



Croft House, Swiney, Lybster

Offers Over £270,000

3 BEDS | 4 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this stunning detached rural property, set within approximately 6.5 acres of grounds and enjoying superb coastal views from the front-facing rooms. Offering generous and flexible accommodation, extensive garden grounds and a range of useful outbuildings, this impressive home presents an excellent opportunity for those seeking a peaceful rural lifestyle.

The property is entered through a bright sun porch with triple aspect windows, ceramic tiled flooring and an attractive feature stone wall. The welcoming inner hallway leads to the principal ground-floor accommodation, including a spacious lounge with an open coal fire, an attractive dining room and a bright family room with dual aspect windows overlooking the garden grounds.

The property benefits from two kitchens, providing a flexible layout. The principal kitchen is generously proportioned and features pine wall and base units, while a rear porch provides access to the patio and garden. The second kitchen includes a breakfast bar and gives access to a shower room and spacious ground-floor bedroom, offering additional flexibility.

The generously proportioned downstairs bedroom offers dual aspect windows and built-in storage, together with a well-appointed shower room and a separate modern wet room, which can be accessed via the Inner Hall. Upstairs, there are two spacious bedrooms, both benefiting from their own en-suite shower rooms.

Externally, the property is surrounded by approximately 6.5 acres of grounds. The established gardens include areas of lawn, a well-established orchard inclusive of apple and plum trees, mature flower borders, woodland, a pond, polytunnel and several patio and seating areas.

A generous driveway provides parking for multiple vehicles, while the large garage benefits from an electric door, power and lighting. Further useful outbuildings include a substantial stone byre with power and water, together with a sizeable barn.



Extra Information

Services

School Catchment Area is Lybster Primary School / Wick High School

EPC

E

Council Tax Band

D

Tenure

Freehold

Viewing

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

Extras

What3Words: [///ribs.removable.alerting](#)

Key Features

- **Stunning detached rural property**
- **Superb coastal views from front-facing rooms**
- **Spacious and flexible accommodation**
- **Generous driveway with parking for multiple vehicles**



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Front Porch 1.93m x 3.87m

Accessed via a partially glazed UPVC door, the sun porch is bright with triple aspect windows and a feature stone wall. Ceramic tiles have been laid to the floor and there are double sockets as well as a wall light. A further UPVC door gives access to the inner hall.

Lounge One 3.83m x 3.64m

This spacious room has a fitted carpet and a white painted fireplace with a tiled surround and open coal fire. The lounge also has an aerial point, double sockets, a central heating radiator as well as a triple light fitting, a smoke alarm and a heat detector. Doors lead to the Inner Hall and the Second Kitchen.

Dining Room 3.55m x 3.74m

Neutrally decorated with painted walls and carpeted floor, this inviting room has a window facing to the front elevation. There are also two central heating radiators, a five light fitting and double sockets as well as a Fibre Broadband connection. Doors lead to the hall, the principal kitchen and family room.

Principal Kitchen 4.87m x 3.99m

This generous room is of excellent proportions and benefits from pine wall and base units with laminate worktops. There is a freestanding cooker, a washing machine, a stainless-steel sink with a drainer, a fridge-freezer, a tumble dryer and a dishwasher. A large picture window with vertical blinds faces to the front elevation and the floor has been laid to vinyl. There is a recessed cupboard, which houses the electrical distribution board (s) and a hatch gives access to the loft void. Also, there is a central heating radiator and fluorescent lighting as well as a hot water tank and the oil boiler.

Inner Hall 2.61m x 1.92m

The walls in this airy hallway have been papered and a carpet has been laid to the floor. There is a central heating radiator and a power socket as well as a pendant light fitting, a smoke alarm and a useful understairs cupboard offering some storage. White painted doors lead to three rooms- the lounge, dining room and Wet Room and a carpeted half-turn staircase allows access to the first floor.

Wet Room 1.79m x 2.63m

The wet room is of good proportion and benefits from non-slip vinyl as well as wet wall panelling right round. There is a pedestal basin, a WC and a central heating radiator. A chrome Mira shower unit with dual shower attachments has been fixed to the wall and there is also a wall heater and a storage cupboard. An obscure window faces to the rear elevation and there are ceiling downlights.

Family Room 6.33m x 3.95m

Located to the rear of this wonderful home, this spacious room is bright and inviting and benefits from oak laminate flooring. The dual aspect windows flood the area with natural daylight and enjoy the peaceful outlook over the garden grounds. There are also two central heating radiators, a telephone connection point, numerous double sockets, wall lights as well as ceiling downlights and a hatch allows access to the loft void.

