

Ivy Cottage
Latheronwheel

Offers Over £210,000

Yvonne Fitzgerald PROPERTIES

01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

2 BEDS | 1 BATH | 1 RECEPTION



Property
Information

Yvonne Fitzgerald is delighted to bring to the market this stunning detached cottage, set in a rural location in Latheronwheel. The property offers cosy accommodation comprising a lounge with a multi-fuel stove, a bright kitchen, two bedrooms and a modern shower room.

Enjoying views over the North Sea, the cottage sits within generous garden grounds extending to approximately 1.6 acres. Further benefits include a storage battery which helps supply electricity to the cottage and reduce electricity bills.

The cosy lounge features a multi-fuel stove set on a Caithness stone hearth with a wooden mantle, complemented by painted wooden panelling. The bright kitchen is fitted with white wall and base units, oak laminate worktops and a grey tiled splashback. Dual-aspect windows provide plenty of natural light and an outlook over the North Sea, while there is also space for a table and chairs. A freestanding cooker and washing machine are included.

The cottage offers two double bedrooms, with the front bedroom benefiting from feature wallpaper, a built-in storage cupboard and views over the North Sea. The second double bedroom is situated to the rear of the property. The shower room is fitted with a generous double shower enclosure, WC and vanity unit with built-in wash hand basin, together with an electric ladder radiator.

Externally, the enclosed garden grounds extend to approximately 1.6 acres and are mainly laid to lawn, with established hedging, flower borders and a dry-stone dyke. Approximately one acre comprises a south-facing arable paddock, enjoying stunning views and benefiting from direct access from the road. Additional features include a useful wooden bin store, log store, a 6.00m x 4.00m polytunnel, a greenhouse and a wooden shed with a solar panel on the roof.

Full planning permission has been granted for a Shepherd's Hut holiday let business and a 7.00m x 17.00m garage under planning reference 25/03966/FUL, offering further potential for this attractive rural property.

Situated on the east coast of Caithness, Latheronwheel is a picturesque village known for its charming harbour, coastline and scenic walks through the surrounding countryside. The village offers a peaceful rural setting while remaining conveniently located approximately 3 miles from Dunbeath, which benefits from a local shop, Post Office and GP surgery, providing everyday amenities within easy reach.

Extra **Information**

Services

School Catchment Area is
Lybster 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

Key Features

- **Stunning detached rural cottage**
- **Peaceful Latheronwheel location**
- **North Sea views**
- **Generous 1.6-acre garden grounds**
- **Two bedrooms**
- **Outbuildings**



Property

Photos









Property

Photos









Property

Photos









Property

Photos









Property
Dimensions

Front Vestibule 2.70m x 2.23m

Accessed through a partially glazed UPVC door the vestibule has painted wooden panelling to half height, wallpaper above and vinyl laid to the floor. A cupboard provides extra storage, the electric consumer unit is above the doorway and there is a pendant light fitting. A hatch gives access to the loft void, doors lead to the kitchen and shower room and an opening leads to the superb lounge.

Inner Hall 2.36m x 1.12m

The hallway is bright and benefits from a grey fitted carpet and painted wooden panelling to half height. A wooden loft ladder provides access to the loft, which has been partially floored. The hallway also features double sockets, a pendant light fitting and a Quantum electric radiator. Painted wooden doors lead to the two bedrooms, while a partially glazed UPVC door provides access to outside.

Bedroom One 2.88m x 2.38m

Located to the rear of the home this cosy double room benefits from a fitted carpet and the walls have been papered. There is an electric panel heater, a pendant light fitting and a window faces the rear elevation. Ample power points can be found throughout.

Bedroom Two 3.59m x 4.02m

This double bedroom has been tastefully decorated and benefits from a fitted carpet and feature wallpaper. There is a storage cupboard, an electric panel heater, ample power points, a pendant light fitting and double sockets. The room also benefits from an outlook over the North Sea from its front facing window.

Lounge 4.24m x 4.12m

The cosy lounge features a multi fuel stove with Caithness stone hearth and wooden mantle. The walls have the painted wooden panelling to half height and carpet laid to the floor, there is a pendant light fitting, wall lights, double sockets, a smoke detector and electric storage heater. A window faces the front elevation and an opening lead to the inner hall.

Kitchen 4.20m x 2.68m

The beautiful bright kitchen benefits from white base and wall units with oak laminate worktops and grey tiled splash back. There is a freestanding Hotpoint cooker with a single oven and extractor above and a freestanding Whirlpool washing machine included in the kitchen as well as a modern composite sink with mixer tap. The room has been decorated with feature wallpaper and painted wooden panelling and vinyl laid to the floor. There are dual aspect windows which let in natural light and give an outlook over the North Sea. Extra shelving has been added to the walls; there is an electric radiator and ample room for a table and chairs.

