood facings.

Lounge 16' 9" x 22' 4" (5.1m x 6.8m)

The lounge is the architectural part of the house with a blend of white washed walls and Scandinavian style wood finishings on the vaulted ceiling. Glazed doors connect to the conservatory and dining room and a large window overlooks the fields to the south. Look up to see a balcony where the mezzanine "snug" overhangs the space. There is a staircase built into the wall leading up.

Snug 13' 9" x 22' 0" (4.2m x 6.7m)

This dual level space is bathed in light with windows to the north, south, east and west. At the apex, two triangular windows come together to form a glazed diamond shaped outlook over the sea and Orkney isles. This space feels both serene and spectacular all the same time and would make a great second lounge, home office or guest room. Finished with carpeted floors and wooden surrounds.

Dining room 14' 9" x 11' 6" (4.5m x 3.5m)

The dining room is in the heart of the home with access to both hallways, lounge and kitchen (via a hatch). There is a large north facing window overlooking the back gardens and sea. There is a built in window seat. The grand fireplace has a large wooden surround and traditional style hooded multifuel stove. There is space for a large dining table - a group of 10 or more could be seated comfortably in this space. The ceilings are high with a blend of painted walls and wooden finishings.

Hall 3' 3" x 9' 2" (1.0m x 2.8m)

The fully wood lined hallway connects the living space to the 2 bedrooms and family bathroom. There is a large storage cupboard, carpeted floors and white facings and skirtings.

Bathroom 7' 3" x 8' 6" (2.2m x 2.6m)

The large family bathroom has a sink integrated into the deep window recess. The suite also consists of a Bidet, toilet and corner bath. Light yellow walls and carpeted floors complete the room. Storage is provided by the under sink storage and vanity unit.

Bedroom 1 14' 1" x 10' 6" (4.3m x 3.2m)

This is a large and airy room with windows to the south and east. There is a massive sliding mirror wardrobe for storage as well as built in storage under the seat at the main window.

Bedroom 2 9' 2" x 9' 10" (2.8m x 3.0m)

This room currently doubles up as a home office and guest bedroom, however it could be reconfigured into a small double bedroom. There is ample storage with a wardrobe built into the space under the stairs.

Shower Room 5' 3" x 6' 3" (1.6m x 1.9m)

The shower room has a quadrant enclosure with mains hot water shower. It is lined with a white wet wall and finished in chrome. There is a corner toilet and sink/vanity unit. Floors are wood effect vinyl and the walls are painted white. There is a small window overlooking the back garden.

The Cottage

Porch 3' 3" x 3' 3" (1.0m x 1.0m)

A double wooden door leads into the small porch which is connected to the kitchen by a 15 pane wooden glazed internal door. Floors are a terracotta tile effect vinyl.

Kitchen 9' 2" x 9' 2" (2.8m x 2.8m)

The kitchen is exactly what you would expect in a traditional cottage with pine cabinet doors, white tops, space for hanging saucepans and deep windows. The same tile effect flooring extends from the front porch.

Lounge 18' 8" x 11' 6" (5.7m x 3.5m)

The history unfolds here with a rustic stone fire place with incredible huge stone lintel. Topped with a farmhouse, pine mantle and a slate hearth. There are two windows, one to the front courtyard and one to the rear walled gardens and sea. Carpeted floors and light walls.

Hall 6' 7" x 2' 11" (2.0m x 0.9m)

The small hallway connects the lounge to the bathroom and also provides a large wrap around storage cupboard. Carpeted floor, white painted walls and pine cupboard doors.

Gardens

The approach to the house is by gravel drive with space for approx 3 or 4 parked cars. There is a stone patio in front of the main house. The back garden extends out to the small peninsula and has old stone walls and arches which divides the garden into manageable sections for cultivating.

All carpets, curtains and blinds included in the sale.





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