



Ocean View, Brough

Offers Over £330,000



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1 BEDS | 2 BATH | 4 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this splendid cottage which comes with attractive stone-built outbuildings and six acres of land in the settlement of Brough.

Internally this wonderful home benefits from a spacious lounge with a cosy stove fire as well as an Ashley fitted kitchen which has been designed in keeping with the character of the home. There is a beautiful shower room which is of good proportions as well as a stylish bathroom which features a freestanding bath. The dining is located just off the kitchen and gives access to a bedroom which features an original fireplace. The superb sunroom benefits from Caithness flagstone flooring throughout and leads to a renovated barn which is adaptable and could be used for further bedrooms or living accommodation.

Externally the property has a superb shepherds hut which has an open plan bedroom/living area as well as a separate shower room. There are three generous stone outbuildings which would make excellent holiday accommodation as well as a beautiful summerhouse which has power and light. Within the grounds are raised vegetable borders, mature trees, with the property offering scenic rural views from every aspect. There is also a further plot of land to the front of the home.

This is one property not to be missed and it needs to be viewed to appreciate what it has to offer.



Extra Information

Services

School Catchment Area is - Crossroads Primary School & Thurso High School

EPC

EPC - F

Council Tax

Band - A

Tenure

Freehold

Viewing

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

Extras

What3Words: [///riverside.richer.global](https://www.what3words.com/riverside.richer.global)

Key Features

- Charming cottage with six acres of land
- Peaceful rural setting in the settlement of Brough
- Attractive stone-built outbuildings



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Inner hall

Accessed via a UPVC door, the inner hall has wood panelling and a carpet has been laid to the floor. There is a central heating radiator and an industrial light fitting. A ladder gives access to the attic and pitch pine doors lead to the lounge, kitchen and bathroom.

Kitchen 3.59m x 3.19m

The beautiful Ashley Ann fitted kitchen benefits from painted wooden base units with granite worktops. There is a Bosch induction hob with a single oven and an extractor fan above. The kitchen also has a stainless-steel Caron Phoenix sink, Oak vinyl has been laid to the floor and there is a central heating radiator. Dual aspect windows, fitted with blinds, allow plenty of natural daylight to flood through.

Bedroom 3.30m x 2.65m

This room is in keeping with the house and benefits from a built-in wardrobe. There is a wooden fireplace with an open fire. There are wall mounted coat hooks, a pendant light fitting and a central heating radiator. A window with a roller blind faces the front elevation.

Sun Room 5.55m x 1.80m

Located to the rear of the home, this fabulous room offers dual aspect views and benefits from Caithness Flag flooring. There are ceiling downlighters, double sockets throughout and also a Caithness Flag recessed shelf. Pine doors give access to the bathroom and family room. A UPVC door leads outside.

Lounge 3.69m x 3.80m

Full of character and charm, the lounge benefits from an attractive Caithness Flag fireplace and multifuel stove fire. There is a central heating radiator, double sockets as well as a drop-down light fitting. A step leads down to the bright dining room.

Dining Room 3.33m x 2.89m

With painted white walls throughout this light and bright room benefits from original wooden floorboards as well as a tiffany style light, double sockets and a central heating radiator. A hatch gives access to the loft void. There is wall mounted shelving and two windows face the front elevation. Doors give access to the bedroom and sunroom.

Shower Room 2.94m x 2.54m

The stylish shower room benefits from a double shower enclosure. There is a white WC and the basin is built into a vanity unit. There is a white WC and the hand basin is built into a vanity unit. This room has two very useful large storage cupboards, one of which houses the central heating boiler as well as the washing machine and tumble dryer. Walnut laminate has been laid to the floor, an opaque window faces the rear elevation, there is also a central heating radiator and ceiling downlighters.

Bathroom 2.51m x 1.69m

This superb room features a freestanding bath and a Caithness Flag floor. There is a white WC and the hand basin has been built into a vanity unit. The bathroom has dual aspect windows with blinds.

Property

Dimensions

Family Room 3.21m x 8.35m

Located off the sun room, this former byre could be put into use for several purposes, due to its size this room could be transformed into further bedrooms or used as a self-contained annex. There are feature ceiling beams, shelving, Caithness Flag flooring as well as dual aspect windows. The family room has power and light and a hardwood door gives access to the front garden.

Shepherd's Hut 5.03m x 2.15m

This superb portable dwelling was constructed by local wood artisan Keith Parkes, finished to the highest of standards this beautiful structure has a kitchen with a hob, microwave oven, a fridge and a Belfast sink. The bedroom/living area is open plan with the kitchen and has under bed storage. There is a wall mounted table and also a corner stove fire. Industrial wall lights add character to this room which also benefits from dual aspect windows. A door gives access to the shower room which comprises of a pedestal hand basin, WC and a recessed shower. There is a towel rail, a wall mounted mirror and a wall light. A window is located to the side elevation.

Garden grounds

The rear garden is accessed via a large gated driveway which has parking available for multiple cars. There is a patio area within the grounds as well as a polytunnel. Four stone buildings of which three would make an excellent opportunity to transform them into self-contained holiday lets. There is also a summerhouse which is, at present used as a studio. There is also a greenhouse and a chicken coop. The garden is mainly laid to lawn, with some hedging, mature trees and also paving slabs.

THURSO

Property Location

The most northerly town in mainland Scotland, Thurso is a great base for exploring the surrounding countryside. There's plenty to see and do in and around the delightful town of Thurso. The town is a hive of lovely traditional shops, cafes, bars, and restaurants. There are good coach and rail links south. There are leisure facilities within the town, which include a cinema and a swimming pool, and outdoor pursuits include surfing, fishing, and yachting. There is an airport and hospital in Wick, which is twenty minutes driving distance away.



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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.