



The Cottage, North Dunn, Watten

Offers Over £135,000



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2 BEDS | 1 BATH | 3 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this charming detached cottage, peacefully positioned in a beautiful rural location close to the village of Watten. Full of character and enjoying picturesque countryside surroundings, this delightful home offers comfortable accommodation and generous gardens.

Internally, the property retains many traditional features, creating a warm and welcoming atmosphere throughout. The spacious lounge features a beautiful cast iron fireplace with a multi-fuel stove set upon a Caithness flagstone hearth, while dual aspect windows fill the room with natural light. A separate dining room provides an excellent space for entertaining, with exposed ceiling beams, a second multi-fuel stove and dual aspect windows adding to the cottage's charm.

The country-style kitchen is fitted with painted wooden units, solid wood worktops and ample space for everyday dining, while a practical utility room offers additional storage and laundry facilities. A bright sunroom, with its exposed stone wall and triple aspect glazing, provides the perfect place to relax and enjoy uninterrupted views across the surrounding countryside and gardens. The accommodation further comprises two well-proportioned double bedrooms, both enjoying garden and countryside views, together with a spacious family bathroom fitted with a bath and overhead shower.

Externally, the property enjoys generous enclosed gardens to both the front and rear, mainly laid to lawn and complemented by mature trees and established hedging. A driveway provides ample off-road parking, while an adjoining garage and workshop with light and power offer excellent storage and workspace. Further enhancing the property's appeal are solar panels, helping to improve energy efficiency and reduce running costs. The property also benefits from an air source heating system



Extra Information

Services

School Catchment Area is Watten Primary School / Wick High School

EPC

D

Council Tax Band

B

Tenure

Freehold

Viewing

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

Extras

What3Words: [///pedicure.satin.lively](https://www.what3words.com/#!/pedicure.satin.lively)

Interlinked smoke alarms have been fitted throughout the property in accordance with current regulations.

Key Features

- Peaceful Rural Location
- Solar Panels
- Character Property
- Original Features
- Air Source Heating



Property Photos



Property Photos



Property Photos



Property Dimensions

Inner Hall 1.06m x 4.79m

Accessed via a UPVC half-glazed door, the inner hall has neutrally painted walls and laminate flooring. There is a central heating radiator as well as a pendant light fitting. Wooden doors give access to lounge, dining room, two bedrooms and kitchen.

Kitchen 2.97m x 4.03m

The fitted kitchen has wooden painted wall and base units with solid wood work-tops and the walls have been tiled between the top and bottom units. The flooring has been laid to vinyl and there is a freestanding electric cooker as well as a fridge-freezer. There are a few handy double sockets, a central heating radiator as well as a fluorescent light fitting. There is a window facing to the front elevation and a half-glazed door which leads to the front garden.

Dining Room 4.81m x 3.43m

This airy room boasts dual aspect windows as well as two central heating radiators. Exposed beams add character to the room and a great focal point in the room is a wooden mantle with a multifuel stove, which sits on a tiled hearth. There is a pendant light fitting, wall lights, double sockets and a smoke alarm. The floor has been laid to laminate and doors lead to the kitchen and inner hall.

Bathroom 2.15m x 3.5m

This room benefits from a sky light as well as a WC, and a pedestal basin and a full-size bath. The bath has a shower unit and some tiling around it. There is also a wall-mounted heater, a central heating radiator and a pendant light fitting.

Lounge 4.87m x 3.52m

This splendid room is of good proportions and benefits from dual aspect windows. There is a feature wooden wall and a recessed shelved alcove. A focal point within this room is the wooden fireplace with cast iron surround and a multifuel stove, which sits on a Caithness flagstone hearth. Varnished wooden flooring have been laid to the floor and there is a pendant light fitting as well as a central heating radiator and a few double sockets.

Utility 1.73m x 1.76m

This area houses the hot water cylinder and has services for a washing machine. A hatch gives access to the loft void and doors lead to kitchen, sunroom and bathroom.

Bedroom One 3.65m x 2.36m

This bright room faces to the rear elevation and enjoys an outlook over the picturesque Caithness countryside. The walls have been painted and a carpet has been laid to floor. There is a pendant light fitting, power points as well as a central heating radiator. There is a recessed window, which lets plenty of natural daylight through.

Sunroom 2.6m x 1.79m

This sunroom has an exposed stone wall, which adds charm and character. Vinyl has been laid to the floor and there is a triple aspect windows, which allow a 180 degrees panorama of the peaceful countryside, as well as a half-glazed UPVC door that gives access to the rear garden.

Property Dimensions

Front and rear gardens

Adjoining the property there is a workshop/store as well as a garage, which has light and power connection. The grounds to the front and rear are laid to lawn and benefit from mature trees and hedging. Both gardens are fully enclosed and there is a driveway. The garden area extends to approximately half an acre.

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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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor(s) ownership. We have not verified the tenure of the property, the type of construction, or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyors, etc., prior to the exchange of contracts.