Shower Room 2.39m x 1.79m

The stunning shower room benefits from a generous double shower enclosure, w.c and vanity storage unit with built-in basin. The walls have been partially tiled in a neutral shade, the remaining walls have been wallpapered and vinyl has been laid to the floor. The room also benefits from a wall mounted mirror above the vanity unit, a flush light fitting, a chrome ladder electric radiator, a wall mounted heater and an extractor fan. There is also an obscured glass window which faces the rear elevation.

Garden Grounds

The garden extends to approximately 1.6 acres and is fully enclosed by stock fencing and a dry-stone dyke. The garden is mainly laid to lawn, with established hedging, flower borders and a useful wooden bin store, along with a log store. Approximately one acre comprises a south-facing arable paddock, enjoying stunning views and accessible directly from the road. Further features include a polytunnel measuring 6.00m x 4.00m, a greenhouse and a wooden shed with a solar panel on the roof.
Full planning permission has been granted for a Shepherd's Hut holiday let business, as well as a 7.00m x 17.00m garage (Planning Reference: 25/03966/FUL).



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.

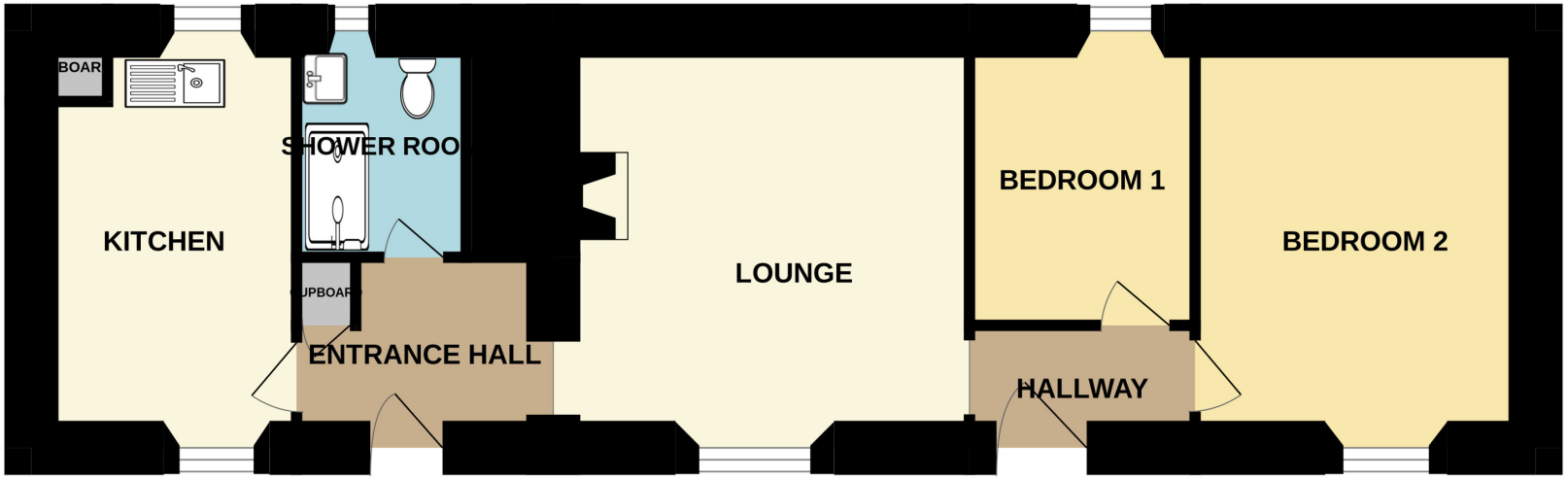






Property
Layout

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Moving home can be a

Life-changing Experience

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

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.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic.

Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

Why Choose Yvonne Fitzgerald Properties

- Global exposure of properties through our cutting edge website and major national portals including Rightmove, Prime Location, Zoopla, On The Market, S1 Homes, Nestoria, Trovit and many more.
- Quality colour printed sales particulars with bespoke options and floor plans.
- Comprehensive database of applicants matching quality sellers to buyers
- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
- Largest independent estate agency in the Highlands.
- No upfront fees.
- All calls and emails monitored out of hours.
- We oversee the whole sales process from start to finish.
- Over 25 Years Experience.
- Drone Photography



Yvonne Fitzgerald PROPERTIES

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.