Rear Porch 2.23m x 2.35m

This room has triple aspect windows, a built-in cupboard offering extra storage space and a pendant light fitting. A door provides access to the patio area of the rear garden.

Property Dimensions

Second Kitchen 2.98m x 2.47m

This room has base and wall units with laminate worktops and a breakfast bar. There is a stainless-steel sink with a drainer, a freestanding cooker, a washing machine, a fridge-freezer as well as handy clothes drying pulley. The kitchen also benefits from a flush light fitting, double sockets and beech laminate flooring. There is a central heating radiator, a smoke alarm and a window facing to the front elevation. A door gives access to a shower room, another door leads to the lounge and there is an archway opening into the downstairs bedroom.

Downstairs Bedroom 3.81m x 4.35m

This generously-proportioned bedroom offers dual aspect windows and has papered walls and a fitted carpet. There is an aerial point, two built-in cupboards, offering plenty of storage and shelf space. Also, there is a pendant light fitting, double sockets and a central heating radiator. A half-glazed door leads to the front vestibule.

Stairs & Top Landing 2.67m x 1.08m

A carpeted stairwell gives access to the first-floor landing. There is a velux window and an electrical socket. Doors lead to two spacious bedrooms.

En-suite 1.25m x 1.85m (Bedroom Two)

The en-suite benefits from a shower enclosure, a white w.c. and pedestal basin. There is a cream towel radiator, a fitted carpet and extractor fan. This room benefits from a flush light fitting, a shaver point and a wall mounted mirror.

Shower Room 3.05m x 1.66m

Accessed from the second kitchen, this room offers a storage cupboard with hanging and shelf space. A further door opens up into the shower room, which has a shower enclosure with a Triton unit, a WC and a pedestal basin. A carpet has been laid to the floor and there is a wall-mounted cupboard and a mirror as well as an extractor fan, pendant light fitting and a shaving light.

Vestibule 1.91m x 1.36m

This area of the home enjoys coastal views and benefits from vinyl flooring. A window faces the front elevation, there is also a pendant light fitting and a central heating radiator. A UPVC door gives access to the generous driveway.

Bedroom Two 3.54m x 3.93m

This beautiful room has been wallpapered and benefits from a neutral carpet. There is a pendant light fitting, a central heating radiator and double sockets. A window faces the front elevation and a door leads to the en-suite.

Bedroom Three 3.60m x 3.94m

This spacious room is of good proportion and benefits from a neutral carpet and wallpapered walls. A window faces the front elevation, there is a central heating radiator, a pendant light fitting and a hatch gives access to the loft void. A door access to the en-suite.

Property Dimensions

En-Suite 1.24m x 1.85m (Bedroom Three)

Decorated in neutral tones this well-appointed room benefits from a wall mounted basin with wall mounted mirror above, w.c and shower enclosure. There is a cream towel radiator, an extractor fan, a flush light fitting, shaving point and extractor fan.

Byre 3.61m x 9.90m

The stone byre has power and light, some built in units, water troughs and a pen.

Front Garden

Externally the front garden area is enclosed with an area of lawn and well-established flower borders. There is also a paved area which is located to the front of the sunroom.

Garage 7.67m x 3.89m

The garage has an electric and a pedestrian door with a window, to the side elevation. There are built in work benches as well as shelving, fluorescent and pendant light fittings and double sockets.

Barn 8.09m x 5.60m

Accessed through a double sliding door, the barn has power and light and there are built in base units with worktops and shelving. A door leads to the adjoining byre.

Rear Garden

The rear gardens are well established and have been divided into separate areas. There is a patio to the rear with several areas of lawn and woodland neighbours the property. The rear garden benefits from a pond, a Poly Tunnel and several seating areas to enjoy the landscaped gardens as well as a mature orchard of apple and plum trees. The grounds extend to approximately 6.5 acres in size making this an ideal equestrian home or for those interested in having a small holding. There is a generous drive way with parking for multiple cars and a large single garage.

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.

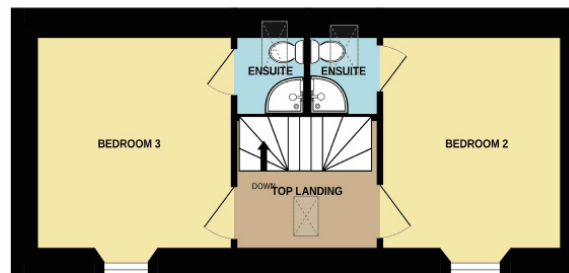


Property Layout

GROUND FLOOR



1ST FLOOR



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- Drone Photography





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