

Schoolhouse
Latheron

Offers Over £295,000

Yvonne Fitzgerald PROPERTIES

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3 BEDS | 2 BATH | 2 RECEPTION



Property **Information**

Yvonne Fitzgerald is delighted to bring to the market this impressive two-storey detached house, set within a stunning rural location with panoramic views towards Ben Loyal, Morven and the surrounding countryside. Full of character and traditional features, the property offers three bedrooms, two reception rooms, a kitchen, family bathroom and en-suite shower room. The generous grounds also include the former school building and an adjoining plot of land, offering further potential for a variety of uses, subject to necessary consents.

The property is entered through UPVC double doors into a welcoming hallway, featuring an attractive arch and a stunning original staircase. The lounge enjoys panoramic countryside views through a large sash and case window, complemented by oak laminate flooring, sage green walls and elegant coving. The separate dining room offers further picturesque views towards Morven, with an ornate ceiling rose, cornice and chandelier adding character.

The kitchen is fitted with white wall and base units, laminate worktops and a Range double cooker with a five-burner gas hob. There is a freezer, integrated under counter fridge, a washing machine and a rear door provides access to the garden. The ground floor also benefits from a double bedroom overlooking the rear garden, complete with an in-built wash hand basin.

The original staircase leads to the first floor, where two further spacious bedrooms can be found. Bedroom two enjoys sweeping rural views, while bedroom three benefits from extensive fitted wardrobes and an en-suite shower room. The family bathroom is fitted with a shower over bath, WC and pedestal wash hand basin.

Externally, the property enjoys generous garden grounds arranged into separate areas, featuring mature trees, established hedging and colourful plants. A private decking area and two ponds provide attractive outdoor features, while a garage and traditional stone-built wash house, currently used for storage, offer additional practicality.

Extra **Information**

Services

School Catchment Area is
Lybster Primary School / Wick High School

EPC

D

Council Tax Band

C

Tenure

Freehold

Viewing

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

Extras

What3words ///joggers.park.snowboard

The vendor is willing to negotiate the inclusion of furniture as part of the sale by separate agreement.

Key Features

- **Impressive two-storey detached house in a stunning rural location**
- **Period features throughout**
- **Generous gardens with mature trees and established hedging**
- **Former school building with potential for alternative use, subject to consents**



Property

Photos









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Photos









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Property
Dimensions

Hallway 3.58m x 2.54m

Accessed via UPVC double doors the inviting L-shaped hallway has a feature arch and ceramic floor tiles. There is also an attractive ceiling rose, coving, a drop-down light fitting and a useful understairs storage cupboard. The stunning original staircase offers access to the first floor and three white painted doors open into the lounge, dining room and a bedroom.

Lounge 4.06m x 3.94m

This tastefully decorated lounge boasts extensive panoramic views towards Ben Loyal and Morven. The floor has been laid to oak laminate and walls are painted in sage green. There is a chandelier and there is a large sash window to the front elevation. There are also wall light fittings, coving, a telephone connection point and ample wall sockets can be found throughout.

Dining Room 4.00m x 4.08m

The generously proportioned dining room offers picturesque views towards Morven and features stunning coving, an intricate ceiling rose and cornice. A six-light ceiling chandelier adds charm, while the floor has been laid with beech laminate and the walls have been painted. There is also a fireplace, currently concealed behind a unit, which could be reinstated. A front-facing sash and case window allows plenty of natural daylight into the room, and a door provides access to the immaculately presented kitchen.

Kitchen 2.88m x 4.61m

The traditional kitchen features a Range double cooker with a gas five-burner hob and extractor above. There is a white wall and base units with laminate worktops. The floor has been partially laid to beech laminate with some ceramic tiling. There is a one and a half stainless-steel sink with a drainer and there is a freezer and integrated under counter fridge. This room also benefits from an integrated washing machine. There is also a central heating radiator and two, three-light fittings as well as a single spot light fitting. This lovely kitchen also benefits from ample double sockets, unit integrated lighting, smoke alarm and the rear door opens into the rear garden.

Bedroom One 3.52m x 2.25m

Located downstairs, to the rear of this characterful property, this double bedroom has a feature painted wall and carpet has been laid to the floor. This lovely room also benefits from an in-built basin, power points, coving, a central heating radiator, a four-light fitting as well as a recessed shelved alcove. A large window enjoys the outlook over the rear garden and provides plenty of natural daylight.

Stairs and Landing 3.59m x 2.85m

A carpeted half-turn stairway allows access to the first-floor landing. There is beautiful coving as well as a ceiling rose and attractive cornices. There is also a drop-down light fitting, and a sash n case window faces the front elevation.

Bedroom Two 3.93m x 4.16m

This welcoming room has painted walls and a beige fitted carpet. There is a drop-down chandelier as well as coving, central heating radiator and numerous power points. A generously-sized sash window faces the front elevation and offers sweeping panoramic views of the rural countryside.

Bathroom 2.34m x 2.53m

The spacious bathroom is well presented and has been tiled floor to ceiling. It is equipped with a bath with shower above, a pedestal basin, a WC as well as a central heating radiator, ceiling downlighters and a wall mounted abstract mirror. A hatch gives access to the loft void and a rear elevation window enjoys an outlook over the extensive garden grounds.

Property
Dimensions

Bedroom Three 3.95m x 4.06m

This generous bedroom is beautifully presented and has a feature papered wall and a beige fitted carpet. There is a floor-to-ceiling wall-to-wall inbuilt wardrobe, providing ample storage, hanging and shelf space as well as a central heating radiator and power points. An attractive drop-down chandelier creates a focal point within this charming room. Also, there is a large window to the front elevation and a door opens into the en-suite shower room.

Garden and Grounds

The property benefits from generous garden grounds, divided into separate areas and featuring mature trees, well-established hedging and a variety of colourful plants. There is a private decking area and two ponds, along with a garage and an old stone-built wash house, which adds character to the grounds and is currently used for storage.

The grounds also incorporate the old school building, which offers potential for conversion or use as letting accommodation, subject to any necessary consents. An adjoining plot of land is included in the sale, offering further potential for a glamping business, particularly given its prominent location along the NC500 route.

En-Suite Shower Room 0.95m x 2.66m

The sleek en-suite has been tiled floor to ceiling and benefits from a recessed shower enclosure as well as a wall mounted basin and a WC. There are two wall mirrors, a white ladder towel radiator as well as coving, four-light fitting and chrome toiletry accessories.



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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